

SSPA Retrospective - All Survey Responses

Project Engagement

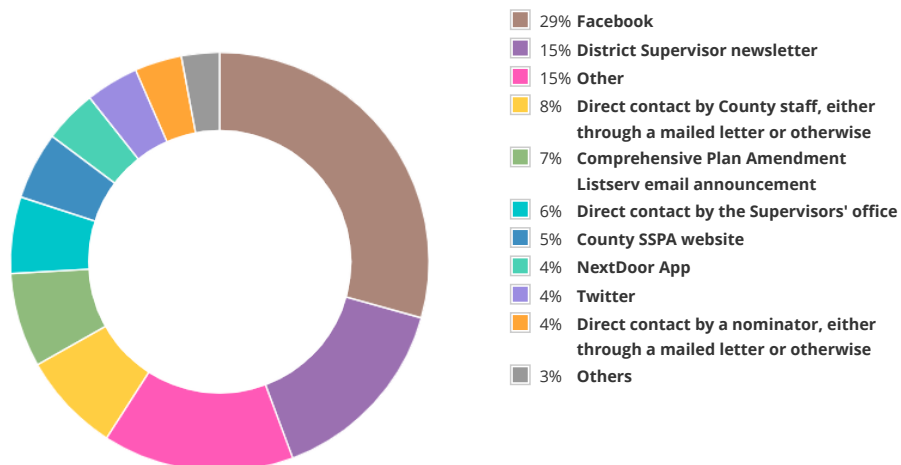
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
3,389	458	7,171	618

Which of the following roles describe your involvement in the SSPA process to date?
Multiple options may be selected.

46%	I have not been involved in the SSPA process to date	204 ✓
41%	Community participant	181 ✓
10%	SSPA Task Force Member	46 ✓
10%	Neighbor of Nominated Property	44 ✓
7%	Real Estate Industry Professional (Land Use Attorney, Developer, Planner, Architect, Engineer, Agent, Landlord, etc.)	31 ✓
4%	Other	18 ✓
3%	Property Owner of Nominated Property	14 ✓
2%	Member of a County Board, Authority, or Commission (BAC)	10 ✓
0%	Nominator	2 ✓
0%	Renter of Nominated Property	0 ✓

441 Respondents

How did you first hear about the SSPA process?



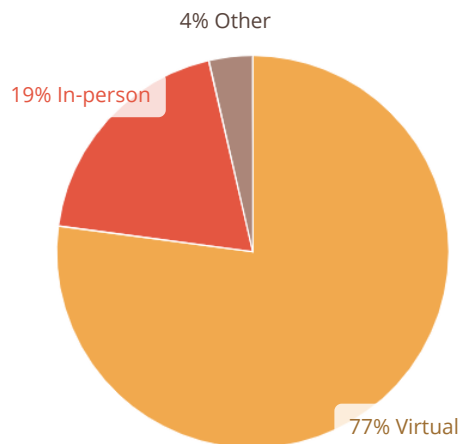
440 respondents

What are the most effective ways for you to hear about community planning efforts?
Multiple options may be selected.

42%	District Supervisor newsletter	182 ✓
36%	Direct contact by County staff, either through a mailed letter or otherwise	154 ✓
31%	Facebook	133 ✓
30%	News article (Such as Alexandria Living, WTOP, Connection, etc.)	127 ✓
27%	Comprehensive Plan Amendment Listserv email announcement	115 ✓
26%	Direct contact by the Supervisors' office	112 ✓
25%	NextDoor App	106 ✓
15%	Direct contact by a nominator, either through a mailed letter or otherwise	64 ✓
13%	County SSPA website	56 ✓
10%	Flyer or poster	45 ✓
9%	Twitter	38 ✓
5%	Other	20 ✓
2%	Youtube	7 ✓

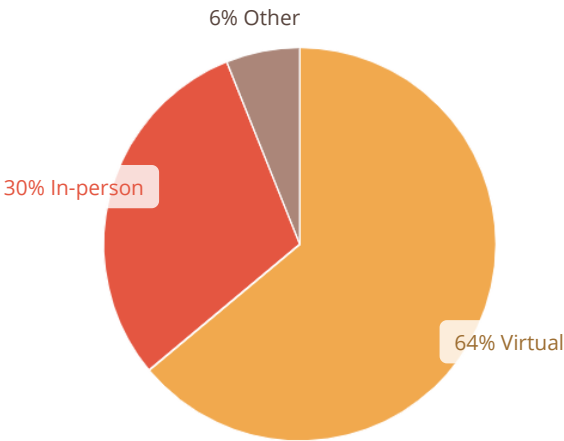
430 Respondents

At this point in time, do you prefer to engage in community planning efforts via in-person meetings, or virtually?



415 respondents

In the future, would you prefer to engage in community planning efforts via in-person meetings, or virtually?



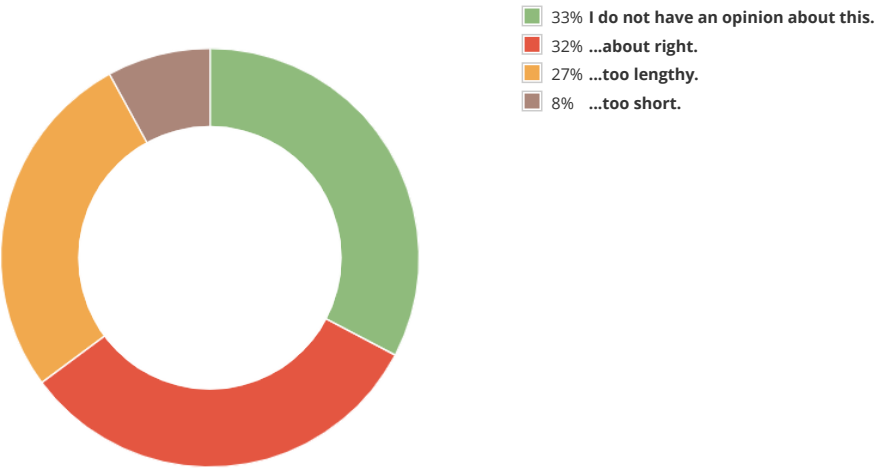
427 respondents

Select your top three engagement methods based on your preferences for community planning efforts. *Please select only 3 responses.*

61%	Attending community meetings targeted for residents living near the area being discussed	251 ✓
52%	Receiving regular email updates	214 ✓
41%	Taking online and physical community surveys	168 ✓
37%	Attending open houses and presentations to community groups on the process before the nomination period begins	152 ✓
26%	Attending open houses and presentations to community groups during the process	107 ✓
24%	Attending regularly scheduled (bi-weekly, monthly) Task force meetings (open to the public)	97 ✓
16%	Writing letters/emails to task force members, staff, the Planning Commission, and/or Board of Supervisors	66 ✓
10%	Testifying at Planning Commission and Board of Supervisors public hearings	40 ✓
1%	Other	5 ✓

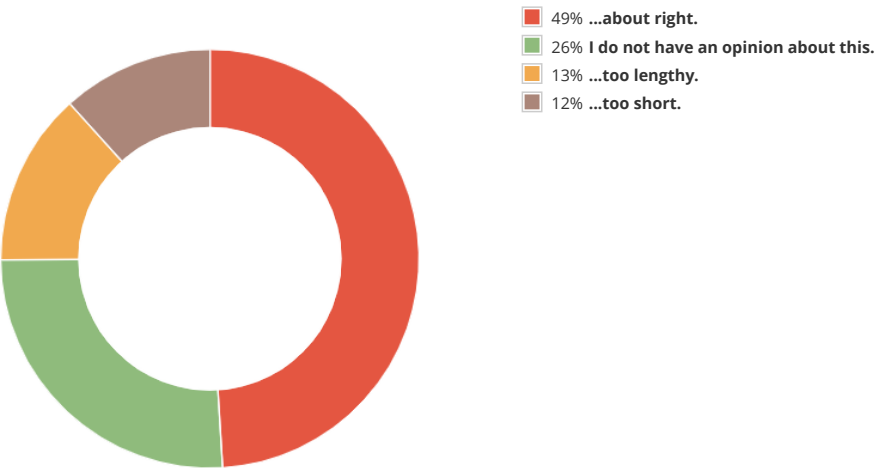
412 Respondents

Please provide your thoughts on the SSPA cycle's overall length.



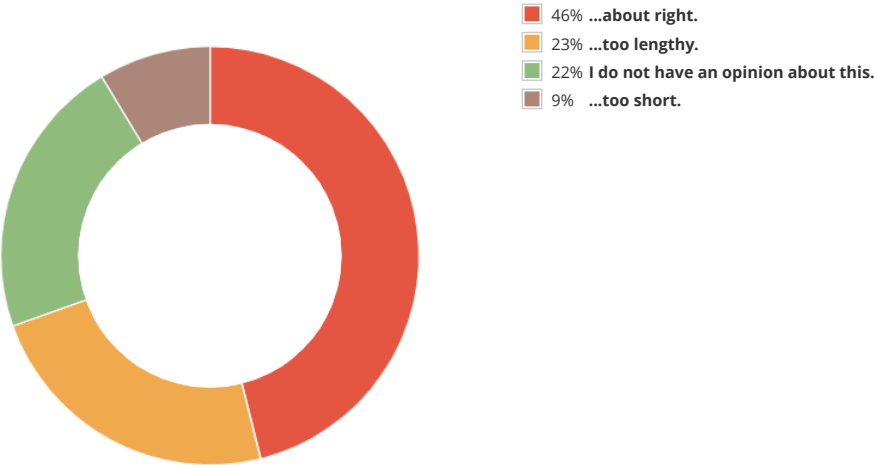
364 respondents

The first phase of the cycle, the nomination phase, consisted of a 3-month stage during which nominations are submitted to the County. Please provide your thoughts on the nomination period's length.



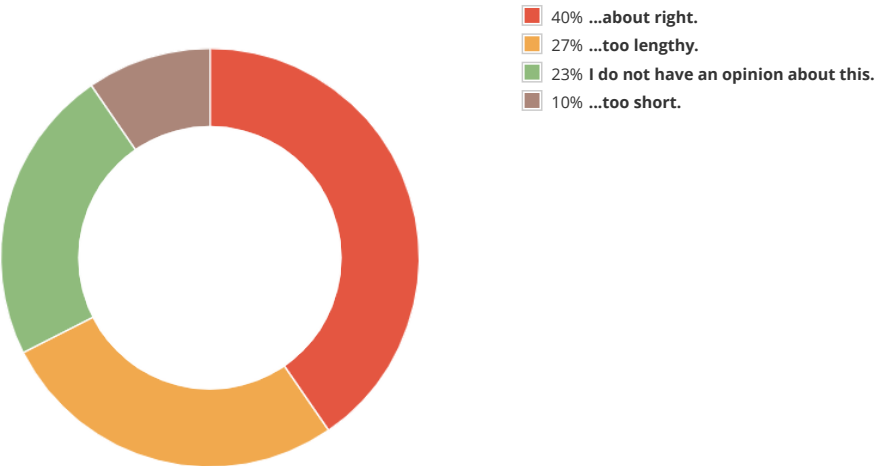
359 respondents

The second phase of the cycle, the screening phase, consisted of a 6-month stage during which the nominations are reviewed (screened) by staff, the task forces, the Planning Commission, and the Board of Supervisors for high-level policy issues, and results in certain nominations being added to the Comprehensive Plan Amendment Work Program for more detailed study. Please provide your thoughts on the screening phase's length.



