

**FAIRFAX COUNTY PLANNING COMMISSION  
POLICY AND PROCEDURES COMMITTEE  
THURSDAY, OCTOBER 11, 2012**

**COMMITTEE MEMBERS PRESENT:**

Earl L. Flanagan, Mount Vernon District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District, Chairman  
John L. Litzenberger, Jr., Sully District  
Timothy J. Sargeant, Commissioner At-Large

**COMMITTEE MEMBERS ABSENT:**

Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason District

**OTHER COMMISSIONERS PRESENT:**

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, Chief, Policy and Plan Development Branch, PD  
Kimberly M. Rybold, Planner III, Policy and Plan Development Branch, PD  
Regina C. Coyle, Assistant Director, Zoning Evaluation Division

**PLANNING COMMISSION OFFICE STAFF PRESENT:**

Barbara J. Lippa, Executive Director  
Kara A. DeArrastia, Clerk to the Commission

**OTHERS PRESENT:**

Rosemary Ryan, Senior Staff Assistant for Legislative Services, Braddock District  
Supervisor John Cook's Office  
Lori R. Greenlief, Land Use Planner, McGuireWoods LLP

**ATTACHMENTS:**

- A. "Criteria for Studies Listed on the Work Program" document, dated September 12, 2012
- B. Revised Draft "Comprehensive Plan Amendment Work Program" document, dated October 11, 2012
- C. "Fairfax Forward – Process Highlights" document, dated July 26, 2012
- D. "Fairfax Forward" PowerPoint presentation, dated October 11, 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 JULY 26, 2012.

Commissioner Hart seconded the motion which carried unanimously.

//

**CONTINUATION OF FAIRFAX FORWARD DISCUSSION**

Marianne Gardner, Director, Planning Division (PD), Department of Planning and Zoning (DPZ), noted that staff had distributed a document outlining the criteria for studies listed on the proposed Comprehensive Plan Amendment Work Program, a slightly revised version of the Work Program, and the same “Fairfax Forward – Process Highlights” document that had been distributed at the July 26, 2012 Committee meeting, as shown in Attachments A through C.

Meghan Van Dam, Chief of the Policy and Plan Development Branch, PD, DPZ, delivered a PowerPoint presentation on Fairfax Forward, an ongoing effort to develop a new way to review the Comprehensive Plan and replace the Area Plans Review (APR) process, as shown in Attachment D. She specifically addressed the expected timeline, the future Work Program schedule that would be reaffirmed every two years through a public process, an example of an Activity Center study (Fairfax Center Area), an example of a Neighborhood Planning study (Lincolnia Planning District), and priorities for the Work Program. At the conclusion of her presentation, she asked for questions from Commissioners.

In response to questions from Commission Hurley, Ms. Van Dam indicated that the Neighborhood Planning model would focus on areas outside the activity centers, such as suburban neighborhoods and low-density residential areas. She explained that the first step of the Neighborhood Planning District review effort was to focus on the removal of Activity Center guidance from the Planning District to consolidate the recommendations and expedite the completion of this effort. She cited the Lincolnia Planning District study (Item Number 8 on the Work Program). Ms. Van Dam said the goal was to move away from the one-size-fits-all task force approach to a more needs-based approach to better focus planning studies by targeting particular community needs. She stated that if Comprehensive Plan recommendations needed to be strengthened based on a particular need identified in the community assessment, staff would encourage such a review as a study on the Work Program. She added that the draft Work Program listed ongoing and new studies for the next three years.

Commissioner Hart said he envisioned that it would take significantly longer to finalize an amendment to the Plan. He asked whether a review of the items listed on the Work Program every two years was too long. He commented that there might be political pressure to initiate

immediate study of a particular area. Commissioner Hart also suggested that the review occur in the even number years instead of the odd number years to accommodate newly-appointed members to the Board of Supervisors.

Ms. Gardner said she agreed with Commissioner Hart's suggestion that the review occur during the even number years, noting that staff was flexible. Addressing his other remarks, she explained that:

- the Work Program contained three years' worth of work and staff proposed a review of the Work Program every two years to address Plan monitoring efforts and consider any additions or modifications;
- DPZ staff envisioned that the editorial updates component of the larger study areas, such as the Fairfax Center Area, would require substantial time;
- DPZ staff would be willing to provide regular status updates to the Planning Commission or Board of Supervisors;
- the new studies listed on the Work Program were organized into four types: 1) Activity center planning studies, 2) Neighborhood planning studies, 3) Countywide and Policy Plan amendments, and 4) Board of Supervisors-authorized Plan amendments and special studies ("out-of-turn" Plan amendments);
- DPZ staff anticipated discussions with members of the Board concerning their expectation for timing of an amendment since some were tied to a development proposal or were related to special studies; and
- DPZ staff was aware that individual Supervisors would introduce amendments into the Work Program and that this could affect the timing of other amendments.

Replying to another question from Commissioner Hart, Ms. Gardner stated that the recent updates to the Concept for Future Development and Comprehensive Land Use Plan Map had initiated some of the proposed amendments to the Plan. She pointed out that some of the other ideas for change had been derived from staff discussions with Commissioners and Board of Supervisors' staff regarding examination of certain planning areas that were experiencing development pressure to verify that the Plan language was still viable and up-to-date. She said she expected that staff would need to expand on this effort to gather more information.

