



# ESSP Fall 2017 Update

Office of the County Executive, Land Development Services, Department of Planning and Zoning, & Office of Community Revitalization

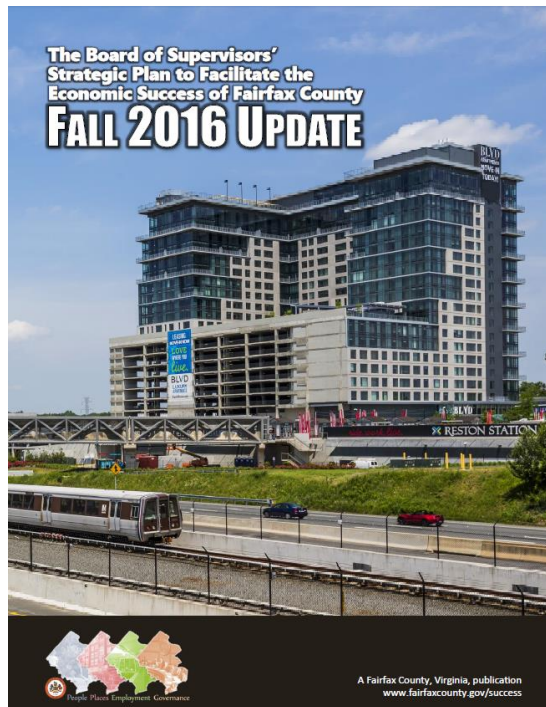
10/31/17



# Introduction

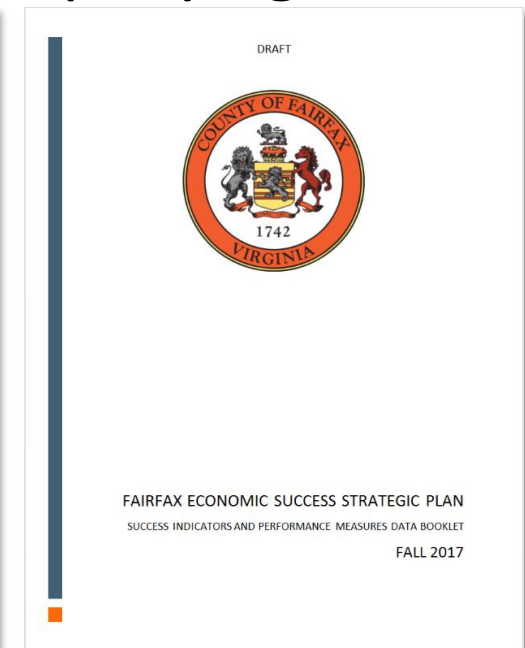
## Fall 2016 Update

- Draft Indicators
- Stories & Highlights



## Fall 2017 Update

- 2 components
  - Stories & Highlights
  - Actions Tracker
- Indicator and Measures Data Booklet an accompanying document



# Data Booklet

- Throughout 2016 the county worked with SPIA to identify comprehensive indicators of success
- Since June 2017 staff has been working on refining data sources and metrics and visualizations for indicators

