

**FAIRFAX COUNTY PLANNING COMMISSION  
LAND USE PROCESS REVIEW COMMITTEE  
THURSDAY, JANUARY 20, 2022**

PRESENT: John C. Ulfelder, Dranesville District, Chairman  
John A. Carter, Hunter Mill District, Vice Chairman  
Mary D. Cortina, Braddock District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large  
Candice Bennett, Commissioner At-Large  
Phillip A. Niedzielski-Eichner, Providence District  
Julie M. Strandlie, Mason District

ABSENT: None

OTHERS: Evelyn S. Spain, Sully District  
Walter C. Clarke, Mount Vernon District  
Graham Owen, Planning Division (PD), Department of Planning and  
Development (DPD)  
Leanna O'Donnell, PD, DPD  
Barbara Byron, Director, DPD  
Keisha Strand, Planning Commission Senior Deputy Clerk, Department of Clerk  
Services

ATTACHMENTS:

- A. SITE SPECIFIC PLAN AMENDMENT (SSPA) RETROSPECTIVE PRESENTATION
- B. SSPA RETROSPECTIVE: PARTICIPANT SURVEY RESPONSES AND  
COMMENTS

//

Chairman Ulfelder called the meeting to order at 8:25 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

Chairman Ulfelder explained that staff from the Department of Planning and Development had been engaged in a review of the County's Site Specific Plan Amendment (SSPA) Process, which was a process that allowed residents to submit nominations for specific sites for consideration to be incorporated into the Comprehensive Plan. He then stated that this review was intended to evaluate the procedures and administration of the SSPA process to determine appropriate changes to that process. In addition, he noted that a comprehensive public outreach effort was part of the review to compile input from citizens who participated in the process.

Chairman Ulfelder said that staff would give a presentation on the results and conclusions from their review. He added that staff would provide recommendations and suggestions for

improvements to the SSPA process, noting that one outstanding suggestion included the following:

- The establishment of a subcommittee of the Board of Supervisors and Planning Commission, consisting of two members of each, that would meet over the course of the next several months to guide staff in finalizing a set of recommendations and suggestions that could be submitted for approval.

Chairman Ulfelder also indicated that Supervisor Smyth and Supervisor Lusk did not object to acting as the Board representatives for such a subcommittee while Commissioner Sargeant and himself agreed to represent the Planning Commission.

//

Graham Owen, Planning Division (PD), Department of Planning and Development (DPD), gave a presentation on the Site Specific Plan Amendment (SSPA) Retrospective, a copy of which is included in Attachment A, which covered the following topics:

- The current timeline for conducting SSPA retrospective and finalizing staff's suggestions or recommendations for the procedure;
- The overall themes of the SSPA retrospective, as determined at the joint meeting between the Board of Supervisors and Planning Commission on October 12, 2021;
- The topics, feedback, and issues of concern that had been discussed at the joint October 12, 2021 meeting;
- The outreach efforts conducted by staff for the SSPA Retrospective;
- The public survey that had been conducted as part of the SSPA Retrospective;
- Concerns regarding the Nomination Eligibility Criteria;
- The issues and concerns raised during interviews with representatives of the Task Forces, developers, and various County agencies;
- The similarities and comparisons of the SSPA process to those of neighboring jurisdictions;
- The favorability of changes to the eligibility criteria from the public survey;
- Concerns regarding inclusion and community engagement with the SSPA process;
- The public's preference for in-person or virtual meetings for land use issues;
- The public's preference for community engagement efforts by nominators, developers, and the County;
- Concerns regarding the timeline and prioritization of the SSPA process;
- Concerns regarding the task force and staff resource demand for the SSPA process;
- The SSPA Retrospective's goals for determining appropriate revisions to the process;
- The timeline for the existing SSPA process; and
- The larger organizational structures to consider prior to determining appropriate revisions to the SSPA process.