Commissioner Hart said he thought that the County residents and development community would want to understand the process by which they could recommend the addition of a new planning study to the Work Program. In addition, he suggested that an annual review of the Comprehensive Plan Amendment Work Program would be analogous to the annual review of the Zoning Ordinance Amendment Work Program. Ms. Van Dam replied that the two-year review cycle was proposed because the average length of a study was approximately 18 months so an annual review would not demonstrate any change, if at all. However, she said that she

envisioned such an annual review would provide more of an opportunity for transparency of the Work Program.

Answering questions from Commissioner Migliaccio, Ms. Gardner emphasized the importance of transparency in the Work Program process. She noted that she anticipated that staff would be working on multiple Plan amendments in different portions of the County and staff resources were limited. She explained that another benefit of using the established criteria for adding future amendments to the Work Program was to better focus planning studies by targeting particular community needs in a more comprehensive manner. She said, for example, staff might forestall a need for the Board to authorize an “out-of-turn” Plan amendment for a particular area that was currently under study.

In reply to comments by Commissioner Flanagan, Ms. Gardner explained that:

- the new Work Program format sought to encourage people to become more proactively involved in planning studies, provide input to help improve potential Plan changes, and become better educated about the Comprehensive Plan;
- the new process enabled staff to provide a more comprehensive analysis for the planning studies;
- during the first three-year review cycle, staff could prepare a map displaying the locations of the planning areas currently under study;
- 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;
- amendments authorized by the Board of Supervisors, outside of the regular review of the Work Program, were expected to continue;
- Planning District and Planning Sector text needed to be examined to ensure that recommendations were still relevant, descriptive language was up-to-date, and the Plan was transformed into a more usable format; and
- Fairfax County Park Authority staff was undertaking a Comprehensive Plan Amendment (S11-CW-3CP) to amend parks recommendations in Planning District recommendations. This amendment was currently listed on the draft Work Program as an authorized planning study that would continue through the next year with assistance from DPZ staff.

Commissioner Murphy expressed concern that the proposed Comprehensive Plan review process was now being driven by County staff rather than the District Supervisors, Commissioners, and residents. He also stressed the need to undertake a comprehensive analysis of the Fairfax Center Checklist. He commented that the Work Program approach appeared to encourage a disconnected Plan amendment process. In response, Ms. Gardner said staff encouraged the

Commissioners to provide input and planned to post the Work Program on the Fairfax Forward website at <http://www.fairfaxcounty.gov/dpz/fairfaxforward.htm>. She noted that the new format was designed to identify potential community needs for a study. She added that staff's role was to gather information and publish information rather than to drive the overall effort.

Commissioner Murphy also expressed concern that the new approach would not sufficiently address the needs of the Supervisors, Commissioners, and residents. Ms. Gardner replied that this effort enabled staff to build in necessary housekeeping activities like updates of the Comprehensive Land Use Plan Map and the Fairfax Center Checklist. She explained that staff had identified certain planning areas for immediate study as soon as the Work Program was adopted, but they were subject to change based on need. She noted that flexibility was built into the process to allow for the addition of new Board-authorized studies and amendments to the Work Program. She said she believed that this new format would avoid the piecemeal amendment approach inherent in the APR process, which entailed the intense examination of a particular parcel of land without the consideration of area-specific standards and design criteria.

Commissioner Murphy commented that staff would probably be inundated with requests from Supervisors for Comprehensive Plan amendments or special studies. Ms. Gardner pointed out that staff had already completed massive studies in certain parts of the County to include Bailey's Crossroads and Annandale. She also noted that staff was currently undertaking a study of the Reston-Herndon Suburban Center (Plan Amendment ST09-III-UP1 – Reston-Dulles Corridor Study) that was expected to be finished by the middle of next year and a preliminary study of Seven Corners. She said staff now wanted to turn attention to other areas to evaluate their Plan recommendations.

Chairman Lawrence said it was important to keep all parts of the Plan up-to-date and relevant. He suggested that staff ensure that there was a method in place to enable residents to provide their input, perhaps through their respective District Supervisor's office or land use committee. In addition, he announced that the Committee would next meet on Wednesday, December 5, 2012, at 7:00 p.m. in the Board Conference Room, to decide whether to endorse the Work Program and forward it to the Planning Commission. Therefore, he urged Commissioners to ask questions and engage in dialogue with staff between now and then.

Commissioner Litzenberger reported that both the Sully District Council and the Western Fairfax County Citizens Association supported the proposed process revision. He also noted that he envisioned that Dulles Suburban Center stakeholders would insist on the creation of a task force modeled after the Tysons Land Use Task Force process, although not as large or extensive but would still drain considerable resources from staff. He said he could also envision similar situations for studies in the Fairfax Center Area, Mount Vernon District, or Dranesville District. Therefore, Commissioner Litzenberger asked how staff expected to address such pressure on their resources. Ms. Gardner noted that she would suggest that Commissioners consider the following questions: Were there any items listed on the Work Program that they believed did not rise to the level of consideration in the first three years, or were unrealistic for staff to undertake within that timeframe?

Responding to another question from Commissioner Litzenberger, Ms. Gardner indicated that staff had not yet reached out to the Supervisors because they wanted to receive feedback from the Commissioners first.

Addressing Commissioner Litzenberger's earlier remarks, Ms. Van Dam stated that staff anticipated that the Fairfax Center Area and Dulles Suburban Center (Item Numbers 3 and 4 in the Work Program, respectively) were the only major studies that would require a significant amount of resources from staff. She noted that Item Numbers 5 through 14 were identified as "immediate" and were somewhat less complex, either addressing editorial changes, public facilities, schools (led by Fairfax County Public Schools staff), or transportation [led by Fairfax County Department of Transportation (FCDOT) staff]. She added that the anticipated length of each study considered the expected availability of staff resources, accomplishment of milestones, and priorities.