358 respondents

The third phase of the cycle, the implementation phase, consisted of a 7-10+ month stage during which the nominations that were added to the Work Program are studied in detail for potential impacts, and were considered for adoption as potential plan amendments by staff, the task forces, the Planning Commission, and Board of Supervisors. Please provide your thoughts on the implementation phase's length.



354 respondents

Which of the following changes to the nomination criteria could result in clearer, more understandable, and better-developed nominations? Multiple options may be selected.

74%	Require community engagement before a nomination is submitted so that the community is more familiar with and can participate in the process in a more informed manner.	245 ✓
66%	Require a concept plan drawing that illustrates the proposed land use and site layout.	216 ✓
44%	Require a concurrent rezoning application or the commitment to submit one if an item moves forward to an actual amendment to the Comprehensive Plan so that the community has an additional level of detail and understanding of commitments to the proposed development as the amendment is reviewed.	146 ✓
42%	Require the written consent of the owner of the nominated property.	138 ✓
24%	Require a fee to submit a nomination to amend the comprehensive plan.	78 ✓
6%	Other	19 ✓
5%	Keep the existing criteria only.	15 ✓

329 Respondents

District Information. If you have been involved in SSPA to-date, in which district(s) were you involved? *Multiple options may be selected.*

27%	None	78 ✓
13%	Providence Supervisor District	38 ✓
13%	Lee Supervisor District	37 ✓
12%	Dranesville Supervisor District	35 ✓
11%	Mason Supervisor District	31 ✓
10%	Mount Vernon Supervisor District	28 ✓
9%	Hunter Mill Supervisor District	27 ✓
7%	Springfield Supervisor District	20 ✓
5%	Braddock Supervisor District	15 ✓
5%	Sully Supervisor District	13 ✓

286 Respondents

SSPA Retrospective Survey – All Survey Respondent Comments

In the comment box below, provide input on overall timeline of the cycle (Nomination Period, Screening Period, and Implementation Period) and how it affects your ability to participate.

1. My biggest concern with things being too long is that it's difficult for members of the public to even remember what's going on.
2. This site-specific process should be abolished completely in favor of periodic, wide area reviews of the comprehensive plan. The current process requires constant vigilance and engagement by the community, which is simply unsustainable even for the most diligent citizen given the wide variety of civic issues we face and the onslaught of paid advocates for site-specific changes.
3. Frankly, I don't see the purpose of the SSPA process. It appears to be no different from the current "regular" process for amending the Comprehensive Plan. A "nominator" is no different than a "applicant" who submits a Plan amendment. In fact, as a matter of planning, the staff is in a better position to conduct a review process based on the BOS goals and objectives and County policy.
4. just right, want the process to be thorough and fair
5. just right. want the process to open and fair and thorough
6. 7-10 month implementation period could be made more efficient and therefore, be reduced to approximately 6 months. This would be by adhering to a strict schedule with action items and due dates for each agency/actionee if this is not already done.
7. Too lengthy and do not typically look at the full impact of surrounding areas.
8. The lengthiness contributes to the difficulty in tracking what's going with a nomination. You engage, get your info, and move on, but decisions are made months or a year later. A lot of time and effort is required even of just an interested community member to follow a nomination through the whole process.
9. I'm fortunate to have a flexible work schedule, so the timeline is fine.
10. The overall review process, both in terms of its frequency and its length, is too long and not responsive to market and other changes. While I recognize there may be concerns about the workload for County Staff and what a more open-ended process might entail, that concern is outweighed by the need to have more frequent opportunities to propose changes. This is particularly true given the very detailed nature of the Comp Plan text affecting most of Fairfax

County. Absent greater flexibility, the SSPA process becomes less relevant as a true planning tool.

11. the whole process is cumbersome, takes too long, not enough oversight and mitigation of bully group influence. A total rework of the process is needed.
12. The screening period and implementation period are too long - a rolling admission period and review cycle may be more appropriate.
13. Nomination-2 months; Screening-2 months; Implementation-2 months. I think this can be a 6 months process at most.
14. If a parcel/area is only nominated once every 4 years, barring a significant change in circumstances, the entire timeline process is still too short.
15. The overall timeline is a sum of its phases and currently the process takes too long to complete. Solution is to reduce the time of each phase as much as possible rendering a more efficient process.
16. slightly more time to nominate may be beneficial
17. Efficient use of time is important - the applicant was always asking to speak at the TF meetings but they were not bringing new info to the table.
18. Staff gets overwhelmed especially with out-of-turn plan amendments that the BOS authorizes. The number of out-of-turn amendments should be limited (like 1) by the SSPA to force the BOS to choose wisely.
19. I think tightening up the timeline would help the community stay more engaged with giving input.
20. Specific citizen reaction should be solicited to nominations, especially as they can alter the character of existing neighborhoods. Why should one developer get to significantly change the character of a neighborhood made up of hundreds or thousands of residents, especially homeowners? In this area, investment in one's home is usually the largest investment a family will ever make.
21. I think it's good as-is.
22. The public needs to have input before the staff puts a lot of time and energy into options. It is hard to change their minds once they have been seeing the issue a certain way for months.
23. Each phase and the overall cycle is entirely too long. Participants become fatigued and the cycle does not keep up with rapidly changing economic and development trends and circumstances.
24. I am troubled by the term "implementation period." It seems a better title would be "Assessment and Decision-making Period." Not every nominated project will be deemed worthy of implementation.
25. I knew nothing about any of this. Residents who would be affected should be informed every step of the way

26. Screening period seemed a bit too long, and people were ready to jump right into the implementation/analysis phase. At times it felt like we were just spinning our wheels in the screening phase.
27. I think all of the phases are too short for adjacent and close neighboring landowners/taxpayers to participate. As well, I think the volume of broader based agenda items (beyond planning/zoning matters) are too many for the Fairfax County Planning Commission and Board of Supervisors to effectively and fully contemplate/evaluate.
28. It is too lengthy
29. Need to shorten process
30. Too long.
31. My concern is that SSPA nominations and deliberations do NOT fully reflect the adopted plan language for nearby properties. The hallmark of the plan has been the extent to which amendments fit into the adopted plan. The SSPA takes us back to the days of spot rezonings, which prompted the adoption of the overall plan.
32. It would be helpful if there was more community involvement with the nominators at the start of the process.
33. The lengthy process impacts interest level. Too many gaps between the release of information and Task Force meetings. Sometimes it appears the "process" is executed on the fly.
34. The community may well learn about the process long after it is underway. The timeline for an individual proposal should reflect the complexity of the proposal. The SSPA process timeline is acceptable for proposals that are non-controversial but entirely unacceptable for Nominations a developer hopes to slip by when the affected community is not looking. There should be an initial staff triage to identify Nominations that would deviate significantly from the uses contemplated in the Comprehensive Plan. The planning staff should make great efforts to make potentially affected communities fully aware of the proposed amendment. The Task Force should be foreclosed from considering any amendment that does not have the support of the surrounding affected communities. The fundamental problem is not necessarily the timeframe, but the lack of opportunity for meaningful community engagement. Better initial staff communication with potentially affected communities would be a welcome improvement, especially if it provided a means to remove objectional Nominations at the outset. If the SSPA process served as a means to gain approval of only non-controversial, community supported proposals, then --and only then --should the timeframes for consideration of Nominations be shortened.
35. NC

36. The third phase may 7-10+ months doesn't provide qualifiers. For example, 10 months for a land-use change such a re-zoning SFH to multi-unit dwellings is controversial and may impact more than one property. Key example, Alexandria City land use changes are changing zoning city-wide and input from residents was widely limited and didn't take into account reciprocal impacts to the community (impacts to classrooms, water/sewer line capacity, power grid capacity, impact on first responders capabilities, etc.)
37. No comment
38. If as a member of this task force, part of our job is to connect back to our civic or homeowner associations, the time between phases seems about right to inform, gather opinions from those communities and report back to task force (if necessary).
39. I am usually able to participate in all the meetings- especially since joining , ALL the meetings have been on a virtual platform. I think if meetings became in person again, my answer to this question would be different. I would be less likely to attend every meeting given I do not like to drive in the dark and would most likely need to car pool.
40. no additional comments
41. no additional comments.
42. non additional comments
43. none
44. I have no comments
45. The SSPA Process is an extremely important part of the community engagement process. Given its importance, I will make it a point to monitor and participate.
46. I'm in for as long as it takes - but please don't take too long to make these much needed changes. Like renaming Lee Jackson Mem Hwy. Makes me ill to use my address.
47. It extends over a long period of time but hopefully that helps to gather feedback
48. If I were being directly affected, I would want the implementation period to be a bit shorter, but I assume it might be lengthened because of weather conditions or for economic considerations.
49. None
50. Public hearing should begin earlier and there should be multiple public hearings to raise awareness and engagement
51. Looks good.
52. No comments
53. Nomination - 3 months, Screening - 6 months, Implementation - 6 months
54. In the area that may be affected they should be notified before anything starts.
55. It should start with notification to areas involved.

56. None.
57. Periods of time should be relative to the proposal. Some proposals are simple and can be expedited whereas others will require more study. Is there a way to 'fast track' the low hanging fruit?
58. When an owner wants to improve their property, they should be able to move quickly without too much government or outside interference. Rules should not be ever shifting and subject to those whose speak loudly without responsibility.
59. Na
60. Community involvement is crucial, Any changes must add to. not subtract from. the existing community style and design.
61. If too long, people will lose track of the process
62. If done virtually and with appropriate notification the entire process should be completed in one year.
63. Too many meetings and too much paperwork over an extended period of time, makes it difficult to maintain level of participation.
64. the nomination process could be shorter if quick easy to use templates could be used
65. about right; however, the time length is impacted by number of nominations
66. the problem for me is not the timeline It's that when I receive emails about applications through the county listserv, the subject lines are devoid of description. It's too cumbersome to open each and every one of those emails to figure out if it's a land use case that I should care about. Also the county website is impossible to navigate unless you know the right search words for what you're looking for
67. Virtual meetings are better
68. The publicizing of the cycle need to be happening at least a year in advance of the cycle beginning to raise public awareness of the time when nominations will be received so that the public has an opportunity to review the nominations and be informed prior to the end of the screen phase and the initial PC and BOS public hearings. As a member of the Braddock Land Use and Environment committee, I feel that I am more engaged than the average citizen, but even so, I didn't hear about the nominations for our district until there was less than a week left in the screening phase.
69. As someone whose community was directly impacted by a nomination under consideration, there was really no limit to how much time I was willing to invest in seeing an equitable outcome. So a year on the Task Force seemed worth it to me (although I did feel sorry for the staff!)
70. see above comments, please.

thank you

71. I know some studies can take a long time especially when one considers the realities. To me, a property owner ought to be able to submit at any time and know within a year if the proposal is acceptable or not.
72. N/A
73. they should all be as close to possible in terms of length; if a task can not be done in 90 days, then it needs to be subject to a more thorough review outside of this process
74. The process should not take more than one year. That should be the goal.
75. the overall timeline appears to be ok, but I have no experience to pull from.
76. I don't think there should be an SSPA process. All area landuse planning should be considered and revised as necessary on the regular Comprehensive Plan cycle. Also, at this stage in the county's growth, there are potential development zones that span districts. Further, meaningful traffic solutions usually span districts. We need to get to meaningful COUNTY LEVEL planning
77. The entire cycle seems too short. I understand people like to move ideas along, but it seems too short in order to involve all the appropriate stakeholders
78. With the busy lives and family demands in Fairfax County by the population interested in the well being of this community, you need to allow a lot of time for people to make time to review and focus on each step. You cannot expect people to drop everything and quickly focus on each step.
79. Again, it is finding the time to add this to busy personal and professional schedules.
80. Too much time involved and too many people. It is a waste of money.
81. Seems lengthy
82. Ok
83. I think it is ok. Emails are another great way to let the community know what is happening....maybe emails to presidents of associations, etc.
84. No opinion about this
85. Works fine
86. No problem in participating at the current time cycle
87. It's not clear from the info provided here how long the public input phase is. From the little contact I've had with public planning phase, it seems to be quite short.
88. With all of the nominations that were initially approved, the duration of the process was onerous for SSPA members
89. Seems very long for individuals who have other concerns in busy lives, but perhaps necessary for being thoroughly vetted. Developers might

run out time and money in waiting. Good volunteer job for experienced people of different professions, expertise. Very interesting.