There was a discussion between Mr. Owen; Barbara Byron, Director, DPD; Leanna O'Donnell, PD, DPD; and multiple Committee members on the following:

- Clarification on DPD staff's plans for community engagement while continuing to determine appropriate revisions to the SSPA process;
- Concerns regarding the time and resources utilized by staff to screen the SSPA nominations;
- Concerns regarding the amount of flexibility afforded by the SSPA process for submitting nominations;
- The usage of maps and graphics with SSPA nominations;
- The planning procedures of neighboring jurisdictions and how they compared to the County's procedures;
- The establishment of a clear set of criteria with which to screen SSPA nominations;
- The extent to which the nominators and property owners coordinated on an SSPA nomination;
- The potential instances in which an SSPA nomination could be submitted in the absence of a property owner's awareness or support;
- The value of the SSPA process and the role the SSPA process played in the overall planning process;
- The role of the SSPA process in abiding by the requirements for regularly updating the Comprehensive Plan, as outlined in *Virginia Code* 15.2-2232;
- The extent to which the SSPA process allowed the public to effect change within the Comprehensive Plan;
- The effect of dividing the SSPA process between the north and south county areas;
- The information that staff would provide the Board of Supervisors regarding the SSPA Retrospective;
- The possibility of conducting a Planning Commission Roundtable on the SSPA process;
- Clarification on the extent to which development speculation was an issue of concern with the SSPA process;
- The timeline for updating the Policy Plan in conjunction with revising the SSPA process;
- The opportunities and efforts to incorporate planning trends and research into the SSPA process;
- The role of task forces in the SSPA process and how such task forces were staffed;
- The role of the SSPA process in encouraging the consolidation of parcels and fostering connectivity among parcels in conjunction with a larger redevelopment effort;
- The opportunities for greater community participation as part of the SSPA process;
- The extent to which the SSPA process reflected the development preferences of surrounding property owners;
- The role and expectations of the Chairman for a Task Force; and
- Concerns regarding the process by which SSPA nominations were presented to the Planning Commission.

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At the conclusion of the meeting, Chairman Ulfelder announced that the Land Use Process Committee was adjourned.

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The meeting was adjourned at 9:30 p.m.  
John Ulfelder, Chairman

An audio recording of this meeting is available in the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved: May 12, 2022

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 13 day of May 2022, by  
Jacob Caporaletti.

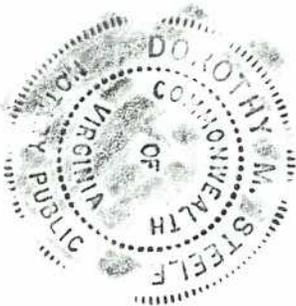
*[Handwritten Signature]*

Signature of Notary

Notary Seal

Notary registration number: 2114113

Commission expiration: January 31, 2024





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# SSPA Retrospective

Planning Commission Land Use Process  
Review Committee  
January 20, 2022



# SSPA Retrospective Discussion

- 1 Outreach Update** **25 min**
  - Stakeholder Interview Highlights
  - SSPA Survey Results
- 2 Ongoing Discussion/Questions and Next Steps** **35 min**

# Retrospective Timeline



# SSPA Retrospective Themes - October 2021



**Inclusion and Community Engagement**



**Timeline and Prioritization**



**Task Force & Staff Resource Demand**



**Nomination Criteria Adjustments**

# October 12, 2021 - Planning Commission and Board of Supervisors' Feedback

- Supportive of Retrospective and a comprehensive review of process
- Long range planning should focus on community's vision for the future, incorporate data and trends, Strategic Plan, and equity goals
- Need for greater balance between long-range planning initiatives and site-specific projects
- Overall SSPA timeframe and resource demand disproportionately intensive great; needs to be streamlined and more responsive
- Development speculation remains an issue with current process
- Community engagement and education needed earlier in process