Chairman Lawrence emphasized the importance of maintaining a balance between land use and transportation by coordinating the planned increase in development with the provision of transportation infrastructure. He said this would also help mitigate traffic impacts especially on areas outside the bounds of the particular Planning District. Ms. Van Dam replied that FCDOT was supportive of the Work Program concept primarily because it would enable staff to define the traffic impact area of proposed amendments.

Chairman Lawrence recommended that staff compose a narrative or strawman document describing how the new process would address staff resources, participation by individual residents or community groups, and the integration of land use and a transportation plan.

Commissioner Sargeant also presented the following recommendations for consideration by staff:

- identify the kinds of resources needed to demonstrate a better timeframe by which certain planning studies/Plan amendments could overlap and reach finalization sooner than anticipated;
- assign estimated timeframe for studies identified as "To be determined;"
- engage outside planning consultation to help develop a new vision or direction and goals for a particular study early on in the process; and
- model an amendment planning effort after the Tysons Corner Urban Center planning process to encourage Commissioners, staff, and residents to reach a consensus on the future of a particular area or district.

Commissioner Hart commented that the scope of the APR process had focused on the southern portion of the County for a defined period or the northern portion of the County for a different period. He said this essentially imposed a theoretical constraint on the Board of Supervisors to consider only APR nominations in a particular portion of the County during a specified

timeframe. He expressed concern that the removal of this constraint would encourage Supervisors to authorize several Plan amendments outside of the regular process. He asked whether the scope of modifying the Work Program could be limited to consider the addition of proposed Plan amendments only if they affected certain portions or sections of the County during a particular year. He said if such a mechanism were not established, staff might become overwhelmed.

Commissioner Flanagan indicated that County residents were accustomed to the “bottom-up” approach of the APR process and would therefore expect the same in the new Work Program process. In addition, he suggested that the Plan language associated with each Supervisory District receive a holistic examination every five years as initiated by the respective District Supervisor. He said such a “bottom-up” community activity would also involve staff participation and guidance, similar to the most recent Mount Vernon District APR process, and help call attention to any ineffective or out-of-date Plan text.

Commissioner Migliaccio stressed the need to implement restraint in the new process to help prevent political pressure from expanding the list of Board-authorized amendments and special studies. He noted that a built-in hold similar to the APR cycle would enable a Supervisor to inform residents or developers that they would need to wait until the next review of the Work Program in two years to submit their proposed Plan change. He also asked whether the two-year review could be modified to accommodate the consideration of amendments affecting only a certain portion of the County during a specified cycle. Ms. Van Dam replied that when Supervisors received an idea for a Plan change or study, they could advise the requestor that he or she would have an opportunity to submit this idea during the public comment period in concurrence with the review and evaluation of the Work Program. She explained that staff would assess any ideas for change submitted during the public comment period using established criteria, as outlined in Attachment A, to determine whether it was a priority and should be added to the Work Program, should be considered at the next evaluation period, or should not be added at all.

Commissioner Sargeant reiterated the importance of establishing a vision for a particular planning study as soon as possible in the process to ensure that all participants were working in the same direction. Chairman Lawrence commented that this appeared to mimic a visioning exercise conducted by the applicable District Supervisor. Commissioner Sargeant concurred, noting that such an exercise, with the assistance of outside professional consultation, would facilitate discussions by staff and stakeholders regarding goals, direction, values, opportunities for change, and steps toward achievement within a defined timeframe to serve as a guide for the study.

Chairman Lawrence reiterated that the Committee would meet again on Wednesday, December 5, 2012, at 7:00 p.m. in the Board Conference Room, to either endorse the Work Program for consideration by the Planning Commission, or determine when the Committee would be ready to forward a recommendation to the Commission. He commented that none of the Commissioners' questions pertained to the mechanics or elements of the process but rather on how a resident could participate in or influence the process. Ms. Gardner stated that staff would consider the

input received from the Commissioners and present the Committee with a refined proposal on December 5.

//

The meeting was adjourned at 8:12 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: December 5, 2012

---

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

## Criteria for studies listed on the work program

September 12, 2012

The following list includes the components of the draft work program and the justification for the addition to the work program.

- 1) Amendments that are currently under review with work anticipated to continue into 2013:
  - Land Use related- for example, Laurel Hill, Huntington Club, Jefferson Manor
  - Follow-on studies to Comprehensive Plan Land Use Map- for example, Private Open Space, Public Facilities, Community and Neighborhood Improvement Areas, Transportation, Allowable Building Height Boundary
  - Follow-on studies to Concept for Future Development update- for example, suburban center designation. May affect suburban center designations and future activity center studies on work program
- 2) Tysons Corner Urban Center, as part of activity center planning:
  - Need has been identified to update text to reflect current activities, such as implemented recommendations, results of transportation studies,
- 3) Suburban Center (SC) Studies, as part of activity center planning:
  - Review of all suburban centers was prioritized in activity center planning due to the following criteria:
    - Many areas have not been reviewed as a whole since their adoption in 1991, and update of text at least to reflect implemented recommendations, out of date references, consolidation of recommendations into special area guidance (not in planning sectors) should be completed.
    - Land areas extend over large area so would support equity of resources over supervisor districts
  - Fairfax Center Area and Dulles/ Route 28 are identified as Initial major studies (estimated length of study 3 years) because:
    - Monitoring of achievement of policy goals in Fairfax Center Area, as established in Plan guidance, overdue.
    - Study currently underway in portions of Dulles/Route 28 Suburban Center and additional work could complement.
  - Merrifield and Flint Hill are identified as initial minor studies (estimated length of study 18 months) because:
    - Substantive changes to areas not anticipated to Merrifield SC. The area was recently reviewed for substantive changes as part of the 2008-2009 North County APR cycle with little amendment. Editorial updates may be needed.