90. I think it is satisfactory
91. Although the time frame seems about right people lose track of what was said/proposed over 19 months
92. nearly every single elements, it's always "strangers meeting strangers" except for few leaders who know each other. This issue can be better addressed via neighborhood community center & worthy faith based meetings with added meal element where "strangers" can get to meet and know each other as was done for "One Fairfax Initiative in 2010 time frame, where I attended every event relating to the One Fairfax Initiative with mostly all nearly "strangers" who spoke as leaders or others with specific expertise or knowledge relevant to "One Fairfax Initiative" .
93. More information is needed to provide informed responses to these survey questions.
94. Make visible nominated properties before they enter review through email or letter to our homes.
95. I think it's fine.
96. As long as there is constant communication, wrapping up the processes in 1.5 years per project is reasonable, prior to this engagement I have never heard of the SSPA process.
97. I have no idea where in the cycle my part of the county is.
98. N/A
99. Na
100. I think the process is good.
101. Participants need to be committed, not just involved. Go to the FxCo architectural review board meeting if you want to see efficiency.
102. Land use changes overall take too long and processes are practically designed to make it more expensive to build housing in Fairfax County.
103. Considering the army of people involved, who should theoretically be implementing "intelligent growth" and long range planning, concrete options to realize wanted/needed items should not take so long to implement.
104. If it is too short I often have conflicts that prevent my participation
105. I will be able to participate as long as I have the necessary information
106. The cycle of about 18 months is about right.
107. Perhaps all the cycles would have a range (based on size of proposed project). If a process takes too long, it may get lost in the mix of others.

108. I have not participated In this program before and so it is very difficult to give good feedback on this
109. The overall timeline seems to provide me adequate opportunity to participate as I see fit.
110. It was lengthy process to participate as a task force member but necessary to do proper research and have discussion necessary. In person is the only way to have the proper discussion. This can be augmented by zoom information meetings but virtual meetings should not consist of more that half of the process. It's never easy to participate in nightly meetings with work and family but necessary and face-to-face essential.
111. it's not the length of the cycle that is a problem as much as having information about which nominations will be reviewed and discussed when
112. Overall I think staff did a very good job with all of this under extremely challenging circumstances. There was a learning process as we adjusted to COVID and it got A LOT better. The process was too lengthy overall because there was a lot of delay in the early stages. I think this was more due to adjusting to the remote process. That should hopefully not happen again. One the process began in earnest with regular Zoom meetings, it worked remarkably well and I think improved public participation (which is not what people expected). I think with greater familiarity and practice this process will continue to improve. I think virtual is far superior to the old process.
113. The overall SSPA process is too long, especially the nomination window and the screening process. It would help to expedite the process by condensing the preliminary phases of the process.
114. Timeline is adequate
115. The announcements of the same need to reach every household involved.
116. I need to understand more about this process overall
117. Process allowed flexiblity for me to participate.
118. The nominations process is only as good as the public notification process. If residents don't know about this process, which is most often the case, the applicants mostly work with the county staff and little input ensues.
119. Nope
120. The shorter it is, the more difficult it is to educate citizens about the proposals, and alert them to the opportunities to comment. Unfortunately, the pressure is on to rush things through, streamline and speed up the process, grease the skids for the developers. The more that citizens can be ignored, the faster the train can speed through.

121. The timelines feel ok to me, but the timelines are irrelevant if that time isn't spent effectively reaching out to and engaging the diverse set of residents who are within the vicinity of a project. Again, One Fairfax is an important lens to use when making the best use of those months throughout the process.
122. While the individual timelines felt ok to me, when taken together, it's asking a lot to have residents staying up to date on the changing details and where they are in the broader process. Not everyone has this much time to give. In order to keep people engaged, there must be clarity of engagement and lots of reminders.
123. Process requires more promotion and advertisement
124. The screening phase is the phase where the community at large and the specific community in the neighborhood of the nomination should be informed and engaged. The length of the phase should be variable considering the number and complexity of the nominations and achievement of community engagement.
125. The study phase of the timeline has got to be longer, but more importantly, it has to be fair, and it has to vet the nomination with a broader lens to the possible impacts upstream, downstream, and around the nomination, and from all angles: traffic, infrastructure, nature, future viability, etc. We can no longer afford to proceed with myopia as we have done for decades; there simply isn't enough land left to Develop to be that careless.
126. The nominating organization should be encouraged to meet with the surrounding community to explain the rationale for the proposed change.
127. I think the quadriennial review of the entire county that the current process provides is just fine. A more frequent County wide review would be more taxing on the Community to prepare to participate actively. I believe the first step to initiating a more frequent County wide review should be a Community outreach to convince them of the value of doing so. Otherwise the more frequent review will be driven by staff and the Task Force members and there will be less community participation.
128. This is way too long to pick the committee to review changes.
129. The screening phase is key for citizen engagement. And with that, better outreach is needed. One cannot assume that silence is approval; most often, it is due to lack of information. It is as if the residents have to seek out the possibility that there is a plan change rather than a concerted attempt to inform the public.
130. The screening period takes up too much time. Recommend using standing land use committees with experienced community members to review in the future. Current set-up with inexperienced

community members requires too much time devoted to education and explanation of planning versus zoning.

131. This is my first consideration but the time frames seem appropriate. I would not want them extended.
132. Unless you are a citizen who pays attention to what the county planning and zoning office is doing all the time, you would never know about the ability to participate in nominating property or participating in the process. Supervisors are not required to let their constituents know about the process. Mason District supervisor does not alert citizens to this process before it starts and during the process. Her newsletters are filled with information that does not allow residents to know what's going on or how they can participate in land use processes. Even if she does mention an SSPA proposal in one of her newsletters there is no follow up or interest in letting constituents know how they can participate in what's going on in the district.
133. The cycle is too long and the public loses interest in the progress of a nomination
134. About right.
135. The process is a closed system. Examine each step....and public participation is restricted during the screening and implementation period. Appointed task force.....where is the openness for public participation...not until select persons identifies which nomination moves forward.
136. The longer it takes the better. Anything to keep you people from pushing your agenda
137. My vernon has large and small projects. We have been meeting for over a year. Some projects should not have been accepted by staff because no property owner was involved.
138. The overall length is a very demanding timeframe for volunteer participation, virtual makes it more possible, but a number of conflicts are possible over such a long period of time.
139. As resident I believe it is important that the SSPA process be structured to maximize community input both early and throughout the process. The timing of each phase should be structured to afford impacted residents ample time to review potential impacts and have opportunity to engage the county. Timing should increase in-step with the volume of nominations and/or the nature of the nominations.
140. No comment
141. I am very interested in defining an SSPA process that will permit maximum community engagement early and often throughout the cycle. I only heard about this survey through a neighbor.

In the comment box below, provide input on a potential change that would provide a more frequent, countywide cycle, and why this would or would not benefit you as a planning participant.

1. streamline everything and make the cycle shorter to less than a year
2. Aggregating multiple nominations and actively requesting feedback from a *random* selection of residents would increase feedback from people who aren't already actively engaged.
3. A more frequent cycle will be impossible for the average citizen working in a non-developer industry to track applications and engage with the County. This process should be slowed down and encompass wider areas (less than the whole county but not site-specific) so that the community can engage in discrete planning events, separate in time, and large enough to warrant attention in context of the full range of personal, social, and civic issues that we all face. The notion of making this process more rapid and localized is not consistent with the purpose of comprehensive planning and pushes it ever closer to being an extension of zoning and strictly for the benefit of developers.
4. It doesn't seem that the process length is the only problem. The lack of citizen engagement in the process is the problem. The County needs to try to make citizens more active by being more open and transparent especially at the staff report level. And to make citizens feel their opinions hold just as much weight as land developers and lobbyists. It is important for the public to feel that the County and it's staff have no special investment in the process but rather their role is to provide a healthy environment in which citizens can live and work.
5. Frequency doesn't matter. What matters is a well-thoughtout process beginning with a full staff analysis of the target area providing the assumptions made, the possible solutions to the given "problem", and conclusions drawn. In other words, the staff really needs to do its homework and significant baseline work up front, rather than feeding bits and pieces over the life of the process.
6. Wider advertisement and use of specifically set dates/times for meetings and reviews so that public and affected residents know and can plan for participation (e.g., second Tuesday of the month at time/location is the AAAA mtg, third Monday of the month at time/location is the BBBB mtg, etc.).
7. When considering one site should really look at the whole neighborhood impact.
8. Fewer meetings. Staff seem to do a fair job in sussing out incompatible nominations. Good nominations too often get bogged down in community feedback sessions, often by folks who are a vocal minority, who never want anything to change, and pedal fear about anything new.

9. I don't believe a more frequent cycle would benefit anyone. I would like to see a longer period for nomination submission.
10. need more time for initial phase, so everyone is made aware and why this is important
11. Having routine and more flexible opportunities to consider Plan amendments would help the County and property respond to market opportunities, rather than wait 4-5 years between SSPA cycles such that the opportunities are overtaken by events. One way to protect against property owners flooding the system with proposals that are not well thought-out or tie up limited resources is to provide a two-track system: Plan nominations that are accompanied by a concurrent zoning application could receive priority over proposals that offer only a Plan change. This could ensure that substantive, real proposals could move forward with appropriate detail, while ideas that are more theoretical and longer term would be considered on a different schedule as staff resources permit.
12. One of my main concerns is the loss of tree canopy. I am interested in if and how the planning process takes this into consideration and if it is soon enough to minimize the complete clearing of sites once a property owner decide to build on their property.
13. get rid of the bullies, listen to the residents and homeowners and less to out of town developers, and shorten the process to less than 2 months.
14. Given how large the County is and how massive a task it would be to keep the Comprehensive Plan perfectly up to date, it makes sense to provide a more frequent cycle to allow reconsideration of properties that may not have been on the County's radar.
15. My one issue is that the "public" has to include everyone at these meetings. For example, in a recent SSPA meeting, the session was rescheduled with one week's notice. My issue is that working professionals, in particular, cannot commit to newly rescheduled meetings on one week's notice. Notice has to be far in advance and should not be less than a month's worth of time.
16. Participating in the countywide cycle is exhausting to community participants and county staff and should not be done more frequently. If done more frequently, it becomes a process of community elimination rather than that of serious consideration of impacts and benefits.
17. slightly more time to nominate may be beneficial
18. A more frequent cycle would not be a benefit. We would probably end up with every RZ application having a Comp Plan application with it.
19. As stated, the number of authorized out of turn amendments should be severely limited.