# SSPA Retrospective Outreach

## Stakeholder Interviews

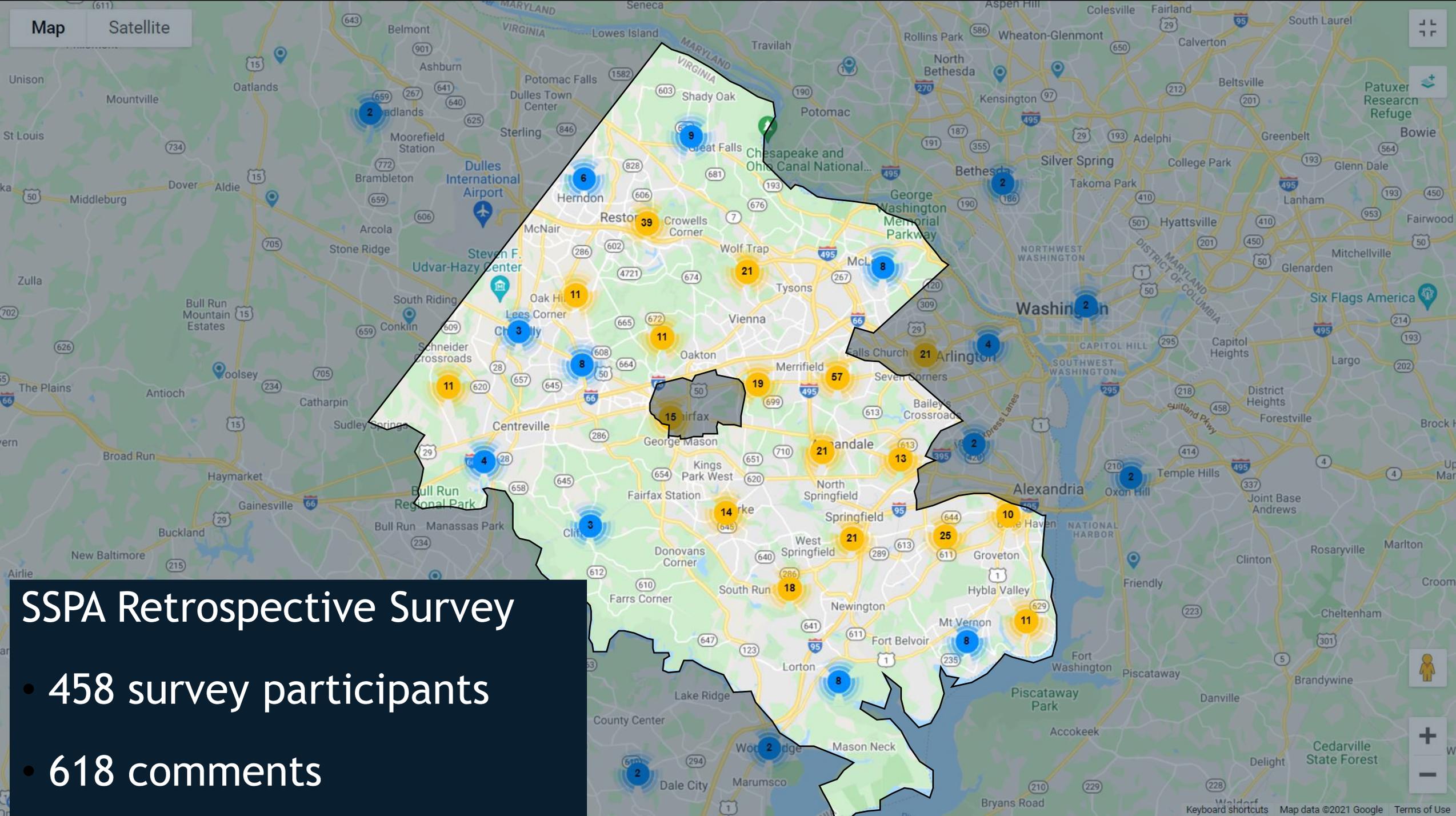
- Task Force Chairs / Vice Chairs: Providence/Merrifield, Lee, Sully, Mount Vernon, Mason, and Dranesville/West Falls Church Task Forces
- NAIOP Focus Group
- Land Use Attorney Working Group
- Land Use Aides
- Surrounding Jurisdictions, including Alexandria, PG County, Montgomery County, Arlington County, PW County, Loudoun County