- Flint Hill SC may be affected by Policy Plan amendment, which would consider designation as suburban center. Area is generally built out to Plan recommendations and review may be limited to editorial updates to reflect existing conditions.
- 4) McLean Community Business Center Study, as part of activity center planning:
    - Potential community need for study has been identified and some preparation in progress in anticipation of study
  - 5) Lincolnia Planning District study, as part of neighborhood planning:
    - Already authorized for consideration as Follow-on to Concept for Future Development
  - 6) Other planning districts, as part of neighborhood planning:
    - These planning districts would correspond to the proposed activity center studies. An amendment would be done to modify the structure of the plan and remove the activity center guidance from the planning district.
- 

Additional criteria for adding future amendments to work program:

- There is an urgent community need or change in circumstance that should be addressed as an amendment.
- There is a submitted rezoning that requires a concurrent plan amendment.
- A current study is underway with results that affect the plan recommendations.
- An amendment could advance major policy objectives, such as affordable housing, environmental protection, land dedication for open space, or connectivity, to an exceptional degree;
- An amendment could better achieve the Concept for Future Development guidelines or better fit in the context of the larger area; or
- An amendment could correct an oversight or inconsistency in the Plan.

Comprehensive Plan Amendment Work Program  
DRAFT October 11, 2012

The Comprehensive Plan Amendment Work Program lists: 1.) planning studies that have previously been authorized and will continue through 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)	<ul style="list-style-type: none"> <li>Evaluate Distributed Antenna System (DAS) applications as possible a "Feature Shown" of the Comprehensive Plan, to include an evaluation and recommendation for DAS Standards</li> </ul>
Dulles Station (Hunter Mill District) (15-4((5))5A) (PA S11-III-DS1)	3-8-11	Land use	<ul style="list-style-type: none"> <li>Consider revising recommendation to allow for additional multi-family residential use</li> </ul>
Jefferson Manor/ Huntington Station (Huntington Transit Station, Land Units L and M) (PA ST09-IV-MV1)	4-30-09	Land use	<ul style="list-style-type: none"> <li>Consider adding option for a mix of uses at an intensity appropriate for transit oriented development</li> </ul>
Huntington Club (Mt. Vernon District) (Deferred APR 09-IV-2MV & APR 09-IV-27MV)	2009-2010 South County APR	Land use	<ul style="list-style-type: none"> <li>Propose adding options for residential, office, retail, and hotel mixed-use redevelopment of the Huntington Club Condominiums up to 3.0 FAR</li> </ul>

Plan Amendment Name	Authorization	Type	Purpose
Lorton-Laurel Crest Connector Rd (Mt. Vernon District) (PA S11-CW-T1) (FCDOT)	12-6-11	Countywide (Transportation)	<ul style="list-style-type: none"> <li>Consider removal of recommendation for Lorton-Laurel Crest Connector Road</li> </ul>
Parks Comprehensive Plan Update (PA S11-CW-3CP)	12-6-2011	Countywide (Parks)	<ul style="list-style-type: none"> <li>Phase 2: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans</li> </ul>
Reston-Dulles Corridor Study (PA ST09-III-UP1)	5-18-09	Land use	<ul style="list-style-type: none"> <li>Phase 2: Update recommendations for areas outside Reston-Herndon Suburban Center in Reston Community Planning Sector</li> </ul>
Parcel in the vicinity of Elden Street/ Centreville Road/ Parcher Avenue (Dranesville District) (PA S09-III-UP2)	7-13-09	Land use	<ul style="list-style-type: none"> <li>Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network</li> </ul>
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	<ul style="list-style-type: none"> <li>Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network</li> </ul>
APR 09-IV-1MV and 09-IV-15MV	2009-2010 South County APR	Land use	<ul style="list-style-type: none"> <li>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</li> </ul>

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	<ul style="list-style-type: none"> <li>Assess whether Suburban Center term on Concept for Future Development reflects future character of the areas,</li> <li>Evaluate potentially renaming term and removing or reclassifying existing centers, i.e., Flint Hill Suburban Center.</li> </ul>
2. Policy Plan	Immediate	6 months	Policy Plan (Editorial)	<ul style="list-style-type: none"> <li>Editorially update references to Area Plans Review process or other out of date goals/objectives (in particular, History, Land Use, Economic Development, Human Services sections).</li> <li>Editorial update to demographic data</li> </ul>
3. Fairfax Center Area (FCA) Suburban Center	Immediate	3 years	Activity Center (Editorial & Land Use)	<ul style="list-style-type: none"> <li>Verify areawide recommendations are consistent with current policy and practice.</li> <li>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.</li> <li>Review boundaries of FCA to make sure land use is consistent with character of activity center, e.g., area south of Lee Highway.</li> <li>Evaluate potential for showing development levels on Comprehensive Land Use Plan Map</li> <li>Consider removal of Plan recommendations from Fairfax, Upper Potomac, and Bull Run Planning District plan text.</li> </ul>
4. Dulles Suburban Center	Immediate	3 years	Activity Center (Editorial)	<ul style="list-style-type: none"> <li>In addition to ongoing work to Land Unit A and Herndon, areawide editorial update.</li> <li>Consider removal of Plan recommendation from Bull Run and Upper Potomac Planning District text.</li> </ul>