20. The countywide cycle of every two years for either area of the county is good.
21. I might need to have specifically dedicated resources to expedite the process. Find opportunities to use technology to move things along.
22. It would NOT benefit me because it is already too hard to try to monitor nominated changes to the plan in my community.
23. A more frequent, countywide cycle may not allow enough time for all of the phases to be completed with due diligence in mind.
24. If the process were regulated such that times of hearings and input were the same every year and meetings were easily available and publicized that would probably help.
25. A more frequent, Countywide cycle is absolutely critical to the economic development and resilience of Fairfax County. This is especially important with respect to housing affordability and housing equity issues related to One Fairfax. As mentioned, the current process does not keep up with rapidly changing economic and development trends and circumstances. In addition, "aspirational" Plan changes that are unlikely to be realized are currently incentivized because applicants feel as though they must hit a window while they have a chance or else wait a long time.
26. I think people would be less likely to pay attention and participate if the cycle were more frequent. There would be a weariness factor that should be avoided.
27. I don't care about the cycle itself, I care about the fact that I had no idea it was happening.
28. Possibly condense the screening & implementation phase?
29. Generally, citizens/land owners/taxpayers are not aware of proposed changes until the process is already with the Planning Commission and/or Board of Supervisors. County Staff must do a better job in their outreach efforts and stop using "Survey Monkey" tools whereby individuals outside of our County can participate that can set the course on a land use issue. Planning Staff are also tone-deaf to the actual feedback they receive when it doesn't support "their agenda" as unelected defacto land use policy makers. Lastly, after a land use change is made and the land owner doesn't honor their commitments - County enforcement can be lax.
30. Make it agile
31. Too many steps to get things done. Certainly understand the need for accuracy but too much red tape. FX CO needs to streamline work methods so that I as a planning participant can benefit in the results sooner
32. The county's current plan amendment process is adequate, although thought should be given to shortening the time frame for amendments to the area plans.

33. Don't treat this as a stand-alone cyclic process. Perhaps, as a matter of regular business, the staff does a better job of understanding the Comprehensive Plan, analyzing it based on economic and other factors, and proposing amendments. Rather going through an unwieldy nomination process.
34. The cycle is not the fundamental problem. It may be appropriate for a proposal that is favored by the affected community. The problem is expediting a process for a developer to evade conforming to the Comprehensive Plan when the affected communities do not support the change. The SSPA process should not be available to consider a Nomination that cannot demonstrate substantial support from the impacted communities as a pre-requisite to consideration. Task Force members from unaffected communities should not be empowered to overturn the Comprehensive Plan over the objections of those who would suffer.

As a civic association president, I need to understand the proposal, communicate with my members, organize community meetings, develop a consensus, provide input to the staff, Task Force, Planning Commission and Board of Supervisors. This requires a great deal of effort over a relatively short period of time. Having successfully opposed an ill-conceived development proposal, my neighbors and I are not in favor of having to make this effort again and shortening the cycle would turn this into a war of attrition. As a taxpayer, I object to having use of county planning resources diverted to serving the needs of developers to circumvent the Comprehensive Plan. Shortening or consolidating the cycles would serve the interests of developers at the expense of those who are going to be negatively impacted by development that is contrary to the sound planning principles embodied in the Comprehensive Plan.

35. NC

36. N/A

37. The use of the word 'inclusion' for some reason is not inclusive at all. The best inclusive plan would be one that provided access to shopping and services, education to all of Fairfax Co. citizens, instead of requiring all of us to have cars.

38. I don't see how it would change my participation

39. A more frequent, countywide cycle would be fine provided that citizens have a voice that is heard throughout the process. A more frequent cycle as an attempt to shorten the timeline required would be unacceptable.

40. Could be helpful to move things along but we might miss things

41. I don't feel that I know enough to really comment on this. I do think the county is so big that I am not knowledgeable about areas far from

where I live in Hendon.

- 42. No comment
- 43. More iterative public engagement
- 44. No this is good.
- 45. I would prefer a shorter planning cycle.
- 46. Establish numerical goals for each step of the process, and assign one county staff member to see it through to the end. If county government has to control, then let it join in both responsibility for execution, and success in the outcome.
- 47. The cycle should not be more frequent because it takes far too many resources for both staff and committed community volunteers. Only developers and their attorneys would want to speed up this cycle.
- 48. Na
- 49. Absolutely not. The community is often "surprised" by actions not adequately advertised or presented for community comment. The timeline given is a minimum, not a maximum. It is important that the community retain faith and confidence in County staff. Don't do anything to erode this.
- 50. Better notification from Supervisor's office on nominations and timely electronic updates during screening and implementation periods.
- 51. na
- 52. public participation at hearings and presentations are important for public participation
- 53. x
- 54. Keep meetings virtual to ensure widest community engagement
- 55. More transparency from Fairfax County.
- 56. Please ensure that even if meetings are held in person, that a virtual options remains.
- 57. important to have community members able to submit recommendations prior to consideration and approval of final zoning/construction plans for new multi-purpose developments in the West Falls Church Area.
- 58. I do not advocate for a more frequent cycle, but also do not think that one off amendments should be the norm. I would rather see developers have to wait until the next cycle to have their proposals considered, but at the same time, proposals (and nominations) should be accepted on an ongoing basis. This would allow prioritization of proposals which fall into the upcoming North or South cycle while also reducing the rush to file for the off cycle proposals until the next cycle.
- 59. Although the process deals with one district at a time, the impact of one SSPA on neighboring districts does not seem to be very well

integrated. Especially in the realm of traffic. I wish I could think how better to accomplish this... a master plan for traffic?

60. As for me personally, a more frequent countywide cycle I think would mean less discussion and understanding of the nominations among both the Task Force members and the residents.

61. NA

62. Since it reduces cycle time, this is generally always a good thing.

63. If the BOS actually took in to consideration the citizens input and paid its employees equitable wages for the region they might be able to retain more of them. The county always seems to take input, but never follows what the citizens suggest for land usage, especially when it comes to keeping green spaces.

64. changes to the county plan should take place on a scale of every 10 years; this allows for true growth and change to happen and to show the true need for why the change is needed. Too much of the process focused on things that were very short in timeline instead of things that are 5-10 year objectives.

65. In order to better respond to changing market conditions, I believe the process should be revised to permit more frequent opportunities to change.

66. The ability for people to attend meetings virtually, could potentially speed up the process without losing the ability to keep the community informed and up to date.

67. as a planning participant, the ability to attend virtual meetings is key -- sometimes it would take me an hour to get to the district gov center - it was grueling. Traffic is a BIG DEAL. If virtual meetings are in the majority, then there can be in-person working sessions provided the virtual meetings are fully participatory. This would aid multi-District planning efforts and I believe create better outcomes for the county

68. No comment

69. No comment.

70. The county should be broken up into four separate counties. It is too large for the population size.

71. Progress is better shown in timely execution

72. No comment

73. Without out-of-turn possibilities, important opportunities could be lost.

74. Nothing to add

75. No idea

76. n/a

77. I would not allow nominations from Members of the Board of Supervisors

78. Many changes coming in this area in near future having to wait alternate years before presentation could jeopardize plans and

opportunities for specific projects, and frustrate opportunities and funding for them

79. I think the whole structure of the process needs to be changed. There should be one process for all proposed amendments to the plan. There should not be a way for out-of-turn amendments to zip through the process with relatively little scrutiny, while "in-turn" amendments get bogged down in a years-long process. If development opportunities which require a plan amendment present themselves they should be dealt with in a timely manner. They should not have to wait years for the beginning of a cycle to come around. But neither should they get expedited consideration by getting permission to go out-of-cycle. There should be a thorough process applied to all nominations, which process can be triggered when the nominations arise. This process should include a permanent community task force made up of members who understand the time commitment they are making and develop expertise over time. This will allow the task force members to be less dependent on DPD staff to guide them and therefore be more of a true reflection of community input.
80. I think the 3 -4 year cycle is adequate
81. Bullet point updates, quick read, on each item considered
82. I think it would be hard to be more frequent, public input takes too long for the process to be shorter.
83. Fairfax County's public engagement is lackluster compared to the neighboring jurisdictions such as Arlington County or City of Alexandria. Fairfax County needs to address their equity issues regarding public engagement, their seems to be a focus of notifying the wealthier parts about planning projects that don't impact their communities rather than notifying the communities that will be impacted. Overall, the public engagement process needs to be overhauled for SSPA, the cycle length is reasonable and on par with other neighboring jurisdictions and would benefit myself and others rather than finding out last minute about certain projects only to find out the site specific plan was approved by the BOS with no input from our community or residents.
84. Need more transparency.
85. N/A
86. A county wide view of planned projects would give participants a more wholistic view of what is envisioned beyond their immediate area of interest. I would argue that a county wide impact analysis should part of the approval process for all projects.
87. Na
88. None

89. Any meetings need to have a specific agenda and a duration to solve. Meeting to discuss excessively - is not a great use of time.
Commit to solve - not show up to discuss.
90. Considering the army of people involved, who should theoretically be implementing "intelligent growth" and long range planning, concrete options to realize wanted/needed items should not take so long to implement. nominations should also take into account how they will solve needs/wants to warrant support.
91. the constructing several hundred new structures now on the site of the Hidden Creek golf course
92. countywide is better in the sense that it would elicit more responses.
93. More frequent cycle could be beneficial to keep the process going and not lose momentum (how does this affect resubmissions?) as
As a planning participant, it seems to create more opportunities
94. I am fearful that shortening the process would allow developers to push through projects that would be harmful to the general public.
95. There should be email or virtual info updates (through district councils, like the PDC) to what has happened since the task force completed it's work and even potential future nominations. This would save time for those involved as those involved are often the same individuals. I cannot see the advantages to the community of a more frequent cycle. Many perceive developers always to have the advantage and what's to stop them from applying until approved?
96. the process should be quicker, but not necessarily done more frequently. This could be a real strain on staff resources.
97. I recognize the key question is how much capacity there is for staff to handle this process but I think it would be more helpful to have such processes running more frequently. I think there will also be more need as we emerge from the pandemic and people have to figure out how to reposition their properties.
98. I would be very much in favor of changes to the SSPA process that would allow proposed amendments to the Comprehensive Plan at any time on a rolling basis. Allowing proposals at any time, perhaps subject to some set of submission criteria, would allow developers (and the County) to better respond to market conditions and evaluate potential changes in a more timely manner, rather than having to wait for the SSPA cycle every 4-5 years. It also would allow County Staff and the community to focus more regular attention on area-wide planning studies without disruption by the time consuming SSPA process. In general, it should be easier for nominators with real/serious proposals to obtain a fair and appropriate review of a proposed change to the Comprehensive Plan to facilitate a specific development proposal. It might make sense to encourage or require a concurrent rezoning application for the project as a condition of

allowing a nomination for a Comprehensive Plan change at any time. In my experience, a concurrent Comp Plan amendment and rezoning provides many benefits for the County, the community, and the developer. The County knows it would be devoting staff time to a serious proposal. The community has the benefit of specific details and commitments for the project through the rezoning. The developer has the benefit of being able to obtain a fair and appropriately detailed review of the proposal without having to wait years for the SSPA window to be open. Overall, there is an opportunity to create a better process for all participants involved in the process.