## Participating Agency Interviews:

- Departments of Planning & Development, Transportation (FCDOT), Neighborhood and Community Services, Health, Parks, DPWES Wastewater, Urban Forestry Management

## Public Survey Open Nov - Dec 2021

- Public Participants
- Nominators / Development Industry
- Task Force Members



# SSPA Retrospective Survey

- 458 survey participants
- 618 comments

# Nomination Eligibility Criteria



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# Task Force Chair and Vice Chair Interview Highlights

- The lack of property owner buy-in was an issue
- Early neighbor engagement by nominators can help inform their proposals

# Development Industry Interview Highlights

- Requiring a rezoning or concurrent processing with the site-specific plan amendment would help expedite the overall development review timeline
- However, a path for property owners to do visioning work with the community before a rezoning is submitted is also needed (non-concurrent)

# Fairfax County Participating Agencies Interview Highlights

- The level of detail provided in the nomination statements was inconsistent, and more information was typically needed to fully understand the proposals
- Additional information, such as conceptual plans, would facilitate staff and community review

# Highlights from Other Jurisdictions

Many jurisdictions do not evaluate long-range plan changes at an individual site level

When neighboring jurisdictions had an equivalent process for site-specific amendment review, submissions typically included:

- Property owners' agreement
- Fees
- Concurrent entitlement case, or if visioning work was needed, individual proposals were considered in the context of a broader area plan update

# Survey Highlights

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

	Community	Nominators	TF Members
<b>Conceptual Site Plan</b>	65%	69%	62%
<b>Pre-Submittal Nominator Engagement</b>	80%	42%	71%
<b>Letter of Intent to File Rezoning</b>	38%	58%	40%
<b>Owner's Signature</b>	37%	44%	40%
Submission Fee	26%	22%	31%
Other	7%	14%	7%
Keep the existing criteria only	6%	19%	7%

# Inclusion and Community Engagement



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# Highlights from Task Force Chair and/or Vice Chair Interviews

- Diversity of views/perspectives were well represented on the task forces
- Views of surrounding neighbors need to be better accommodated through the process
- Need for earlier community engagement and plain language
- Need for greater understanding of staff and task force roles

# Fairfax County Participating Agencies Interview Highlights

- Greater emphasis should be placed on education and capacity building (including outside of regular cycle, such as a land use college or citizen planning academy)
- There is a need to ensure input from those who are directly impacted by a proposed change (immediate neighbors and other stakeholders)
- Different types of outreach could work for each phase (screening vs study phase)
- Task force membership should ensure those who are impacted, and other stakeholders are equitably represented
- Length of process commitment can negatively affect Task Force member participation

# Development Industry Highlights

- There is a difference between type of community engagement and timing for SSPAs compared to Board-authorized site-specific amendments
- Current engagement (task force model) leads to more detailed review of negative impacts, but with less discussion of benefits of proposals