Plan Amendment Name	Authorization	Anticipated length of study	Type	Preliminary Purpose
5. Merrifield Suburban Center	Immediate	18 months	Activity Center (Editorial)	<ul style="list-style-type: none"> <li>• Areawide editorial update.</li> <li>• Consider removal of Plan recommendations from Jefferson, Vienna, and Fairfax Planning District text.</li> <li>• Add Heritage Resources guidance</li> </ul>
6. Flint Hill Suburban Center	Immediate	12 months	Activity Center (Editorial and Land Use)	<ul style="list-style-type: none"> <li>• Consider character of area to verify that area still meets criteria for suburban center, if not accomplished in task 1.</li> <li>• Consider removal of Plan recommendations from Fairfax Planning District text if area remains an activity center in task 1.</li> <li>• Areawide editorial update.</li> </ul>
7. McLean Community Business Center	Immediate	12 months	Activity Center (Editorial)	<ul style="list-style-type: none"> <li>• Areawide editorial update</li> <li>• Consider removal of Plan recommendations from McLean Planning District</li> </ul>
8. Lincolnia Planning District	Immediate	12-18 months	Neighborhood Planning	<ul style="list-style-type: none"> <li>• Consider redesignation on Concept for Future Development from Suburban Neighborhood to Community Business Center.</li> <li>• “Check in” to neighborhood planning for L1, L2, and L3 Community Planning Sector (CPS)</li> <li>• Consider removal Beltway South Industrial Area from L3 CPS and add to Beltway South Industrial Area recommendations in Annandale Planning District</li> </ul>
9. Private Open Space	Immediate	12 months	Countywide	<ul style="list-style-type: none"> <li>• Consider revisions to private open space land use category on Comprehensive Land Use Plan Map for consistency and clarity</li> </ul>
10. Public Schools	Immediate	To be determined (TBD)	Policy Plan/ Countywide	<ul style="list-style-type: none"> <li>• Evaluate changes to school classifications in Plan.</li> <li>• Update public facilities tables, as per Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12.</li> </ul>
11. Public Facilities	Immediate	TBD	Policy Plan/ Countywide	<ul style="list-style-type: none"> <li>• 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</li> </ul>

Plan Amendment Name	Authorization	Anticipated length of study	Type	Preliminary Purpose
12. Community and Neighborhood Improvement Areas	Immediate	TBD	Policy Plan/ Countywide	<ul style="list-style-type: none"> <li>Consider removal of recommendations for expired or implemented community and neighborhood improvement areas, as per Follow-on Considerations to Plan Amendment S11-CW-1CP.</li> </ul>
13. Transportation	Immediate	TBD	Countywide	<ul style="list-style-type: none"> <li>Consider update of constructed roadways and adding commuter parking facilities, as per Follow-on Considerations to Plan Amendment S11-CW-1CP.</li> </ul>
14. Allowable Building Height Boundary	Immediate	TBD	Countywide	<ul style="list-style-type: none"> <li>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.</li> </ul>
15. Transportation	Immediate	TBD	Countywide	<ul style="list-style-type: none"> <li>Potential amendments resulting from countywide transit study.</li> </ul>
16. Lorton South-Route 1 Suburban Center	Near-term	3 years	Activity Center (Editorial and Land Use)	<ul style="list-style-type: none"> <li>Areawide editorial update</li> <li>Evaluate potential for office and industrial uses in the area.</li> <li>Consider removal of recommendations from Lower Potomac Planning District Plan text.</li> </ul>
17. Lower Potomac Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	<ul style="list-style-type: none"> <li>Consider removal of Plan recommendations for Lorton South-Route 1 Suburban Center from district text.</li> <li>Editorial and “check in” of district.</li> <li>Potential amendment for indigent cemetery 9501 Old Colchester Road, Lorton, Va.</li> </ul>
18. Centreville Suburban Center	Near-term	18 months	Activity Center (Editorial)	<ul style="list-style-type: none"> <li>Areawide editorial update.</li> <li>Consider removal of recommendations from Bull Run Planning District recommendations.</li> </ul>
19. Tysons Corner Urban Center	Near-term	6-8 months	Activity Center (Editorial)	<ul style="list-style-type: none"> <li>Updates to reflect implementation and completed studies</li> <li>Consider removing recommendations from McLean, Vienna, and Jefferson Planning Districts text.</li> </ul>

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:	<ul style="list-style-type: none"> <li>• Consider removal of Plan recommendations for Baileys Community Business Center from district text.</li> <li>• Editorial and “check in” of district.</li> </ul>
21. Springfield Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	<ul style="list-style-type: none"> <li>• Consider removal of Plan recommendations for Franconia-Springfield Area and Fort Belvoir North Area text and I-95 Corridor Industrial Area from district text.</li> <li>• Editorial and “check in” of district.</li> </ul>
22. Pohick Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	<ul style="list-style-type: none"> <li>• Editorial and “check in” of district.</li> </ul>
23. Fairfax Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning	<ul style="list-style-type: none"> <li>• Editorial and “check in” of district.</li> </ul>
24. Plan Map: Residential Planned Communities	Near-term	12 months	Neighborhood Planning: (Editorial)	<ul style="list-style-type: none"> <li>• Consider reflecting land use recommendations on Comprehensive Land Use Plan Map</li> </ul>