THEME	SUB-THEME	INDICATOR	DATA
INNOVATION AND EQUITY	ECONOMIC INNOVATION AND SUSTAINABILITY	<a href="#">NEW BUSINESS STARTS</a>	2,595 (2016)
		<a href="#">EMPLOYMENT BY SECTOR</a>	595,258 (2016)
		<a href="#">BUSINESS ESTABLISHMENTS</a>	37,569 (2016)
		<a href="#">PERCENT OF POPULATION WITH ADVANCED DEGREES</a>	29.5% (2015)
		<a href="#">WAGE GROWTH ACROSS SECTORS</a>	\$81,459 (2016)
		<a href="#">VENTURE CAPITAL EXPENDITURES</a>	\$2.04M (2016)
		<a href="#">ANGEL INVESTMENT</a>	N/A
		<a href="#">RESEARCH AND DEVELOPMENT DOLLARS</a>	56.6% (2016)
		<a href="#">PATENTS</a>	446 (2015)
	EDUCATION, HOUSING, HEALTH	<a href="#">RATIO OF MEDIAN HOUSEHOLD INCOME TO AVERAGE HOUSEHOLD INCOME</a>	1.23 (2015)
		<a href="#">HOUSING AND TRANSPORTATION BURDEN</a>	45% (2015)
		<a href="#">EMPLOYMENT BY RACE AND EDUCATIONAL LEVEL</a>	56.5% (2015)
		<a href="#">PERCENT OF KINDERGARTEN STUDENTS REACHING LITERACY BENCHMARKS</a>	90% (2015)
		<a href="#">ADVANCED ACADEMIC ENROLLMENT AND COMPLETION BY SUBGROUP</a>	70% (2016)
		<a href="#">PERCENT OF STUDENTS EARNING CAREER CREDENTIAL</a>	77% (2016)
		<a href="#">CHILD OPPORTUNITY INDEX</a>	73.6% (2013)
		<a href="#">SOCIAL AND ECONOMIC FACTORS RANKING</a>	6 (FY17)
PLACE AND INFRASTRUCTURE	MOBILITY	<a href="#">WALKABILITY SCORE IN ACTIVITY CENTERS</a>	68.9 (2017)
		<a href="#">MODE SHARE</a>	68.97% (2015)
		<a href="#">45 MINUTE COMMUTE</a>	73.8% (2015)
	ACTIVITY CENTERS AND CREATING VALUE	<a href="#">DENSITY IN TRANSIT STATION AREAS</a>	10.5 (2017)
		<a href="#">ART WITHIN 1/4 MILE</a>	28 (2017)
		<a href="#">ASSESSED VALUE/ACRE IN ACTIVITY CENTERS</a>	\$1.8M (2017)
		<a href="#">HOTEL REVENUE GENERATED IN ACTIVITY CENTERS</a>	11.04% (2016)
		<a href="#">RETAIL ACCESS WITHIN 1/4 MILE</a>	34.5% (2017)
	ENVIRONMENT AND INFRASTRUCTURE	<a href="#">PARKS ACCESS WITHIN 1/4 MILE</a>	19.6% (2016)
		<a href="#">AIR QUALITY</a>	98.4% (2016)
		<a href="#">RATIO OF TOTAL DOLLAR INVESTMENT IN MAINTENANCE PER TOTAL DOLLAR VALUE OF COUNTY ASSETS</a>	N/A
GOVERNANCE AND FINANCIAL STEWARDSHIP	COMMUNICATION AND CULTURE	<a href="#">COMMUNITY ENGAGEMENT</a>	82.5% (2016)
		<a href="#">VOLUNTEERISM</a>	85% (FY17)
	REGULATORY PROCESSES	<a href="#">DEVELOPMENT REVIEW TIMELINE</a>	N/A
		<a href="#">DEVELOPMENT PROCESS CUSTOMER SURVEY</a>	N/A
	SOUND FINANCIAL DECISIONS	<a href="#">TOTAL ASSESSED VALUE – COMMERCIAL AND RESIDENTIAL</a>	1.89% (FY18)
		<a href="#">COMMERCIAL/INDUSTRIAL PROPERTY VALUES AS PERCENTAGE OF REAL ESTATE TAX BASE</a>	19.12% (FY18)
		<a href="#">DEBT RATIOS</a>	8.62% (FY18)