# Highlights from Other Jurisdictions - Virginia

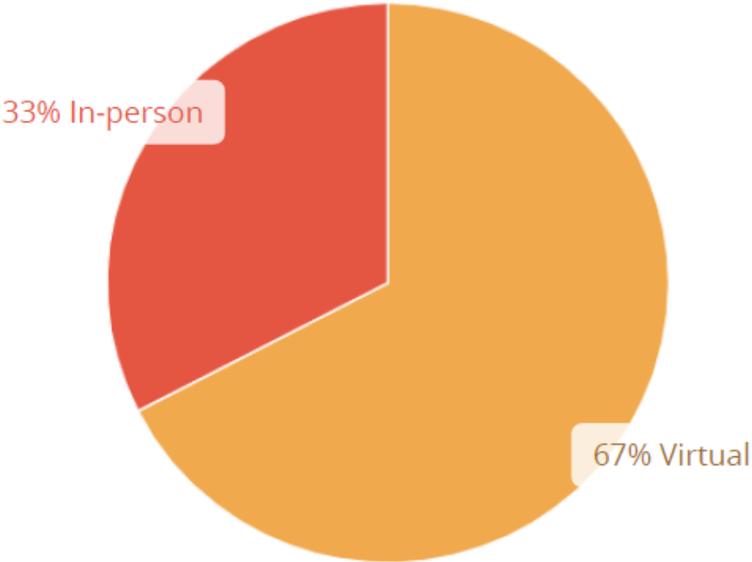
Inclusion and Community Engagement	Arlington Co.	City of Alexandria	Loudoun Co.	Prince William Co.
Do they have an equivalent process for site level plan amendments?	Similar (in first year)	No. Master Plan Amendments are submitted with and function as an entitlement	No	Yes, for residential uses only
How often are changes considered?	6 months	As needed with entitlement	N/A	Annual
How are proposals screened?	PC Committee	N/A	N/A	Staff analysis / BOS Meeting
How is community engaged during review?	PC Committee	N/A	N/A	Can speak at BOS meeting
Who can nominate changes to the plan?	Developers / property owners	N/A	N/A	Owner / Contract purchaser

# Highlights from Other Jurisdictions - Maryland

Inclusion and Community Engagement	Montgomery Co., MD	Prince Georges Co., MD
Do they have an equivalent process for site level plan amendments?	<b>No. Areas not addressed through area Master Plans processed through zoning map amendments.</b>	<b>Not for individual sites. Developments typically processed through zoning text amendments.</b>
How often are changes considered?	<b>N/A</b>	<b>N/A</b>
How are proposals screened?	<b>N/A</b>	<b>N/A</b>
How is community engaged during review?	<b>N/A</b>	<b>N/A</b>
Who can nominate changes to the plan?	<b>N/A</b>	<b>N/A</b>

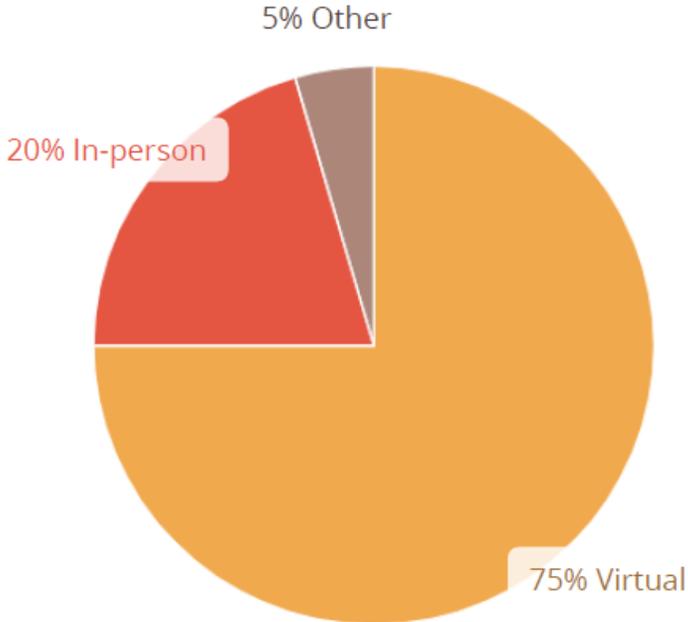
# Survey: At this point in time, do you prefer to engage in community planning efforts via in-person meetings, or virtually?