## Fairfax Forward – Process Highlights

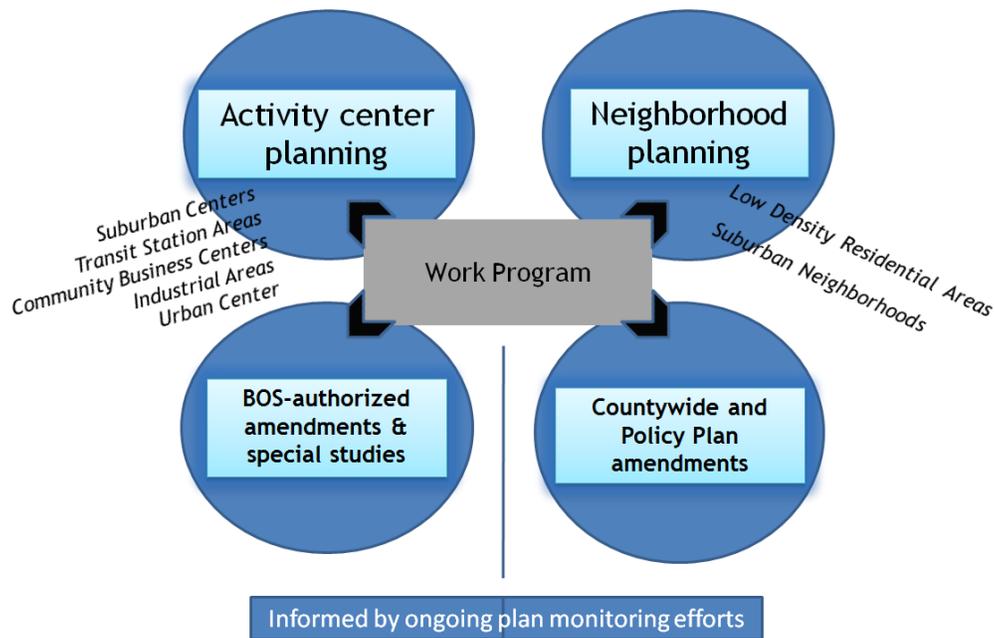
Planning Commission Policy and Procedures Committee – July 26, 2012

### Goals of proposed planning model

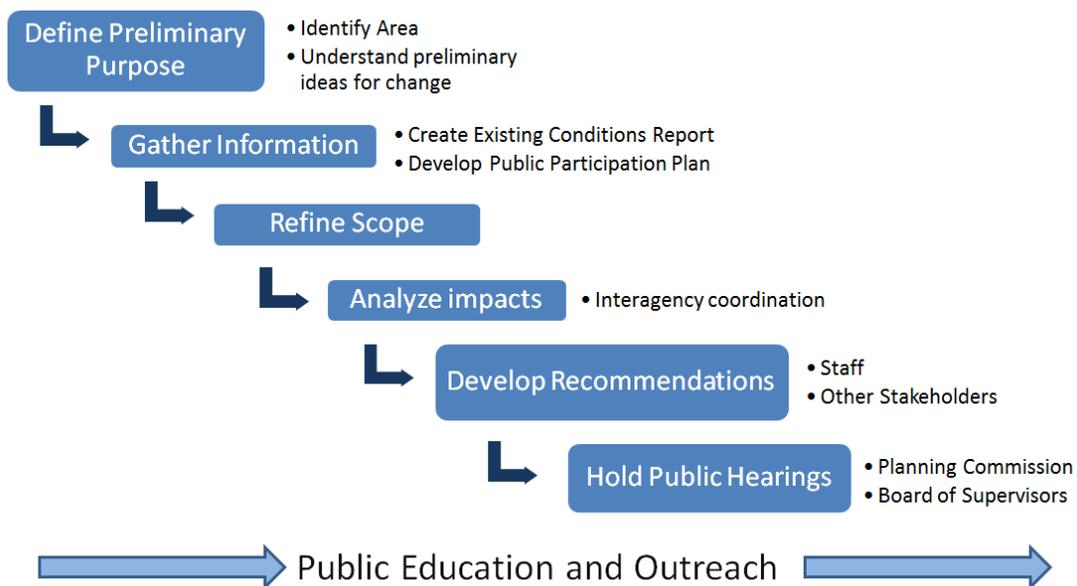
Maintain systematic approach, enhance community involvement, promote logical and flexible review, and emphasize plan monitoring and maintenance.

### Comprehensive Plan Amendment Work Program

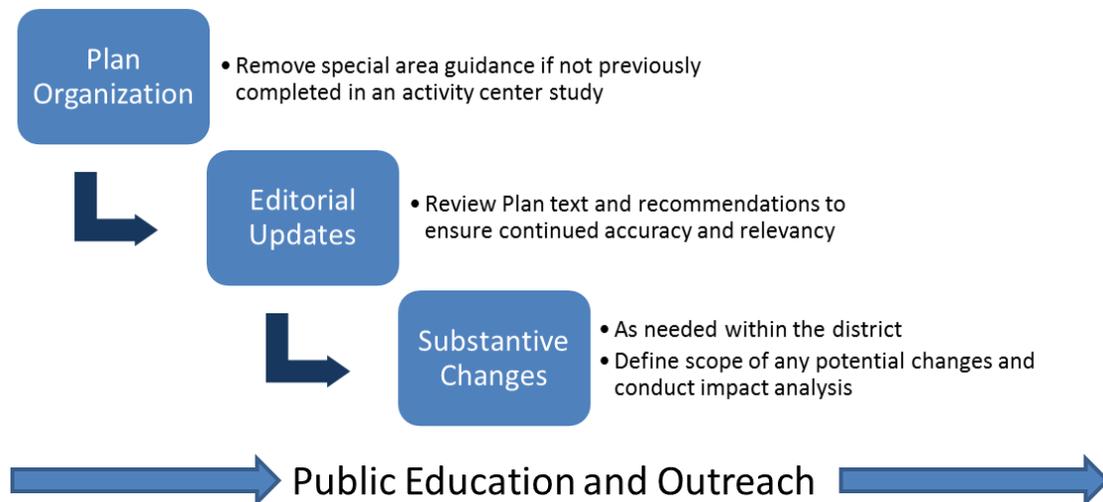
The proposed work program tracks ongoing and new planning studies over three year period. Studies are organized into four types (see diagram below) and are listed as immediate studies or near-term studies. Review of the work program is to occur every two years and will be informed by ongoing plan monitoring.



