

Board of Supervisors (Development Process Committee)

February 7, 2017

Conference Rooms 9 and 10

Board of Supervisors Members Present:

Sharon Bulova, Chairman
Penelope Gross, Mason District (Vice Chairman)
John Cook, Braddock District
John Foust, Dranesville District
Pat Herrity, Springfield District
Catherine Hudgins, Hunter Mill District
Jeff McKay, Lee District
Kathy Smith, Sully District (Committee Chair)
Linda Smyth, Providence District
Dan Storck, Mount Vernon District

Agenda and presentation materials are available on the [2017 Board Committee Meetings Archive webpage](#).

The meeting was called to order at 3:11 p.m.

Before discussion of the agenda items, James Patteson, Director, Department of Public Works and Environmental Services (DPWES), provided a brief update of the status of the recent fire at the Covanta Waste to Energy Facility in Lorton. Until repairs are made, all household municipal waste will be hauled to other landfills.

Fairfax First Status Update:

James Patteson, Director, DPWES, presented an update of the Fairfax First efforts, beginning with a history of the efforts to improve the land development review process, including the Board's Strategic Plan for Economic Success, the Booster Shot, the Top 7 Initiatives, and the Gartner Study. Mr. Patteson presented metrics of performance, which provide a snapshot of current trends. Committee discussed how the information is being used to facilitate improvement, and other strategies to address concerns. Mr. Patteson continued with a description of the success of the Top 7 Initiatives, and the progress of the Fairfax First Program Teams. The Core Team and Transformation Team grouped the 29 recommendations from the Gartner study to form 12 Program Teams for implementation of the various initiatives. Program Teams 1 through 6 have been working for several month on improvements related to communications, culture, cooperation, training and careers. Program Teams 7 through 12 will begin efforts in March, and focus on service delivery, stakeholders, IT solutions, citizen engagement, organizational alignment and the enterprise fund.

Mr. Patteson presented recommended changes to the Concurrent Processing Policy, and sought the Committee's guidance on the proposal. The draft Standard Operating Procedure for the Concurrent Processing of Legislative and Engineering Applications describes an administrative approval process, rather than a Board motion, to allow the submittal and processing of

engineering plans before the legislative applications are approved. Discussion ensued, regarding the current practice, and the involvement by the Board member at the earlier phase of the design. The consensus of the Committee was that the approval of concurrent processing should remain a function of the Board, and current policy not be changed.

Fred Selden, Director, Department of Planning and Zoning, discussed Fairfax First Program Area #4 – Review and Revise Codes and Ordinances, and the goals of each of the 6 subareas, particularly the Zoning Ordinance Modernization and the Amendment Process improvements. Discussion ensued regarding the scope and complexity of the effort to update the Zoning Ordinance, as well as community engagement in the process, with input from Rob Stalzer, Deputy County Executive. Mr. Patteson concluded by referencing the two additional handouts that were provided in hard copy to the Committee. One is a brochure explaining Fairfax First, and the other is a spreadsheet summary of process improvements.

With the concurrence of the Committee, staff will continue to work on implementation of the program areas to improve the process, and return for further updates at future Development Process Committee meetings.

Fairfax First Initiative Update – Parking Requirements and Reductions:

John Friedman, Site Code Research and Development Branch, LDS, briefly presented five proposals for changes to the requirements for parking and parking reductions that were developed as part of the Fairfax First initiative. The objective of the proposals is to streamline the process for obtaining reductions and minimize the need for reductions where appropriate. The five proposals were: 1) provide lower parking rates in the non-Tysons transit station areas thereby eliminating the need for reductions; 2) allow for administrative approval of shared parking for by-right developments up to a specified maximum percentage; 3) eliminate parking reductions based on proffered Transportation Demand Management Programs; 4) add a provision to allow for Board approval of parking reductions that do not qualify for consideration under the more specific types of parking reductions; and 5) develop submission requirements for parking reductions. Staff presented recommend parking rates for the non-Tysons transit station areas and a recommended maximum percentage reduction for administratively approved shared parking reductions. Staff advised the Board that all values included in the presentation would be advertised with a range and that additional reductions could be approved by the Board. Discussion ensued. The Board expressed reservations about proposals no. 1 and 2 and requested that staff come back to the Board with additional information on the two proposals. The Board was in agreement with proposals no. 3, 4, and 5 and advised staff that the submission requirements should be kept separate from the Zoning Ordinance. The Board also advised staff that Zoning Ordinance amendments for proposals no. 3 and 4 should not be brought to the Board for authorization until after final decisions on proposals no. 1 and 2 were made so as to keep all proposals together as a single package. With the concurrence of the Committee, staff will continue to work on the proposals, and return for further discussion at a future Committee meeting.

The next Development Process Committee meeting is scheduled for May 9, 2017, at 3:00 p.m.