Task Force Members



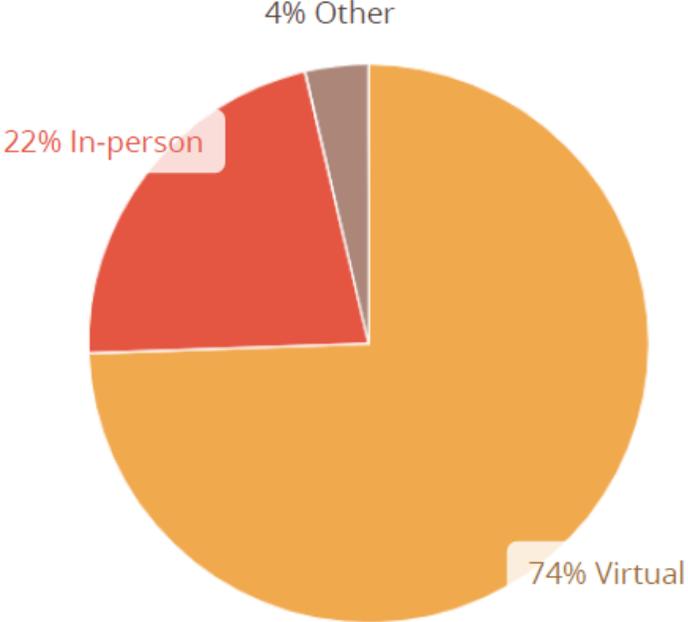
46  
Participants

Community Participants



150  
Participants

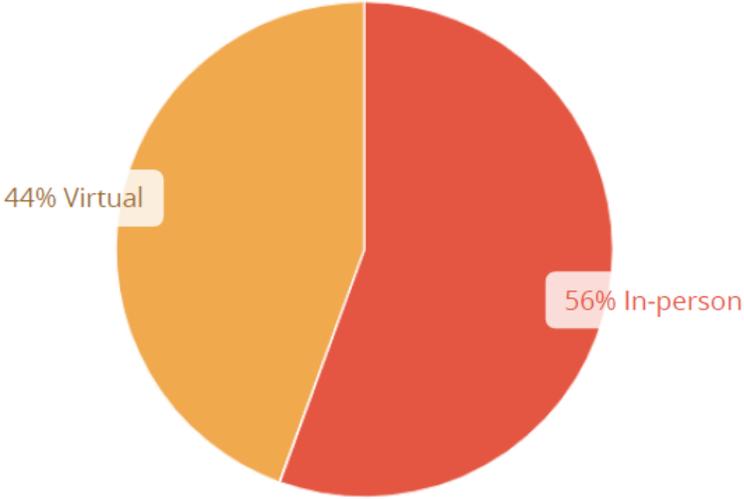
Nominators / Industry



47  
Participants

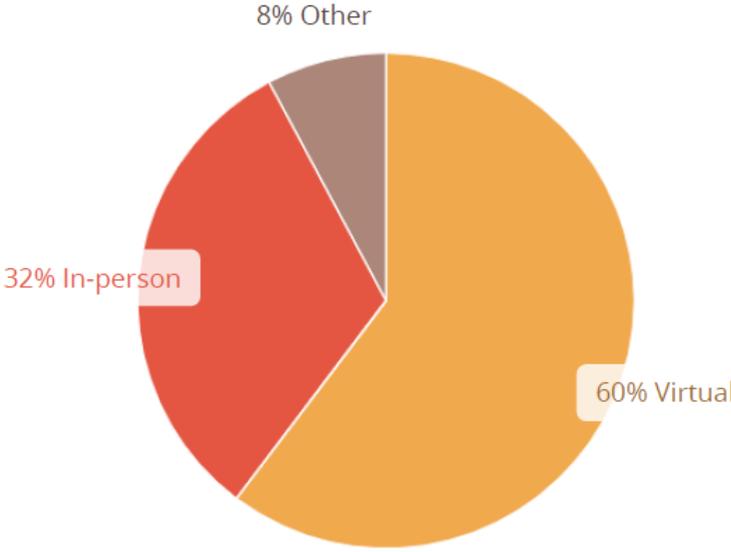
# Survey: In the future, would you prefer to engage in community planning efforts via in-person meetings, or virtually?