99. I think that neighborhoods like HRA that were looked at during the 2017 process when they were in Providence should be excluded from review now that they've been slotted into Mason.
100. No comment
101. Disagree with a more frequent cycle. As it is, there is not enough consideration of community input.
102. AGAINST more frequent cycle. This wastes county staff resources and exhausts community volunteers.
103. My neighborhood is affected by North as well as South County SSPA cycles, as well as out-of-turn Comprehensive Plan amendments. It is too much. We would welcome a countywide cycle if the Board of Supervisors enacts an ordinance against out-of-turn Comprehensive Plan amendments.
104. This sounds like it benefits developers more than the community. Places a lot of burden on residents to keep up with proposed changes are a faster timeframe.
105. Splitting it up into north and south in different years at least allows a little more time to focus on the details or implications of something. If it is all blended into one big countywide thing, there is even less time for each case, and the pressure increases to just rush everything through, streamline, rubber stamp, inevitable approvals, ignore the irritating and annoying citizen comments that slow things down.
106. We have entered a phase in Fairfax County where, unless we want our kids to be paying for our carelessness, we need to slow down for a minute and get this right. We can no longer afford nominations that are in the abstract and pay no mind to broader impact. We can no longer afford nominations that'll 'work out the details' down the road. There are a lot of basic details that can easily be figured out with basic siting and basic common sense, and these can no longer get a pass. I see projects being passed because they are legally able to be passed, but they absolutely shouldn't be built and every professional around the table knows it. These projects might be viable

with more study and more honesty, common sense and compromise. The study period of a nomination MUST BE PROPERLY VETTED. Either that, or put a painful escrow in place for all the problems that'll arise down the road, to be paid by Developer. Maybe if you monetize the ripple effects of any project, you'll get closer to a proper nomination. Apparently, money is all that talks.

107. I am not convinced that a more frequent countywide cycle would benefit the community. I would like to hear why the County believes a more countywide review is necessary. In the current state of affairs, even after we are done with the pandemic, the community participation is insufficient and the county outreach is inadequate.
108. The two year cycle is OK, but 3 month for people to be nominated and 6 months for review should be compressed to 1 month and 2 months
109. It is unclear why a more frequent cycle is needed.
110. Allow for a countywide cycle every two years. This would allow for better reactions to changing market conditions or economic development opportunities. Additional submission criteria can be considered to further narrow the case load for staff.
111. I'm very busy with volunteer work and a more frequent cycle would make it hard to do good work on all.
112. Supervisors should be required to notify district residents at the start of the process and keep them updated at each step and meeting.
113. There is a tradeoff here. It is important to do the impact studies in a meaningful way so the more focused the studies the better. But that will mean that there you would probably have to hold onto applications until there are a group of applications in the same area or that would impact the same roadways and/or streams.
114. Have an open system. Provide opportunities for more public participation. First, public notice must be significantly improved. This did not work. Therefore, the process when being discussed by staff and supervisors must state that the public participation did not meet criteria required to consider the survey results as valid.
115. Yes abolish the SSPA and stop trying to control everyone's lives
116. Transparency is vital
117. It would be better to select a SSPA task force that is more representative of the district in terms of demographics, income, rent/own etc, including those not already engaged in homeowner or civic associations. More training and translations may be needed in the beginning. Also SSPA members should not have a financial interest in the outcomes. Since a year is a long commitment there could be a time when original members can bow out and new ones appointed with training. Or you might be more selective in choosing projects so

there are fewer to be considered. I think we gave adequate time to each project. There are likely to be more and more projects submitted in mt vernon and Lee as Embark progresses.

118. Not sure that I understand more frequent cycle; continual engagement into multiple cycles is not much easier than one long cycle.
119. I would prefer that these events do not happen more frequently as getting involved can take a considerable amount of citizens/residents time - (attending meetings, reviewing documents, etc.). I'd like to be aware, involved and engaged but would like to avoid a very high tempo of these events/cycles.
120. There should be more requirements for submitting the nomination, such as ensuring the nominator is working with the actual landowner. If a nominator submits a nomination, that nominator engages in effective community outreach.
121. It should be imperative that immediately proximate businesses and neighborhoods be contacted about nominations. I am aware of a business that was not contacted about a nomination on a property next door. Also, immediately nearby businesses and neighborhoods should have representation on the Task Forces reviewing nominations and those Task Force members should be selected by the affected business or neighborhood.
122. No comment
123. This is my first exposure to this process and it took a lot of self-education to figure out what it is used for and how it impacts our community and quality of life. Hold virtual sessions to educate constituents on what, how and why this process is important to residents of the county.
124. Need to eliminate "out-of-cycle" amendments in order for any of this to make sense.

The SSPA process is a four-year cycle that consisted of two, two-year parts - the "North" and "South" county Supervisor Districts. Each of the parts consists of three phases as shown in the graphic. In the comment box below, please provide your thoughts on the four-year cycle structure that moves every two years between the North and the South portions of the County.

1. The process should be streamlined. It shouldn't take this long. It should be a shorter cycle as well, no more than a year.
2. This process is completely stacked toward the developers who have budgets to track and promote specific positions. Comprehensive Planning at the site-specific level is contrary to the point of a

"comprehensive" plan and divides the community's limited resources to track these processes among multiple disparate applications, further diluting the public's ability to have influence and stay informed of the many different meetings and processes undertaken. The Task Force process used by the County is a farce by which the supervisors select individuals with self-interest in the outcome or are predisposed to arrive at the supervisors' preferred policy positions while simultaneously casting the groups as representative of the public at-large. At minimum, if the Task Force process is to continue, explicit steps should be taken to bring these under the purview of the State and Local Government Conflicts of Interest Act with additional County provisions to discipline or prosecute County Staff members who facilitate Task Force members advancing a COI.

3. I believe more information needs to be given to the community for input at the time of nomination. Also many citizens who may be interested in a nomination do not become aware of it until the process has begun. It is important that the community can have input to change or alter a decision well into the process. County staff need to be more open to input even after staff reports are written.
4. Concurrent cycles for both North and South portions of the county would ensure more timely and accurate project planning.
5. too long of a process
6. Because I've been through the process before and understand the complexities, it makes sense to alternate through the 4-year cycle, but it is confusing and hard to follow for most residents, especially over time. When decisions are made years prior and projects start long after decisions are made, it creates misunderstanding and friction in communities. Following projects during and after the process can be difficult too if you don't already know how to look for them under "SSPA" on the County site.
7. The Comprehensive Planning process is flawed in several respects especially in a process that although "comprehensive" is not a plan that provides for the protection of watersheds or the preservation of native ecosystems. The Comprehensive Plan is a plan for covering the land with more asphalt, concrete and buildings not preserving the natural environment. In the not too distant future Fairfax County will look more like Trenton New Jersey.
8. citizens need to have more background info on this and how it directly impacts individual citizens. It seems too abstract and complicated to really appreciate why it's important to pay attention to this process.

9. I would prefer to see advanced notice provided and the Nomination phase reduced from 3 to 2 months. Screening phase should be compressed to 120 days. Work program should be 6 to 9 months. This would shave 5 months from the overall duration.
10. I would limit the number of nominations, however, perhaps to no more than two per cycle. That may narrow the timeline, which is long for sustained community engagement.
11. When a community has spoken about and agreed on a site nomination which has gone through such a lengthy process, 2-4 years is too short a period to have it re-hashed over again. Quit tiring out communities over these nominations.
12. practical timeline
13. The SSPA provides guidance to the PC and BOS and its weakness is that these groups can summarily ignore it and the advice of experts and citizens as has been demonstrated by the refusal to adopt the Dulles Airport Noise Contour Maps even when MWAA, the FAA and other experts and citizens who live in the out-dated zones have pleaded for them to adopt the new maps.
14. I like the timeline.
15. Seems to me it should be more related to what is happening in the County. If there is a lot happening in the Southern part of the county, implementation should not be delayed to fit timeline.
16. All of the advantage seems to go to the developers who initiate the process and have paid consultants, lobbyists, and marketers. Residents are at a disadvantage because they are expected to learn about proposed changes and self organize to respond. Instead, affected residents should be informed by the County which should solicit their views before making changes to the Comprehensive Plan. The County default should be to stick to the Plan unless those residents affected by the proposed change favor it. In particular, the County should work to protect and preserve our remaining, dwindling green space.
17. The timeline sounds/looks appropriate.
18. It seems to work
19. I would like to see earlier notification of neighboring communities and earlier input from neighbors and other Reston residents.
20. Ok
21. If you have developed a group why does it take 6 months to "screen" the submissions
22. Process seems satisfactory
23. Way too long to attract real investment in Fairfax
24. No comment
25. The four-year cycle appears to benefit the staff by spreading the process over time. I assume this has more to do with staffing than

workload. Unfortunately, this stretching contributes to low public and Task Force participation due to waining interest.

26. Other than not understanding why north versus south (as opposed to some other dividing line), seems fine.

27. The process cycle is acceptable as it is now structured. However the process itself is flawed because it serves developers' needs at the expense of the community. Nominations should only be considered if the developer can provide compelling evidence of support from the surrounding neighborhoods, not adjacent properties but any neighborhood that would likely experience increased traffic, alteration of the environment or parkland, or change in density from that contemplated in the Comprehensive Plan. Task Force members appointed by the Supervisor are ill-equipped to make recommendations for neighborhoods about which they know nothing. The Comprehensive Plan is the product of careful study and planning but it can be too easily undermined by pro-development Supervisors appointing Task Force members who share their biases and do not represent or even take into account the views of those who would be affected by their actions. The SSPA is a backdoor way to undermine the objectives of comprehensive planning and ideally should be abolished. The process needs to be improved by making structural changes beyond the scope of this survey. The current SSPA process could be improved by requiring county staff and elected officials to provide early notice of applications to any potentially affected community and then facilitating community meetings to gather information prior to providing analysis and recommendations to the Task Force. The Task Force should be foreclosed from considering any Nomination that generates community opposition.

28. N C

29. too long

30. I think the structure itself is cumbersome, Personally I have often been felt no matter what the community wanted, whatever the agency presented was what was going to occur and usually does

31. It seems pretty clear with current BOS public input has little weight on decisions.

32. The voice of the community is EXTREMELY important in this process. I had previously been involved in a community outreach process where a wide majority of community members made it very clear what their wishes were and those voices were muted and the county went ahead and did what the developer wanted to the detriment of the neighborhood. This should NEVER be allowed to happen again.

