

ePlans

Streamlining the development review process

With the expansion of its ePlans program, Fairfax County continues to enhance its development review process for improved customer service. Land Development Services now offers digital plan review for:

- Site plans.
- Minor site plans.
- New commercial structures.
- Commercial interior alterations.

Visit www.fairfaxcounty.gov and search "ePlans."

For questions about the ePlans process:

- 703-222-0801, #2, TTY 711
- LDSsePlans@fairfaxcounty.gov

IN-PERSON TUTORIALS FOR EPLANS

The county offers one-on-one help for customers with questions about ePlans.

When: Wednesdays, 8 to 10 a.m.

Where: Herrity Building, Suite 230, 12055 Government Center Parkway, Fairfax, Va.

Customers who do not have an ePlan in the system should bring a laptop with digital files ready for upload.



Q&A: RACHEL O'DWYER FLYNN, DEPUTY COUNTY EXECUTIVE

Flynn was recently named deputy county executive in Fairfax County, overseeing land-use-related departments. For a full bio, see page 2.

Q: What elements are key to a successful partnership between government and industry in the development review process?

A: Getting to yes. The public sector needs to help the private sector succeed. To do this, county leaders created the overall vision for Fairfax through our Comprehensive Plan, design guidelines and other efforts. They also adopted laws to ensure the health, safety and welfare of our community through building codes, the zoning ordinance, etc. As public servants, it is our job to work cooperatively with the private sector in implementing the county's vision and applying its codes and ordinances to ensure economic success and high quality of life for our citizens, businesses and visitors.



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Q: Fairfax is seeing a lot of redevelopment and revitalization of existing neighborhoods and commercial areas. What partnerships with the private sector is the county currently working on to guide this redevelopment?

A: A lot of work has been done to keep our Comprehensive Plan current and ensure that private development reflects the vision of the people of Fairfax. The number of investments made, since the creation of plans in Tysons, Reston and Merrifield, has been remarkable and is a tribute to the great partnerships we have forged with residents, the development community and businesses. We continue to ensure these ambitious plans are realized. The newest redevelopment area is Route 1, which will be based on the Embark Richmond Highway Plan. The county and commonwealth will do their part to build the infrastructure, and the private sector will do its part to build mixed-use developments along the corridor per the vision of the Plan.

Q: Technology is swiftly changing the development review process. What are the benefits and challenges of this transition?

A: The challenge is keeping up with the latest and greatest technology available. Implementing new technology is very costly and takes an arduous amount of staff time. The most relevant example is the Accela software we are currently working to implement. The benefits of the new software are speed and accuracy – in serving our customers.

Q: The county has decided to merge the Department of Planning and Zoning (DPZ) and the Office of Community Revitalization (OCR). What was the reason for this decision, and what do you see as the benefits of this merge?

A: Fred Selden, the Director of DPZ, will be retiring this summer – after a distinguished career of over 30 years with Fairfax County. This afforded us an opportunity to have Barbara Byron replace Fred and to merge her department, OCR, with DPZ. Having two very closely associated departments under one roof makes a lot of sense, coordination-wise and efficiency-wise. Every planning department I’ve overseen (Oakland, Richmond and Lynchburg) has had all of these functions in one department – so it was a smart move by the County Executive to merge the two.

Q: Fairfax competes with the surrounding jurisdictions for economic development opportunities. What is your initial impression of what makes Fairfax stand above the competition?

BIO: RACHEL O'DWYER FLYNN

On Jan. 22, the Board of Supervisors appointed Rachel O'Dwyer Flynn as deputy county executive in Fairfax County. Flynn will oversee the Department of Public Works and Environmental Services, the Department of Transportation, the Park Authority, the Department of Code Compliance, Land Development Services and a future agency that will combine the Department of Planning and Zoning and the Office of Community Revitalization.

Flynn has 35 years of experience in both private and public organizations as an architect, urban planner, director of planning/building/economic development and a real estate development executive. Her latest position was as the director of design management, planning and entitlements at Google, and from 2016-18, she was the vice president of FivePoint Communities.

Previously, Flynn served as the director of the Department of Planning and Building for the City of Oakland, Calif. from 2013-16; the director of planning for Otak International in Abu Dhabi from 2011-12; the director for the Department of Community Development for the City of Richmond from 2006-11; and the director of the Department of Community Planning and Development for the City of Lynchburg from 1998-2006.

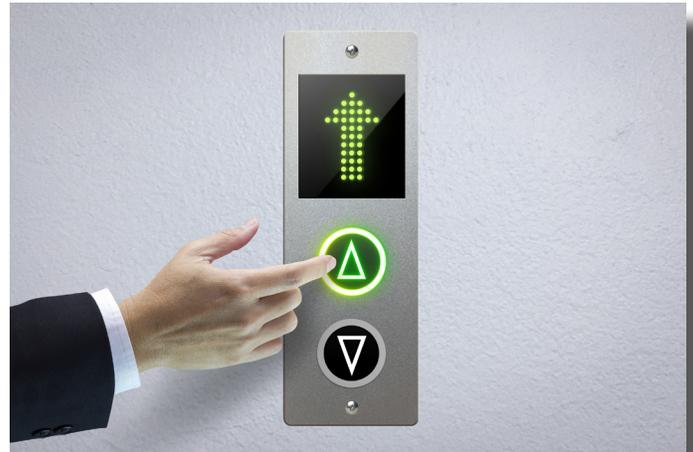
Flynn has led efforts to develop award-winning master plans and city-wide general plans throughout her career. She has been honored with numerous awards from civic and professional organizations for implementing successful and complex plans, progressive environmental initiatives and innovative GIS/technology programs.