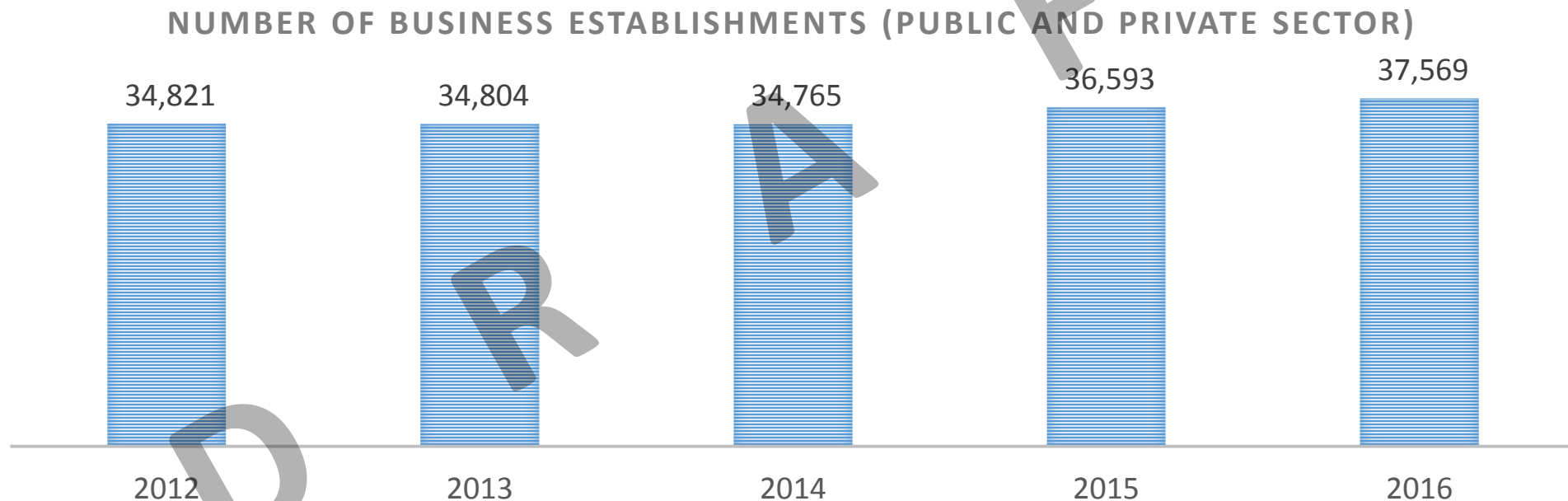
## Business Establishments

**Description:** By tracking the number of business establishments, the county can ensure that the benefits of a growing economy are accruing to workers across the full breadth of the county's diverse economy.

**ESSP Goal(s):** 1. *Further Diversify Our Economy*

**Performance Measure(s):** **Number of Business Establishments** – measures the number of public and private sector business establishments in Fairfax County.

**Data:** [Infographic – Business Establishment for Public and Private Sectors](#)



**Interpretation:** Business establishments in Fairfax County has increased by 2.6% from the previous year (2015).

**Source:** U.S. Bureau of Labor Statistics/Quarterly Census of Employment and Wages, 2012 to 2016

## Assessed Value/Acre in Activity Centers

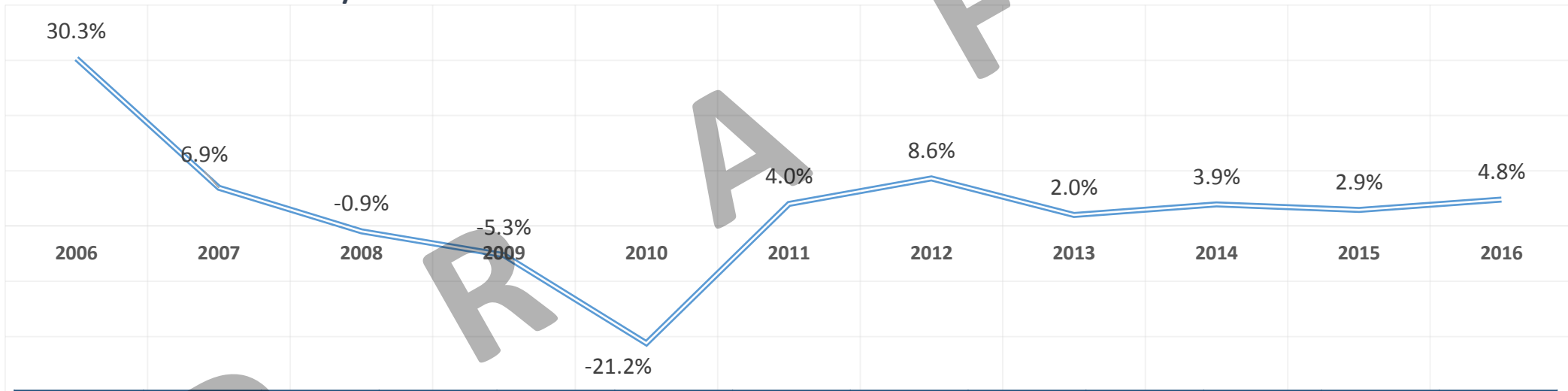
**Description:** Description: Fairfax County’s goal is to concentrate new development in mixed-use centers, including commercial revitalization districts (CRDs). Collectively, these areas are also referred to as activity centers. Dense development is a more efficient use of land, leveraging investment in public infrastructure. The density/colocation creates a vibrant, desirable destination, which usually correlates to higher real estate values because of the popularity of such locations and the amenities that they tend to offer.