33. Sounds good

34. Haven't heard of this before but it sounds OK.

35. No comment

36. Public engagement should be iterative, beginning before the submissions are received as an orientation
37. Public engagement should begin before the submissions are received. It should be structured as an iterative process, beginning with an orientation to the process and then building towards more meaningful engagement through public hearings and task force participation
38. Looks good.
39. This county changed too much to be on such a long cycle.
40. No comments
41. Public should be able to see the submissions received before they have been rejected by the task force.
42. Is there any way to do the north and south at the same time so the process only takes 2 years?
43. New process deserves a tryout - too early to gauge effectiveness yet.
44. no comment
45. Very lengthy process that requires a "significant" commitment of time on the part of interested citizens who might not have vested interest in the outcome. Is this really representative of the entire community if a large percentage of citizens can't devote the resources to following and participating in the SSPA process?
46. about correct
47. Looks good to me as it allows for community input. The task force should include groups from contiguous districts if they boarder another district..
48. The timing isn't as important as the quality of information provided to the task forces and public. That has been lacking
49. important that community homeowners have ample opportunity for input regarding pedestrian, bicyclist, and motorist safety improvements along Haycock Road.
50. Additional public hearings should be included during the Work Program Implementation Phase to allow the public to comment on changes to amendments. As currently set up, the public has a chance to comment on the screened nominations, but then not to comment again until the BOS and PC make their decisions. An opportunity to be engaged during the revision phase is essential to the public opinion being considered.
51. +1
52. I thought that the Task Force screening phase was too short. If this phase was longer I think both Task Force members and residents would have a better understanding of the issues involved with each nomination.
53. Since I am not privy to how the mentioned time frames for each step (graphic) was derived, it is hard to recommend how to "shorten" the process. But, I would be interested to hear what the effects of

shortening the process would mean to the eventual outcome. As a planner, like. you and your staff, and as an advocate from way back of community engagement I strongly support this process.. PS: In the early 1970 I was a key staff in Arlington Planning that initiated and supported such a process. Thank you

54. To me, the north south thing is confusing. I live in Mason District and I'm not even sure if I'm north or south. I can't imagine what in land use planning can be done every two years or skipped every two years, other than say updating an area plan. And ideally we should always to make the process for each site as short as practicable.
55. The county is so densely populated. I have found citizens with bicycles do not even utilize the multi-use trail that was built along Gunston Road. So building more of those trails will not be money well spent by this county.
56. The concept of an SSPA process is flawed. I think it promotes reactive nominations and hasty 'solutions'. Planning is supposed to be COMPREHENSIVE. FFXC is to the point where oftentimes a larger sphere of project influence needs to be considered. I believe SSPA encourages narrow thinking and dare I say: SPOT ZONING
57. The nomination phase seems quite short. Is there a reason this can't be done as a rolling process?
58. No comments- if this timeline works for all parties then makes sense.
59. No comment as I haven't been involved or given any thought to this.
60. Looks good for a general timeline/cycle
61. I don't even know what the purpose of this process is
62. It's a wonder anything ever gets approved with that process.
63. North and south seems very segmented and is very siloed
64. Ok
65. Out-of-turn amendments should be possible.
66. No opinion about this
67. Too many changes so cycle should be now 3 years instead of 4
68. Cycle should be changed to 3 years as things are happening at a faster pace
69. You have not provided enough information for me to comment on this.
70. I don't really understand what SSPA is, I just want to be aware of local politics and enjoy taking surveys :)
71. Seems very long for a development to proceed, but given people, reviews necessary for good decisions, not for me to say
72. As the chair of the Lee District SSPA Task Force, I believe the process is far too time-consuming and repetitive. This stands in stark contrast to the process for out-of-turn plan amendments which is far too streamlined. There needs to be a similar process for both types of proposed amendments, so that they all receive the attention they are

due without placing too much of a burden on the community members who volunteer to be part of the process.

- 73. I think it works well
- 74. I don't have enough info to have an opinion on this.
- 75. Sufficient process
- 76. It seems like a long time, but I suspect that many involved are private citizens or volunteers and cannot be expected to do more.
- 77. There should be stakeholder engagement prior to the nomination phase. More information about how many nominations are advanced should be provided.
- 78. Seems reasonable and realistic.
- 79. Process is not well-known by ordinary citizens. Few people know they can submit nominations or affect the process in any way. More active communication is necessary, not just posting things on Facebook or websites.
- 80. The four year process is a good timeframe. That said, the areas identified for consideration still result in spot planning. We need a better way to envision change in land use now that the county is "full".
- 81. Need to ensure there is enough time for community feedback
- 82. None
- 83. Overall, the current process allows enough time for community feedback and should be unchanged.
- 84. This process is much, much too slow. We need more efficient and less costly Government. The two sets of Task Force meetings are excessively long. Cut by 50% and get it down to a year. If they can't move faster, they're not suited for a task force.
- 85. Insufficient public solicitation. Needs to come out with tax bills of every sort, for instance. Nomination and Screening phases too short.
- 86. Prefer more time
- 87. The four year cycle is good. The way the land is selected is not. We are still doing spot planning and need to change the mind set on how we do planning now. The land is mainly in use. Now the question is how to transform this uniquely single use land to multi use like what we see with in European towns and cities. Food grown and delivered locally. Small businesses supplying products locally with e-commerce included (and workshops, small storage, and on-demand printing zoning allowed). We have very little "I" areas left. Where are we going to produce the new way of producing metal products? They will need smaller footprints, larger e-commerce support, etc.

Our premise and assumptions are now different. How we evolve is different. How we change...that will be hard.

- 88. Makes sense

89. Orderly plan for change
90. Seems logical, if publicized widely.
91. the process takes so long that people can forget about what is being proposed
92. It's not clear to me which off the two cycles the county is in at this time. Is it north or south county?
93. Pretty sure very few know about this.
94. I don't have a problem with the timing however the developers being reviewed in the case of the First Christian Church did not do an adequate job early on in connecting with the neighborhood. The county on the whole does a poor job of making residents fully aware of proposed plans well in advance and it is often felt that the neighborhood / taxpayer input is never seriously taken into account
95. Timeline is good to prevent anything being pushed through without community input - which happens with the Board of Supervisors. Most recently the transfer of Districts based on Census Data.
96. Most proposals seem to be site specific and based on a specific developer proposal. A four year cycle is not appropriate for such changes,
97. Current timeline and phases a reasonable and workable process.
98. No comment
99. There needs to be much more citizen engagement, rather than "streamlining" and rushing things through. The process seems to be increasingly slanted towards speeding things up and cutting the citizen input out of the discussion. There is not enough notice to neighbors that big changes are proposed. Doing things during the pandemic also cuts out the citizens, who cannot meet in groups and share ideas.
100. The most concerning part about the SSPA process is the lack of authentic and robust engagement of nearby residents. Along the Route 1 corridor, where I've had the most experience with this process, mobile home community residents and renters were too often excluded (either intentionally or unintentionally) from this process - and yet they should be an integral part of it.

Virtual meetings are great for those of us with computers and time. But to engage front line communities often affected by these projects, the County must get out of the office and get into communities. The County can do this most effectively through trusted community partners (e.g. United Community, faith communities). Meeting residents where they are is integral from an equity perspective. Furthermore, these renters are too often overlooked in terms of representation on the task force. Instead, these processes and task

forces are typically engaging the people who are already engaged. The One Fairfax policy must be a key focus for this process.

101. I think that despite how fast the world is moving, and despite how eager a Developer is to get their nomination approved, nevertheless it is imperative to take the time to get it right. Do not trade on our future, for the sake of expeditiousness. Especially now, with what we know about Climate Change, we should realize that our infrastructure was not built for it, and that our buildings have not had to take this into consideration in the past (100 years storms are now almost yearly, trees matter to our health, noise pollution and air pollution are real, invasives are ruining what nature we have left in the county, etc.). Development absolutely can and should happen, but it really looks patchwork and irresponsible from my, professional, experience.
102. Too slow to deal with changes in Community
103. At every 4 years, one may have barely recovered from one round when the next one is starting
104. The nominating period could be shorter. The screening process should be followed by staff impact studies (transportation, climate resilience, schools, police, fire, ...). There isn't much point holding Task Force Meetings until the staff reports are completed. The times I have been involved with the process there was a lot of waiting for staff reports.
105. Fine, as long as local impacted residents are given proper and fair consideration.
106. As proposed with the SSPA process, the process has extensive shortcomings. Based on the results found, this survey does not meet any standard for identifying that this survey should be considered valid. In doing surveys, the response rate should be a respected number, not something hovering under 1% returned.
107. The SSPA should be abolished. Whatever happened to private property rights.
108. More time for public input and review
109. The four year cycle structure seems suitable.
110. The time line is not problematic.
111. I would like the County to provide opportunities to learn about the Comprehensive Plan in general and within the context of the SSPA before the process starts. Increased community participation is necessary to insure with maximum participation and input. Surveys do not provide the numbers necessary to provide a true representation; this survey has 436 and there are 400k-500k households in the county. Publicing the process during other public meetings and articles would be very helpful

Let us know if you have any other thoughts on the current process or future improvements. 3,000 character limit

1. The Comprehensive Plan is supposed to make it harder for developers to change the direction of a community. The process should be broad-based, not site-specific, and it should be difficult to change. The County continues to try to circumvent the protections this process is meant to provide by catering to developer's interests at the complete expense of the broader public. Please terminate this process completely and move to less frequent and broader-based reviews.
2. As a SSPA Task Force member, I feel that my time has been wasted, especially regarding the Van Dorn TSA. To gain full functionality of the TSA, the County (and VDOT) must first determine if a pedestrian and/or vehicular I495 overpass is feasible given the space available and make a commitment to get it done. Also recognize that full use of the TSA is dependent upon Van Dorn Station platform access without encroaching on City of Alexandria land. If no access can be gained, then the TSA is an island and might as well be left the way it is currently.
3. Wider and more frequent advertisement of planning changes/updates/participation requests for the general county population... Provide strategic as well as tactical steps and planning to provide not only the current activities, but on the overall plan. This has been done in a few cases (e.g., Richmond Highway corridor improvements/planning), but could be done more extensively. Thank you.
4. In the past, I haven't been able to view who is selected for a given Task Force. Maybe Supervisors or the Task Force don't want their names on the County website, but it seems odd that it isn't public, or easily available.
5. increase awareness of what the SSPA is and why it is important to citizens--help people understand the implications of the process. Right now, it feels too removed from average people and decreases interest and attention to the process. Do a better job laying the groundwork before jumping into the timeline
6. increase awareness of what the SSPA is and why it is important to citizens--help people understand the implications of the process. Right now, it feels too removed from average people and decreases interest and attention to the process. Do a better job laying the groundwork bef...See More

7. I'm just curious about the specific aspect of minimizing loss of tree canopy-- how does the process currently address this and should it be improved to better address this going forward, in both residential and commercial property developments.
8. the process is not resident friendly
9. Properties that have concurrent rezoning/CDP/FDP applications with their SSPA nomination should be accepted on a rolling basis and reviewed on the merits of the proposal.
10. It is important that the participants in the SSPA process understand the ultimate goal of the nominee. One nomination was put forth where the owner/nominee only had an interest in monetizing the property and realizing a higher takeout on it from adding density to the site (the aim of the nomination). This means the nominee does not have a long-term commitment to the property, will not bear the buildout costs borne by the neighborhood (e.g., utilities, schools, public transportation) from the nomination, and does not care a whit about the consequences of this nomination once codified in the Comp Plan.