**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 is shown in the diagram below:



**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

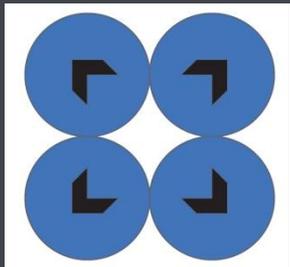
A number of Plan amendments, including Area Plans Review items and Board-authorized amendments have been deferred indefinitely or remain pending, although work on these items has not occurred recently. Many items have been superseded by other amendments, or the amendment is no longer warranted as the 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

*Fairfax County Department of Planning and Zoning  
PC Policy and Procedures Committee Meeting  
October 11, 2012*



*Marianne Gardner, FCDPZ*

*Meghan Van Dam, FCDPZ*

*Kim Rybold, FCDPZ*

# Timing

July

- Presentation of draft work program and process to Policy & Procedure Committee

October

- Follow-up with P&P Committee, feedback and preliminary endorsement

November

- Publication to web & public comment period

December

- PC Policies and Procedures Committee, finalize work program and endorsement

Early 2013

- Planning Commission Public Hearings
- Board of Supervisor Public Hearings
- IMPLEMENTATION

# Future Work Program Schedule

- Reaffirmed every 2 years through public process

August: Staff assessment and draft recommendations

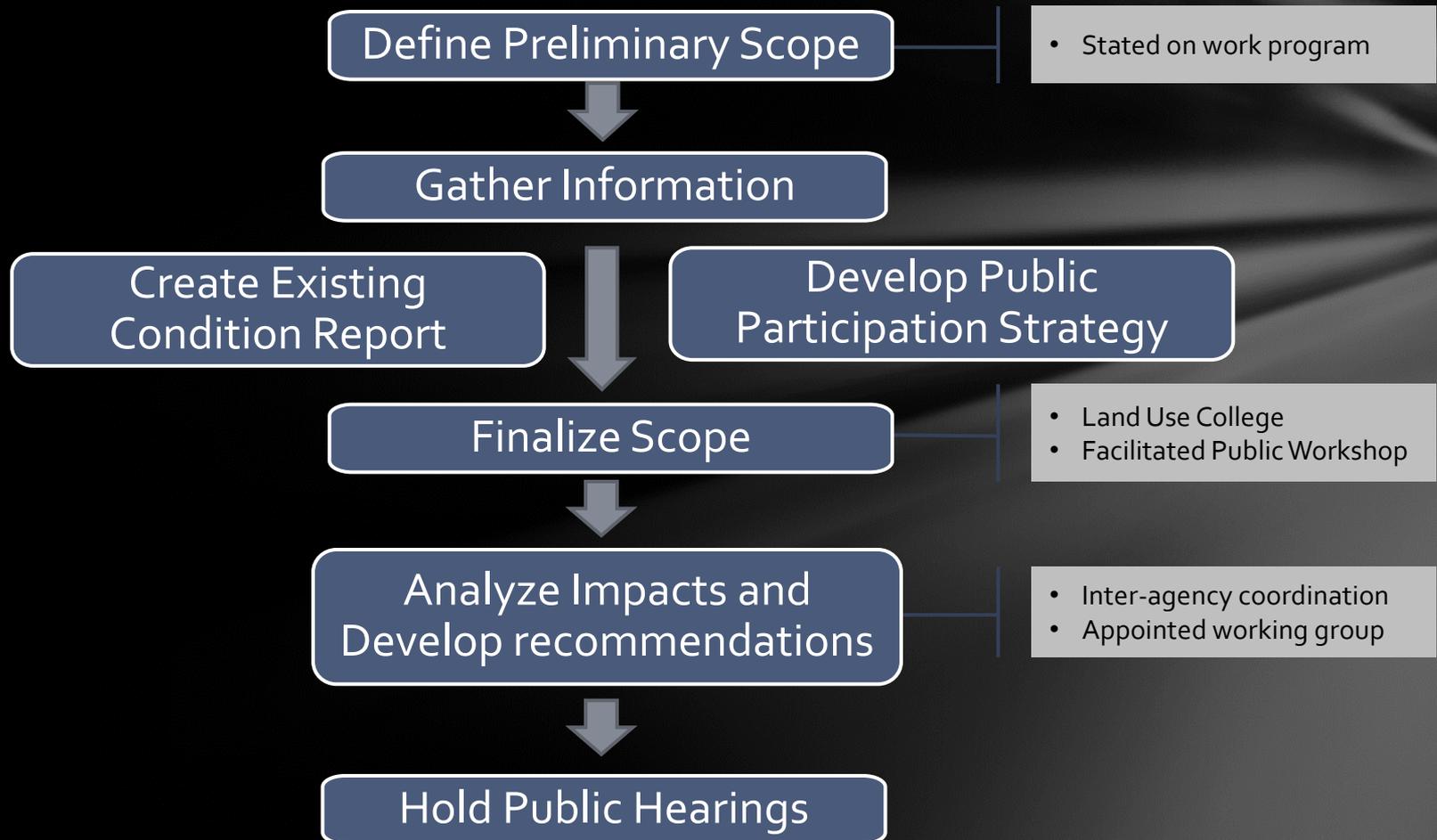
September: Planning Commission Policy and Procedures Committee Review