**ESSP Goal(s):** 1. Further Diversify Our Economy

**Performance Measure(s):** Total Assessed Value per Acre (Activity Centers) – measures the percent increase or decreased in the collective assessed value per acre for all activity centers.

**Data:** [Interactive Map – Assessed Value of Activity Centers](#)

PERCENT INCREASE/DECREASE OF TOTAL ASSESSED VALUE PER ACRE OF ALL ACTIVITY CENTERS



Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
VPA (mil)	\$ 1.1	\$ 1.6	\$ 1.8	\$ 1.7	\$ 1.7	\$ 1.4	\$ 1.4	\$ 1.6	\$ 1.6	\$ 1.7	\$ 1.7	\$ 1.8

**Interpretation:** The total acreage of all activity centers in 2016 was 39,323.6 acres. The total assessed value per acre of all activity centers increased by 4.8% between 2015 and 2016.

**Source:** [Fairfax County Department of Planning and Zoning; Fairfax County Department of Information Technology – Geospatial Information Systems](#)



# Stories & Highlights

- Stories and Highlights including
  - Capital One Arts Center
  - One Fairfax Update
  - Parks Master Plan
  - STEM Mapping
  - Fairfax Permit Q
  - Embark Richmond Highway
  - zMOD
  - Public Private Partnerships



# FCPS Partnership Opportunities on ESSP & Ignite

Francisco Durán  
Chief Academic and Equity Officer  
Fairfax County Public Schools



# Fairfax Permit Q

Ellie Coddling

Director of Code Development & Compliance Division

Land Development Services





- Over 2,000 people come through our counters each month
- LDS issues over 60,000 permits each year
- New system allows mobile phone access, predicted wait times seen remotely, ability to sign in and wait remotely, and improved metrics
  - Aligns with Fairfax First: promotes speed, consistency and predictability
- New system is used by Zoning and Land Development Services: customers see a single receiving point
- New system may allow better use of resources in the future

## Fairfax PermitQ



### Welcome to Fairfax Permit Q!

Avoid the physical line for permits. Get in line from home, the office or anywhere!

#### Need Help Getting Started with Your Permit?

- You must have a completed [permit application](#) before entering the queue to begin the permit process.
- Information on the [permit process](#) is available online along with "how-to" [publications](#) that explain what you will need to bring and what the minimum submission requirements are for each project.
- For more information on obtaining a permit, how much it will cost, what reviews will be necessary and how to call for inspections when you have completed your project, visit the [Building Permits page online](#) or contact the **Customer and Technical Support Center** [email](#) or by phone at **703-222-0801**, [TTY 711](#).

#### Ways to Join the Q...



Download the QLess App for iPhone and Android



Text "fairfaxpermits" to 703-457-1451



[www.fairfaxcounty.gov/dpwes/buildingpermits/permit-q.htm](http://www.fairfaxcounty.gov/dpwes/buildingpermits/permit-q.htm)