I feel the nominee's intention and plans for the site are material in the SSPA discussions.

11. The current process is not well advertised for affected community participation. Greater outreach is necessary, including district-wide community groups and broadcasts via the chairman's and local supervisor's newsletters, listserv dpz and individual community group email announcements, which would allow greater participation and less community surprise to plan changes. Under no circumstance should there only be virtual participation nor accelerated review because of a covid-like situation. Replanning should be done through a very open process of in-person meetings with virtual options. Board adoption of changes should wait until after any pandemic-like situation has abated and in-person meetings and commenting may proceed safely.
12. n/a
13. We are told that we are looking at a Comprehensive Plan Amendment - but what we end up with is not comprehensive - it's site specific. Many times the community involved has questions that go beyond the application but they are not allowed to follow up on those questions.
14. The timeline needs to reflect that the public has opportunity to comment during the Planning Commission and BOS approvals.
15. We feel our communities are changing too dramatically and too rapidly without much say from constituents.
16. N/A

17. One of the issues is that the Comprehensive Plan is far too site specific compared to other localities. Most localities, such as Arlington or Fairfax City have a General Land Use Plan with some more specific master plans for specific areas. I wouldn't expect Fairfax County to get rid of its current plan, but there might be an avenue to create more reasonable flexibility for uses that are not specifically enumerated. An example would be the Performance Criteria for Optimal Uses that is within the Dulles Suburban Center Plan. A Countywide version could create more flexibility and ultimately remove the need for as many site specific Plan changes.
18. Up dating the comp plan is nice however, what comes next is a too lengthy process to actually get the plans the citizens approved to actually get built.
19. Reston is special, and any changes considered to existing open space should be given wide community publicity before any decisions are made. Any plans to rezone our open space will change the basic character of this historic community and therefore should be considered by everyone, not just some committee I've never even heard of.
20. I think it is a great process to get more community members involved to learn about the land use/planning/entitlements process, and how much impact they can really have on decisions about what is built, but there needs to be a more concerted effort to reach historically less-engaged citizen groups/interest groups. This should include more basic language in outreach materials/high level explanations, and better efforts to make these meetings accessible in other languages. Plus, it would help greatly if the nominator gains consent from the property owner in making a nomination, and it should be required to notify surrounding property owners AND RENTERS.
21. Citizens/Residential Landowners/Taxpayers are tired of seeing "Site-Specific Plan Amendments" that generally would create more housing density in our communities with increased traffic and other negative fallout to the corresponding areas. As well, when the County approves such projects, they don't build more roads, schools, and provide other necessary infrastructure for the impacted areas of existing businesses/residents. The approved and proposed development near the Toll Road in Reston is a perfect example. We also think the concept of "One Fairfax" in the context of land use issues is truly just about low income people instead of it really serving a majority of County citizens/landowners/taxpayers. We don't want County low-income housing or transitional housing (homeless/substance abusers) magically appearing in our residential neighborhoods because of a rapid SSPA process. Many of us have children and we want them to be safe and protected. Honestly, the SSPA process is almost

ceremonial/pre-ordained as the County Staff, Planning Commission, and Board of Supervisors always do what they want to do regardless of the actual public input. In the end, we all know it is about creating less work for County Staff (that should be done) and to increase fee/tax revenue for the County by approving high-density projects that no one living here wants. SSPA is at the core of Fairfax County's "One Fairfax" scheme that is really about "Social Justice" objectives because there is really little land to build on now to collect more property tax revenue to fund all the Socialist projects of the County leadership. For example, the approval of the land to build high-density housing just north of the Dulles International Airport that was already deemed (in the past) not adequate for new housing. We are a highly educated community and observe all of this and know what is happening here. And, it's not good for a majority of residents!!!!

22. Would just be interested to know how this is connected to other county plans such as the new strategic plan.
23. We cannot abuse the rights of property owners thru this process. A 4 year delay in using property just makes Fairfax property more expensive, not more valuable.
24. Plan amendments are NOT rezonings. They should NOT be considered under the gun of a potential rezoning. Conformance with the plan for nearby properties can be lost without adequate overall review. Planning takes into consideration of nearby properties. Zoning is site specific.
25. Based on my participation as a Task Force member, I see little value in a separate SSPA Plan amendment process.
26. There are a number of structural flaws in the SSPA process. (1) The Nomination papers can contain representations for which there is no evidentiary support and/or sufficient specific information and drawings to address reasonably foreseeable adverse impacts on traffic, the environment including storm water drainage, loss of mature tree cover, and degradation of adjacent parklands, and the impact of increased density on delivery of public services such as schools and police and the attendant costs to affected taxpayers. (2) There is no requirement for a Nominator to inform and actively engage with the potentially affected communities. (3) The SSPA process should not be available unless the Nominator can provide verifiable evidence that affected communities (to be defined by planning staff to include a reasonably defined number of communities within the Comprehensive Plan's description of the nearby potentially affected communities) do not object to the proposal. (4) Require that Task Force members are drawn from all geographic areas of the magisterial district, have the requisite qualifications to serve, and do not derive personal benefit directly or indirectly from a developer. Supervisors should be required

to make their selection process transparent. (5) Require a unanimous Task Force vote to reject the planning staff recommendation or to recommend placing a Nomination on the Work Program if there is meaningful community opposition. (6) Require

27. Continued: (6) Require public meetings and suspend the SSPA process if public meetings cannot be held. The Covid-related prohibitions on group gatherings made it difficult for affected citizens to organize and communicate their views and use of "remote" technologies is no substitute in a process that already unduly favors developers seeking to circumvent compliance with the Comprehensive Plan. (7) There should be a cost/benefit analysis for the required public infrastructure in conjunction with the application. If submitted by the Nominator, it should be independently validated by appropriate County personnel and subject to public scrutiny. The citizen Task Force should fully understand both the planning staff costs to study a Nomination and the likely costs to taxpayers to subsidize development that increases density, particularly in residential areas. (8) If nothing else, require that HOA and Civic Association leaders and any individual who requests to be notified in potentially affected communities are provided with all the information they need to assess a Nomination, preferably beginning with any initial communication between staff and the potential Nominator or its professional representatives. The information should be sufficiently detailed to understand what the Nominator/developer actually intends to construct with supporting documentation establishing the feasibility and costs for publicly funded infrastructure improvements associated with the proposal. Staff should be authorized to reject an application which is deficient. Study costs should be borne by the Nominator and not by taxpayers.

28. Not at this time

29. I find that the Fairfax County staff providing technical webinar assistance to individual members and the Chair is responsive, patient and very helpful.

30. None

31. PLEASE continue to endeavor to provide venues for the community to have a voice in the process and LISTEN to these voices. The perception is that the County patronizes her citizens by going through the process but already has the outcome in sight. This perception is going to take some work by the County to repair.

32. Keep us informed and engaged.

33. Would like to see drawings and drawings that actually live up to the process. And please save the native plants
34. For the last section, I would have assumed all those steps were to be taken. If not, then there is really a problem! My main concern is environmental impact, especially when tree cover is removed and when noise and traffic levels are increased near residential areas. I absolutely want the people living near the property under review to have a say in what happens!
35. None
36. Zoning signs a very difficult to read or find online. I drive by and see the yellow notice but can not read it while driving. This is not a modern way, especially with so many construction and zoning projects going on at one time.
37. Give the land back to indigenous groups and also focus on helping nature heal over developing on the land.
38. There is not nearly enough community engagement.
39. Require a set aside for parks and green space. Grass is not green space. Green space is trees, bushes, and other landscape where birds and animals can safely live without being hit by cars.
40. Those who answer this will be those like me who have served on a panel and saw too much citizen involvement and lack of responsibility. Others will be those who like to get into other people's business with opinions often personal and absent professional experience.
41. Na
42. Every four years between north and south county seems like a long time given the variations in the county with the more urban, denser, districts such as Mason.
43. The "rules of the game" prevented at least one compromise that was favored by the Task Force from being permitted to move forward. These esoteric rules, set by staff, are not helpful to the citizens or the process.
44. very important for community input for selecting committee members. During the previous APR committee members appointed by the supervisor.....outcome of the decisions for the committee could be identified by who was appointed as members.
45. Too often, citizens don't find out about a proposed change in their vicinity until after the horse has left the barn. It's a function of (a) the size/complexity of our county, such that it is impossible to keep up with changes, and (b) county or FCPS doing the least amount of outreach possible in some cases. I've witnessed as the county has sought to use the 2232 waiver to avoid having to take a matter to the PC, for example. That means no public hearing. I've also witnessed as the

county has disregarded its own comp plan when it is expedient to do so. What is the value of a comp plan if it is so easily disregarded?

46. 1. notice to community within radius of 1/2 mile, or larger depending on size of nomination, from borders of nomination . notice should go out by first class mail to all residents and addresses .
2. Re task force procedures and schedule, paperwork should be provided to members at least 5 days prior to meetings and final meeting should be set aside for discussion and voting only.
47. Ensure task force participants understand the County's code of ethics applies to them. During public comment periods require speakers to disclose their financial or employment ties to the projects developers or any other potential conflict of interests
48. Maintain a virtual option for "attending" meetings
49. Insufficient community involvement. Process used to confirm predetermined outcomes rather than to involve the community.
50. Developers should not have the upper hand in proceedings. Integrity matters!
51. People need to disclose their relationships to developers when they speak.
52. Please do more community outreach!
53. Increasing the quality of the nominations: Not sure how to achieve that but think improvements should be made. I don't know how a Fairview Park nomination that included drawings that obliterated several buildings (and the pool) in my Carr at New Providence community ever passed muster. All very well for the nominator to say "it was a student exercise" but the County never kicked it back for revision and actually chose to consider it. A little better scrutiny would have been useful.

Making best use of the community and staff's resources: The staff invested a lot of time in the Inova/Fairview Park SSPA, probably far more than expected. My one comment has to do with the amount spent on traffic studies and environmental impacts. I don't think the traffic information was particularly reliable or useful — I say that because previous studies have yielded what we have now, which is hardly ideal. I imagine these studies were also expensive. And the presentation of such was also more than a little combative, in my view. As for environmental impact, a more concerted effort to take climate change into consideration is absolutely essential.

Balancing site-specific amendments with other types of planning studies: Having an overview of where the SSPA being considered fits into areawide/countywide amendments seems not just useful but also necessary. We did get area-wide input on parks but not really on

schools, housing or transportation. Of course, that modification to the process would widen the scope and take more time and resources. But surely it must result in better planning? Or maybe there's an interim step, where the SSPA Task Force recommendations (draft language) gets a review from a County- or area-wide body before being finalized by the Task Force and submitted to the Board of Supervisors.

54. As a Task Force member, I thought that the Task Force leader and the County Staff for our task force did an excellent job in their roles.