Flynn holds a bachelor's in architecture and a master's in engineering management from Catholic University and a master's in public administration from Harvard University. She is a licensed architect and a member of the American Institute of Architects.

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FAIRFAX FOCUSES ON ELEVATOR, ESCALATOR SAFETY WITH NEW VENDOR

As part of Fairfax County's commitment to public safety and customer service, Land Development Services has streamlined and improved its elevator and escalator inspection and plan review processes. As of May 1, 2019, ATIS Elevator Inspections, LLC will take over the county contract to provide the inspections necessary for permitting of elevators, material hoists, wheelchair lifts, escalators and dumbwaiters in the county.



Important Notes:

- **Now Required:** The property owner or owner/agent must be present at the annual inspection.
- **Needed Information:** Please make sure that Fairfax County has the most up-to-date contact information for your building or residence (including the correct owner/agent information). Fairfax County is not responsible for late fees and other issues that may arise if you have not provided accurate contact information. To update your information, go to www.fairfaxcounty.gov/landdevelopment/elevators.
- **Payment Process:** Beginning with the new contract with ATIS, customers must pay all re-inspection and associated testing fees directly to Fairfax County before a re-inspection can be scheduled. The county will provide further details on payment options soon.
- **Process Change:** Fairfax County will move away from the Certificate of Compliance process in the coming months. To replace this process, we will link any items noted in your periodic (six-month) inspection to your annual inspection. If you have not addressed items from the periodic inspection during the intervening six months before your annual inspection, then your system will not pass the annual inspection, and thus will require a re-inspection with associated fees.

We thank you for your patience as we make these changes that will improve our customer service and inspection program. Stay tuned for more news about the Fairfax County elevator program as the transition to the new vendor continues. If you have any questions, call 703-631-5101.

NEXT PHASE OF PFM PROJECT UNDERWAY

In December 2018, the Board of Supervisors adopted amendments to the Public Facilities Manual (PFM) as a result of Phase 1 of the "PFM Flex Project," a Fairfax First Initiative to improve speed, consistency and predictability in the county's land development review process. **Phase 2 amendments focus on more complex PFM updates to add clarity, interactivity, adaptability, urban design and innovation.** The timeline includes a fast-track spring package and a winter package. The PFM Flexibility Project team will post Phase 2 draft amendments to the PFM Flexibility Project website ahead of public hearings. Go to www.fairfaxcounty.gov and search "PFM Flex."

Did You Know?

Shop drawings for fire protection systems, such as fire sprinkler systems and fire alarm systems, can be submitted any time after you apply for a building permit.

The Details: Shop drawings for fire protection systems, such as fire sprinkler systems and fire alarm systems, are required to be submitted for review and approval prior to system installation. Fairfax County's Office of the Fire Marshal, Engineering Plan Review Branch oversees this program.

Shop drawings can be submitted any time after you apply for a building permit. The building permit does not need to be approved prior to shop drawing submittal. While this practice has been in place for many years, it has come to our attention that this may not be well known or regularly practiced. Be aware that architectural changes made between application of shop drawings and issuance of a building permit could affect these drawings.

We recommend that applicants submit shop drawings as soon as possible after the building permit application has been submitted. This helps to ensure adequate time is available to receive a permit to begin construction of these critical life safety features. If you have any questions or need additional information, please contact John Walser at 703-246-4889.



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A: Fairfax County is a very stable and healthy community. We have a highly functioning and attentive Board of Supervisors as well as County Executive's Office, numerous county departments, and countless boards and commissions. We also have healthy indicators: low unemployment, crime and poverty. Our bond rating is excellent (AAA) and every year we have a balanced budget that addresses numerous public demands: high performing schools, quality infrastructure, efficient and effective public services, a variety of housing types and retail experiences and beautiful parks. And we've created vibrant places of density: Reston Town Center, Mosaic and Tysons – to name a few. For this reason, many people choose Fairfax as a place to reside, work and visit.

I would also add that getting Metro, Virginia Rail Express (VRE), and expanded County Connector routes has been incredibly important for the county – and makes us more competitive. I applaud those who worked tirelessly to make those systems a reality. It was not easy. Having multiple transportation options is critical for economic development – so we need to do even more – including the creation of more walkable neighborhoods. This is the way of the future. Younger generations are choosing to drive less (with many not even getting their drivers licenses), baby boomers are seeking walkable places to retire, and many employers are attracted to transit-friendly/walkable locations. The county was built on an automobile-dominated transportation system, but, going forward we can change that – for a cleaner environment, better health, vibrant placemaking, safe travel options for all modes and economic prosperity.