On-Site Kiosk

→ [JOIN THE LINE NOW](#) ←



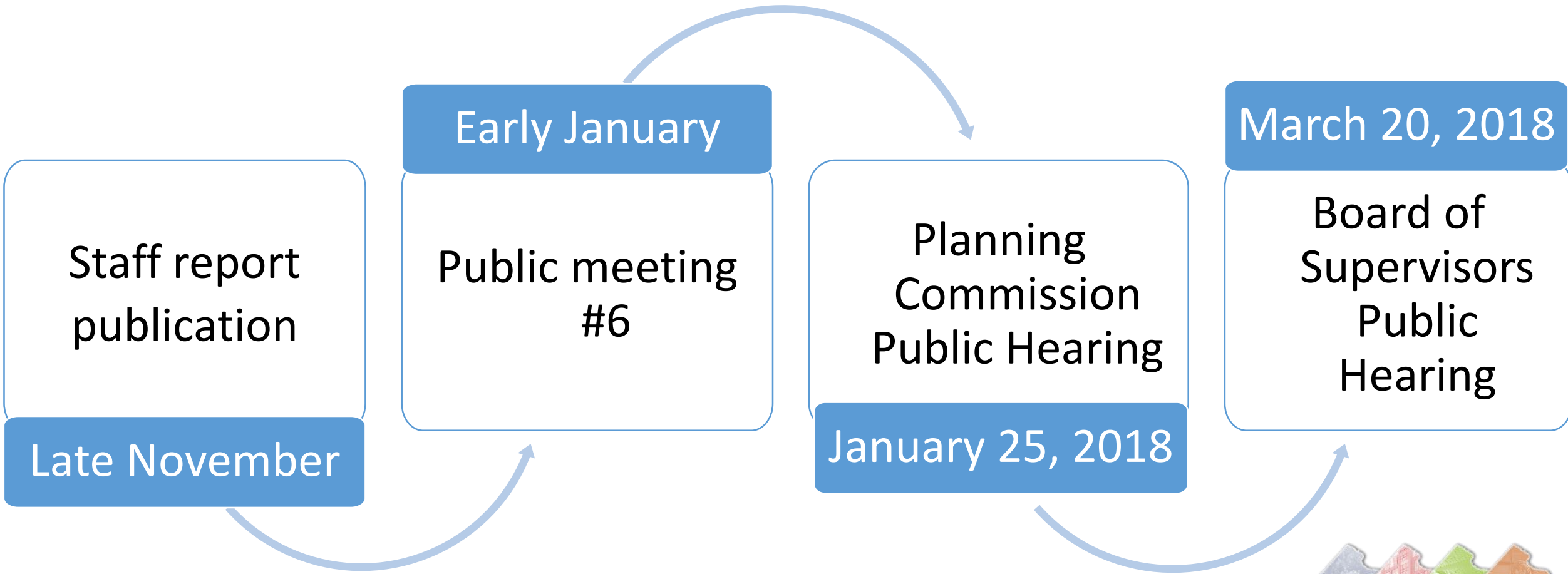


# Embark Richmond Highway

Robert Pikora  
Senior Transportation Planner  
Fairfax County Department of Transportation

Marianne Gardner  
Director of Planning Division  
Department of Planning and Zoning

# Comprehensive Plan Amendment Timeline

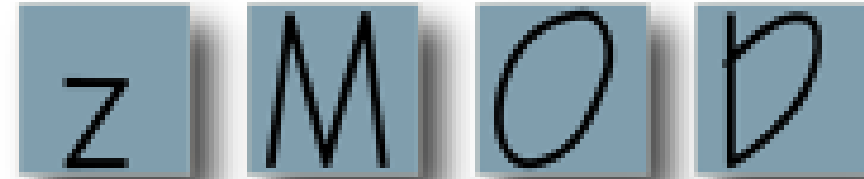


# Embark Richmond Highway - Scope and Study Area

- Response to Route 1 Alternatives Analysis
- Comprehensive Plan amendment
  - Corridor-wide goals & objectives
  - Multimodal Improvements
    - Bus Rapid Transit & future Metrorail
    - 6-lane roadway with pedestrian, bicycle facilities
  - Land use within station areas
  - Urban design and other guidance
- Extensive outreach and communication
  - Advisory group & greater community







# zMOD

Barbara Byron  
Director  
Office of Community Revitalization



# Z M O D Zoning Ordinance Modernization Project

- Makes the county's Zoning Ordinance more agile, flexible and forward thinking
  - Zoning Ordinance established 40 years ago
  - Supports the county's strategic plan to grow and diversify the economy
- Consultant contracts awarded
  - Board concurrence on October 24, 2017
  - Consultant kick-off meeting set for November 7, 2017