55. It's my observation that the schools system needs to do a better job in comprehensive planning so when they propose a bond they've already done their research and can incorporate findings into the bond amount (like to see if underground parking or other onsite parking solution is needed, so it's in the bond). And we need to do better job addressing comprehensive impacts instead of a property owner by owner perspective.

56. As long as the County follows through with what their surveys result in. Too often it seems county residents are just told "this will be happening" without any say in the land usage. Building more parks and trails but not hiring more park employees to maintain them, or police to patrol them, and firefighters for the countless emergencies that happen in these public spaces. There are priorities in Fairfax County that are being overlooked for the sake of appearing to care about green spaces and parks.

57. The largest goal of the SSPA is to identify areas where the current plan is wrong or needs modification. This should not act as a way to get a zoning change added when the plan is about bigger goals and impacts. Several projects that were denied in this program likely should have been approved if the SSPA focused on 5-10-20 year goals of the overall county and tied that with redevelopment as needed in some areas. Namely, the gas station/public storage project, is exactly a once in a lifetime project to add new/modern storage in an area that shows a clear demand, but by placing a major restriction to consolidation of gas station property it does not actually adhere to the commitment of the county to offer equal services for all residents within reasonable distances.

58. The survey appears to focus on the length of time of the process. I also believe improvements to the process needs to include requirements for more direct contact with the local community earlier in the process. Current County minimum notification result in the community hearing about things that are too late in the process when numerous decisions have already been made.

59. Based on my limited experience with a comprehensive plan amendment, I felt that it was overly influenced/shaped by the developers and their sponsors making it more challenging to make

neighborhood voices heard. This may not be representative of other plan amendment processes.

60. The County needs to find a way to make sure the citizens and homeowners in the community that will be impacted know what is going on. In our community, the Supervisor is of no help in communicating these types of things to us. In many ways, posting sign and notices may get the most attention given how many people routinely walk for exercise or take their dogs for walks. You really notice the signs and posters when you walk.

61. None

62. It is critical for the integrity of the process that all speaking participants ensure they give FULL disclosure of any and all personal or professional financial interest or connections to any project discussed to ensure honesty and lack of bias in communications.

All meetings should include virtual telecom/video participation options, widely promoted, in order to improve access and participation in the community.

63. The current process is flawed because it requires property owner buy-in. Additionally, staff is too autocratic.

64. People sitting on the SSPA committee, presenting proposals and/or speaking at the meetings or otherwise participating in the process should be required to disclose any kind of financial or personal interest in the project under the discussion.

Permanently retain the virtual attendance option for all meetings.

65. n/a

66. The County needs to institutionalize virtual meetings, not just during an emergency.

67. The Comprehensive Plan is complicated, involving site-specific provisions, as well as more general provisions. I'm not sure how well it is understood. It seems to me public participation will be more effective as understanding increases. Understanding comes with experience. This is why I think a permanent task force that accumulates knowledge and experience over the years (and meeting only when necessary to consider active nominations--not necessarily on a regular basis) can do a more effective job than an ad hoc group that starts from scratch every few years. Obviously, the membership would have to change over time, but the institutional knowledge can be passed down from member to member. The members would have to be chosen with an eye on making sure they are representative of the larger community to the extent possible.

Efforts should be made to focus the comprehensive plan amendment process on the needs of the community. The process now seems to

be driven by developers. I suppose to a large extent this is inevitable, but a more experienced and knowledgeable task force can help swing the balance back towards the needs of the community.

68.na

69.None

70.Issue of Affordable Housing Development (AHP) Small Projects (typically 60 to 70 2 BD Units with Modular Construction protocol is successful in many communities in USA. At Fairfax County, such small AHPs can be encouraging independent cities or towns sucadjacent to Fairfax County such as Fairfax City, Falls Church, Vlenna, and Herndon, VA as example. Ownership for such small project can be a worthy non-profit or a faith based organization as is encouraged by recent legislation and HUD.GOV federal agency execution. What's missing is "lack of knowledge" at the city council level, that to get such small AHP in their jurisdiction, a "land grant" for a suitable site need to be acquired and made by the respective town council. For example, I am aware of such "vacant properties" suitable for small AHP, have been vacant for 10 years or more at Fairfax City, Falls Church, and Gainsville, VA (PWC). Since "small AHP" encouragement does not exist currently at the County Board of Supervisor level , these possible small AHPs never goes forward and everyone are losers, County of Fairfax, respective small towns such as Gainsville, VA (PWC), Fairfax City, and Falls Church , VA. Example:Fairfax City Twin YouthBuild (FCT_YB) - Preview Our Success Models 2022+

<https://photos.app.goo.gl/xMXYaa2KZkt6MnCe9>

71.Thanks for making this approach available to us.

72.NA

73.Evaluate the public engagement process.

74.No other comments

75.N/A

76.NA

77.None

78.Short, short, and short. We need to be more efficient and less consuming of time...

79.Fairfax County makes it too expensive to build housing, and long approval times to change land use are a significant factor.

80.Too many items get approved without the "bigger picture" being involved, like the CVS at International Dr and Rt7. How did Mitre expansion and the Capital One complex get approved without a metro parking lot being put in? How does McLean soccer get a \$1.4M overhaul at Spring Hill but other existing parks barely get the grass cut or new trees planted??? There is MUCH more transparency needed especially where public lands and tax dollar are being used.

81. I am not in favor of any changes in the process that would permit developers to override the desires of the affected communities. In Reston, developers are constantly probing "weak spots" in processes to enable them to take open space for development. Owners of the two golf courses are prime examples of "bad" developers. I am opposed to any changes in the comprehensive plan that would open the door for them to build on the golf courses.
82. Every household should be notified of any attempts to change the comprehensive plan!
83. the county should not be encouraging "spot planning" through very site specific Plan Amendments. Any nominations should cover a larger area than a single parcel or few parcels.
84. Great job, staff. Seriously. You get a lot of flack over a lot of things that are beyond your control. This was an unprecedented situation and I know you were increasingly short staffed and running into technical challenges but overall, you did a fantastic job. Thank you.
85. do not make Fairfax denser
86. Any suggested plan needs to have an Environmental Impact Survey, a Traffic Impact Survey, a Pollution Impact Survey, and Community Input Survey IN-PLACE before the plan is accepted for consideration!
87. SSPA task forces exclude residents who live across a magisterial district boundary from a nomination. The county's poorest neighborhoods - and much of its most developable land - are along the boundary lines of Mason, Lee, and Mount Vernon Districts. This situation is unfair and contradictory to "One Fairfax" policies - and it is a problem during both screening and implementation.
88. There needs to be much better notification to the public when changes are proposed. Notification should be to all residents in the supervisory district mailed in writing to each residence. The burden should not be on residents to "hear" about proposed changes or need to seek them out, when they have no reason to expect them. Also, supervisors have discretion as to how and when and if they notify residents on land use. This should be standardized countywide and should err on the side of more information. Also, the supervisory process also varies greatly. Further, the land use committees who are integral to this process are not necessarily representative of the community. If not appointed to the committee, how do people get more involved in the process? We will get a better development product if the community knows about it and feels it add value to the community.
89. The disastrous trends to "streamline" and modernize the process diminish citizen engagement. Citizen input is reduced and even avoided the faster things race through. Sadly the pressure from the development community seems to be to continue to speed things up,

eliminate opportunities for notice to neighbors and meaningful discussion. Most of the time, very few neighbors are alerted to what is proposed, or understand the implications. Citizen input should be viewed as a positive thing, not an annoyance. But the trends are otherwise.

90. If any additional criteria were required (such as the ones proposed on the previous page), it would seem to limit the opportunities to propose an initiatives that might be a little out of the box. Creative thinking and vision can be a driver of innovative use-of-property - please do not add criteria to the process that would inhibit that in any way.

91. A gallon of truth serum and we'd have a much better county. We are up against the reality of too little space left for virgin Developments. We must take a global look at the County, repurpose the millions of unleased SQFT we have around the county, put in place a system that incentives adaptive re-use, get real about saving our environment (tackling invasives is really important, and only gets a laugh when brought up), and get real about our infrastructure. We have a Design problem. It's time to put creative minds around the table, and not just expeditiously go after low-hanging fruit. It's not enough to just go for the most dollars, and to manipulate every legal premise toward 'streamlining'. We have to do better.

92. Please identify the future improvements, the purpose(s) for which these improvements are being adopted, engage a small group of members of the community in evaluating the proposed improvements relative to the goals. I think the community survey is not an effective way of soliciting thoughtful community input on evaluating the process as it stands, understanding the need for "process improvements" and evaluating the improvements.

93. Clearly based on the response rate to this survey, the information is not getting out to the community. It is imperative that the county keep community members informed about issues that affect property values and quality of living

94. None.

95. SSPA process in general seems ad-hoc and at conflict with long-range comprehensive planning. I understand the need to be flexible and nimble, but re-writing components of the overall county vision/plan every few years based on pressures from the development community seems counter productive and at odds with the interest of the public at large.

96. The public has been shut out of many of the important changes in land use that are direct hits from developers, staff, and supervisors. Look at the recent neighborhood changes proposed by Zmod. The Comprehensive Plan has been an important resource in assessing development proposals. Zmod compromised stable neighborhood.

So what is next....lets change the Comprehensive Plan. In addition, major density changes are being made at the Administrative level...

97. Chairman McKay and Walkinshaw should resign from the County Board. They are lacking in civility and show signs of fascism.
98. To be compliant with One Fairfax this and other land use change processes need to involve committees that reflect the demographics of the district including race, ethnicity, age, land ownership status etc. this may require more training in land use procedures, and availability of translators. Many renters in mv have been here for generations and have an interest in how the area develops. Decisions should not be left to only businesspeople, civic associations, and real estate agents.
99. Our ssipa committee was too dominated by people bound to conventional development patterns and not well enough acquainted with new thinking in equitable development and alternatives to "Urban renewal ". Smart development can be done without allowing the property owners, developers, and county to make a lot of money and poor people being pushed out of their homes and out of the county. If Fairfax County l'd committed to One Fairfax, it will figure this out.
100. As a resident I believe it is important that the SSPA process be structured to maximize community input both early and throughout the process. The timing of each phase should be structured to afford residents ample time to review potential impacts and have opportunity to engage the county. Timing should lengthen in-step with the volume of nominations and/or the nature of the nominations. I am against the concept of the planning cycle increasing in frequency as it would drive a notable increase in time/involvement needed of residents. I am not sure why the County would want to do this. My guess and concern is that there is pressure from developers.
101. The major criticism I had with the process is that it at least had the appearance the communities most impacted had only a chance to be heard. However, I came away thinking that their concerns were not always taken into serious consideration. At many points, it appeared as if County staff were steering toward a particular outcome, and our job as a task force was not to stray too far outside a predetermined script or narrative.
102. Most residents are unfamiliar with the comprehensive plan and why it is important to each of us. Produce videos or overview virtual meetings before each cycle kicks off.
103. I understand the desire to distribute the workload with a staggered schedule for north and south county, but this drags the process out and creates need/opportunity for out-of-cycle nominations to the SSPA. This appears to get less scrutiny from the community.