Task Force Members



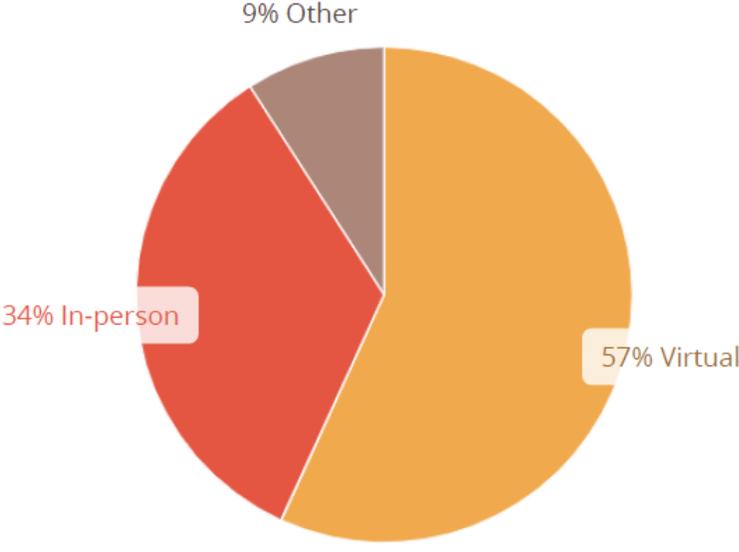
46  
Participants

Community Participants



150  
Participants

Nominators / Industry



47  
Participants

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

	Community	Nominators	TF Members
Attending targeted community meetings for nearby residents	60%	49%	64%
Receiving regular email updates	45%	49%	44%
Attending regularly scheduled (bi-weekly) task force meetings	22%	35%	76%
Attending open houses before the nomination period begins	42%	30%	38%
Taking community surveys	41%	30%	13%
Attending open houses during the process	26%	33%	24%
Writing letters to staff, the task force, PC, and/or BOS	20%	28%	4%
Testifying at PC and BOS hearings	14%	19%	11%
Other	1%	2%	0%

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

	Community	Nominators	TF Members
District newsletter	42%	27%	57%
Staff contact	38%	43%	48%
District contact	30%	25%	46%
Comp Plan Listserv	24%	43%	57%
Facebook	31%	18%	7%
County Website	14%	34%	22%
News Article	28%	23%	20%
Nominator Contact	16%	16%	13%
NextDoor	22%	11%	20%
Flyer or Poster	14%	5%	11%
Other (Twitter, Youtube, etc)	17%	7%	7%

# Timeline and Prioritization



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# Task Force Chair and Vice Chair Interviews Highlights

- The process turned out to be lengthier than initially expected
- Screening is a useful tool, but should be conducted expeditiously (less than 6 months)
- Information presented during Implementation phase could be compressed into fewer meetings
- The timeline impact of external factors (such as TIA review) should be anticipated from the onset
- Clarification needed on how to prioritize and address broader policy and areawide issues (tree canopy, stormwater, etc) with implications beyond the formal study area

# Development Industry Highlights

- The 4-year cycle is too long, does not keep pace with changes in the market, and encourages speculation
- A more frequent cycle would potentially provide more opportunities for better-formulated nominations
- Timeline for Board-authorized amendments is more streamlined and predictable for concurrent proposals
- Broader plan flexibility would reduce the demand for SSPAs (which would require resources for policy work)