# zMOD Zoning Ordinance Modernization Project

- zMOD goals
  - Reformation and restructure the ordinance to make it more user friendly
  - Prioritize key Zoning Ordinance amendments
  - Improve the county's overall process of how the zoning ordinance is updated
  - Integrate with, but not replace, Zoning Ordinance Amendment Work Program
- First phase will prioritize key ordinance amendments for review
  - Minor modifications authorized to advertise September 26, 2017
  - Restaurants Amendments authorized to advertise October 24, 2017
  - Sign Amendment expected early 2018



# Public Private Partnerships

Scott Sizer  
P3/Joint-Ventures Policy Coordinator  
Office of the County Executive

# Why does Fairfax County Do P3 or JV projects?

- **Build community**

- Projects achieve or facilitate community benefits
  - Create places where people want to live, work, play, learn, and thrive
  - Create identity and sense of community through public facilities and services

- **Improve service delivery**

- Projects result in new or improved services and amenities to the public
  - Deliver needed community services
  - Provide for integrated service delivery in an efficient and customer oriented manner

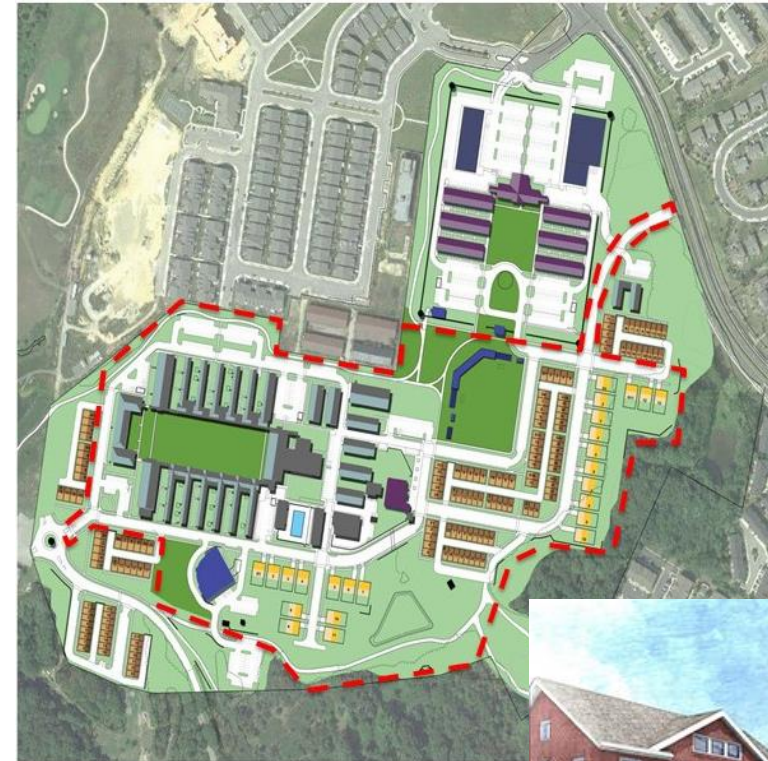
- **Create value**

- Projects create increased value, facilitate development, and stimulate greater economic success for the community and the region
  - Improve value of County owned real property and assets
  - Generate revenue to the county as a result of project implementation