October: Publication and Public Comment Period

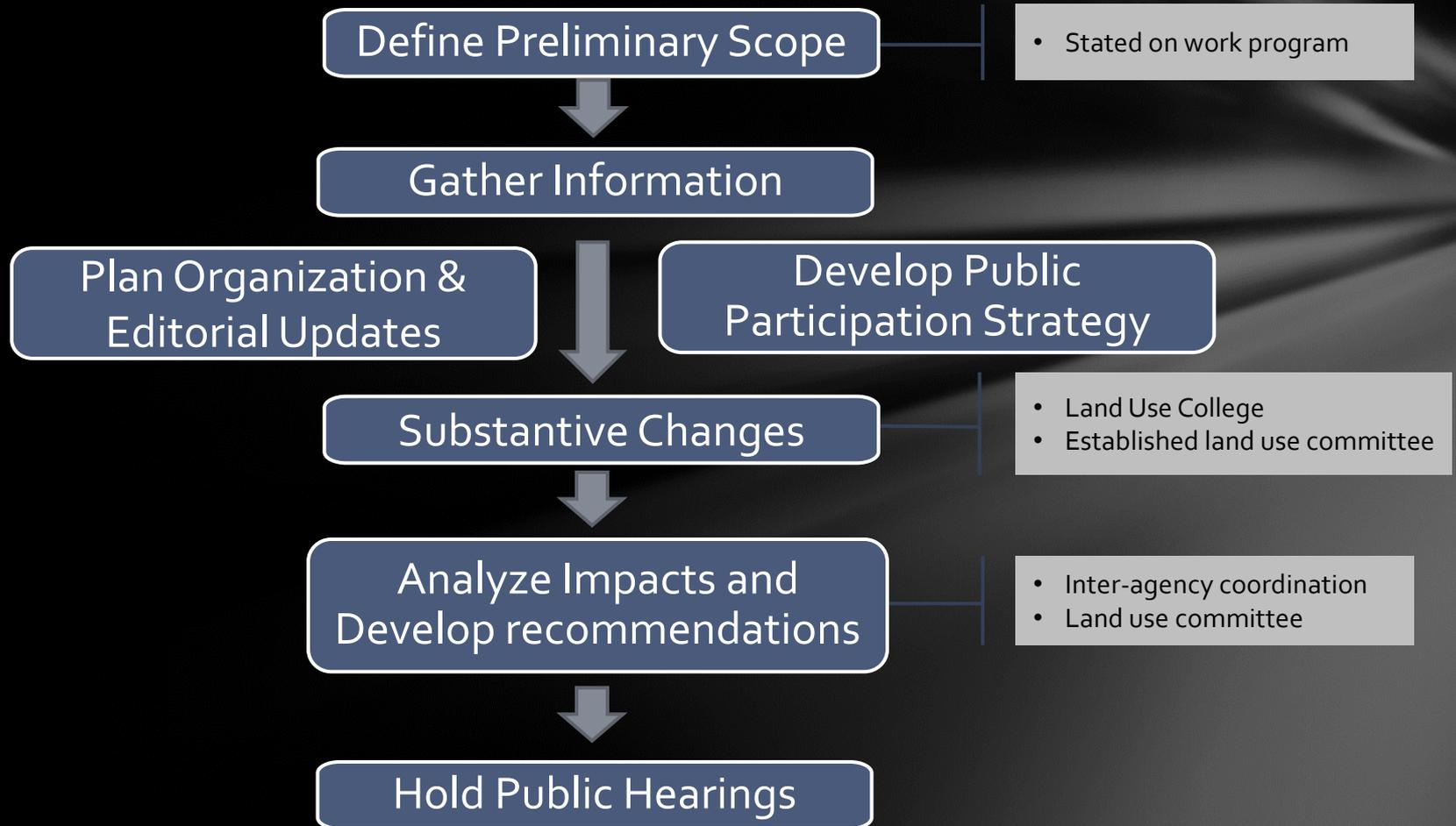
November: Finalize Staff Recommendations

January:  
- Policy and Procedures Committee recommendation  
- Planning Commission review and adoption at public hearing  
- Board of Supervisors endorsement

# Activity Center Study Example: Fairfax Center Area



# Neighborhood Planning Study Example: Lincolnia Planning District



# Priorities for work program:

- Amendments that are currently under review
- Preparation (community, staff, or otherwise) for amendment underway
- Timing of last areawide amendment, editorial updates needed
- Large geographic extent

## Additional criteria for adding future amendments to work program:

- Urgent community need
- Change in circumstance.
- Rezoning submitted that requires a concurrent plan amendment.
- Results of a Plan-related study, i.e., transportation study, affects plan recommendations.
- Advance major policy objectives
- Better achieve the Concept for Future Development guidelines
- Correct an oversight or inconsistency in the Plan.

# Questions?

Website:

[www.fairfaxcounty.gov/dpz/fairfaxforward.htm](http://www.fairfaxcounty.gov/dpz/fairfaxforward.htm)

E-mail:

[DPZFairfaxForward@fairfaxcounty.gov](mailto:DPZFairfaxForward@fairfaxcounty.gov)

Comprehensive Plan listserv:

[www.fairfaxcounty.gov/email/lists](http://www.fairfaxcounty.gov/email/lists)

FAIRFAX     
FORWARD  