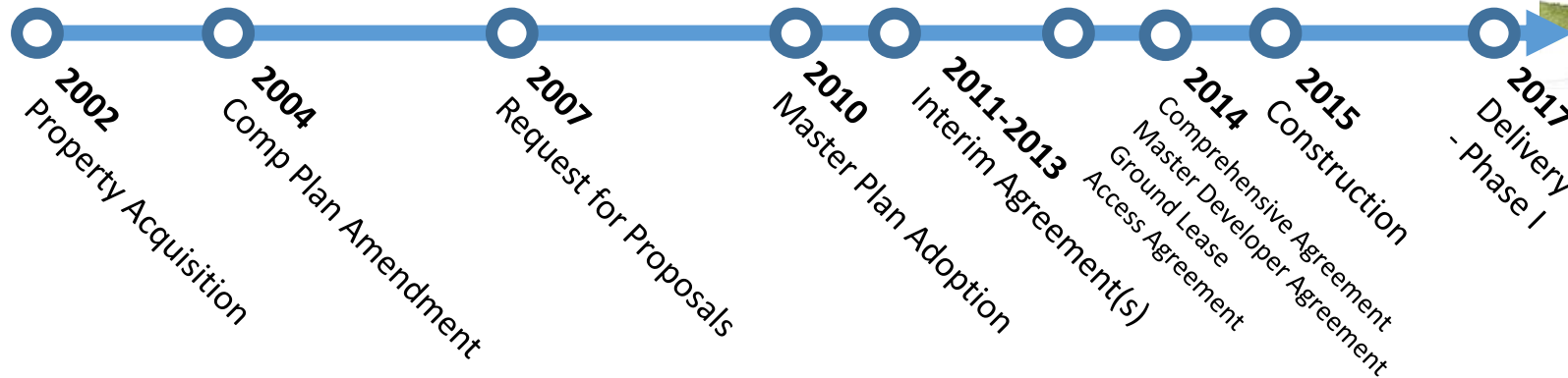


# Build Community

- ▶ **Liberty at Laurel Hill – Phase I**
  - ▶ County owned property, former Lorton prison site
  - ▶ Creation of a vibrant mixed-use community by private developer
    - ▶ Redevelopment cost estimated at \$188
      - ▶ County to provide up to \$12.8M for site infrastructure
    - ▶ Adaptive reuse of former structures
      - ▶ 165 apartments
      - ▶ Power plant reuse for commercial or residential
    - ▶ New Construction
      - ▶ New infrastructure (roads, utilities, stormwater)
      - ▶ 107 new homes (157 TH, 24 SFH)



## Liberty at Laurel Hill Timeline



# Improve Service Delivery

## ▶ The Residences at Government Center

- ▶ Unique partnership between Fairfax County, FCRHA, Jefferson Apartment Group and SCG Development
- ▶ Utilize existing County land asset to expand affordable housing opportunities within Fairfax
  - ▶ 270 units (216,668 sq.ft. rentable space) in 4-stories
  - ▶ 8 acres
  - ▶ Occupancy began in 2017
- ▶ Innovative financing through hybrid tax credits from VHDA, tax-exempt bonds from FCRHA, and other sources
  - ▶ Serves households earning between 50 & 60% of the area median income
  - ▶ Entry level professionals and lower-income employees and residents
- ▶ 2017 Outstanding Project Innovation Award from National Council for Public-Private Partnerships

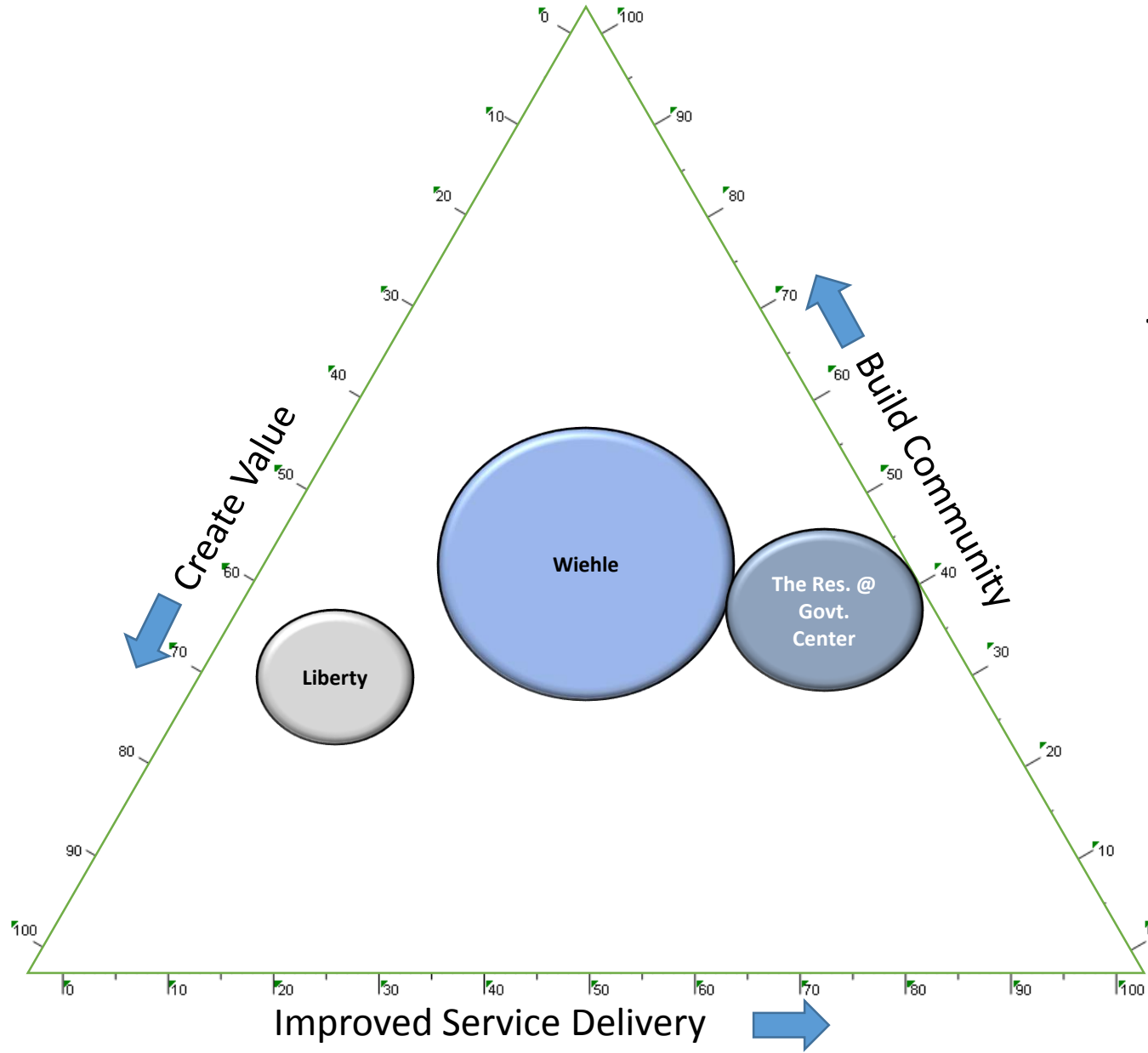


# Create Value

- **Wiehle Reston Station Mixed-Use Development**
  - Previously was a County operated Park-and-Ride station
  - 9 acres with a tax-exempt value of  $\approx$  \$9M
  - County improved property with 2,300+ parking garage for Metrorail, station landing, and additional transit services
  - Leasehold with private developer over parking garage
  - Value of leasehold in 2017 assessed at \$240M
    - One residential building leasing (506,000 sq.ft., 448 du)
    - One office building near occupancy (365,000 sq.ft.)
    - Retail onsite (15,000 sq.ft.)
  - Generated \$3.3M in General Fund Real Estate Taxes in 2017
  - Phased rent; currently \$1,933,430/annually
    - Escalated based on timing/construction up to \$2.9M



# P3 and JV Results for Fairfax



Creating value, building community, and improving service delivery are important elements of facilitating our future economic success.

Most projects will achieve all these primary goals to some extent





# Actions Tracker






Eta Davis

Economic Initiatives Coordinator

Office of County Executive

# Actions Tracker

- Economic Success Strategic Plan Check-in
- 6 Goals and 125 Actions Items total
- Each action item received one of the following statuses

Status Description	Status Symbol
Fairfax Fundamental- Fully incorporated in County business	Fairfax seal 
Clear path forward- Action is underway on this goal	Green circle 
Moderate progress- Regulatory, time, or resource impediments	Yellow circle 
Limited action- Regulatory, time, resource impediments, and/or not a current priority	Red circle 
No action- Action has not yet started on this initiative	White/blank 

# Questions?