# Fairfax County Participating Agencies Interviews Highlights

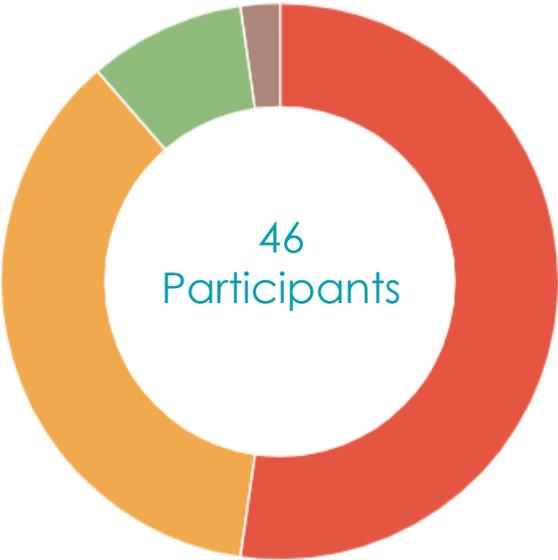
- With limited staff, it is difficult to prioritize both SSPA and additional Board-authorized amendments, which are also competing for time with other studies and policy work
- Approximately 45% of land use planners' time is spent on site-specific amendments
- Greater prioritization given to policy and special studies could reduce need for site-specific level of analysis

# Highlights from Other Jurisdictions

- Long range planning efforts are focused on policy work and small area master plans
- If site-specific process exists, amendments are generally:
  - Few in number
  - Reviewed quickly and concurrently with a development application or,
  - Reviewed in the context of a broader area plan study

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

Task Force Members



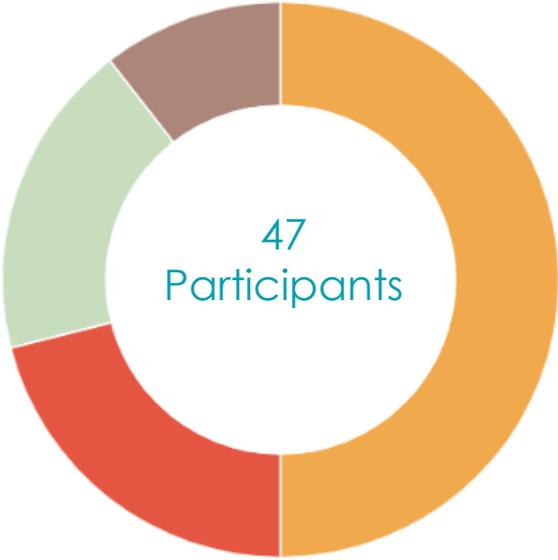
- 52% ...about right.
- 36% ...too lengthy.
- 9% I do not have an opinion about this.
- 2% ...too short.

Community Participants



- 33% ...about right.
- 28% ...too lengthy.
- 28% I do not have an opinion about this.
- 10% ...too short.

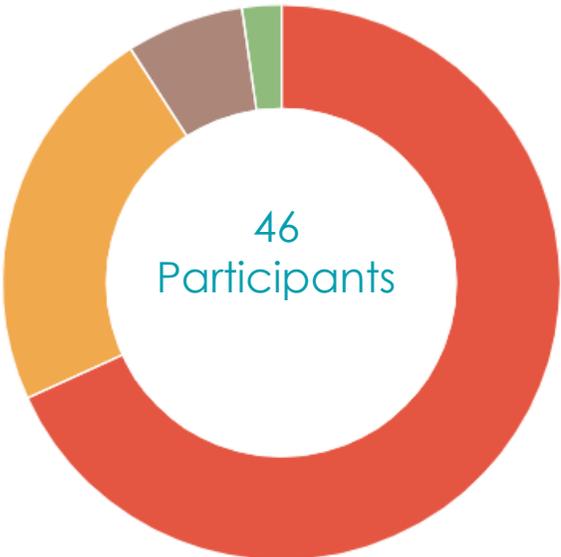
Nominators / Industry



- 50% ...too lengthy.
- 21% ...about right.
- 18% I do not have an opinion about this.
- 11% ...too short.

# Survey: Please provide your thoughts on the SSPA cycle's screening phase length.

Task Force Members



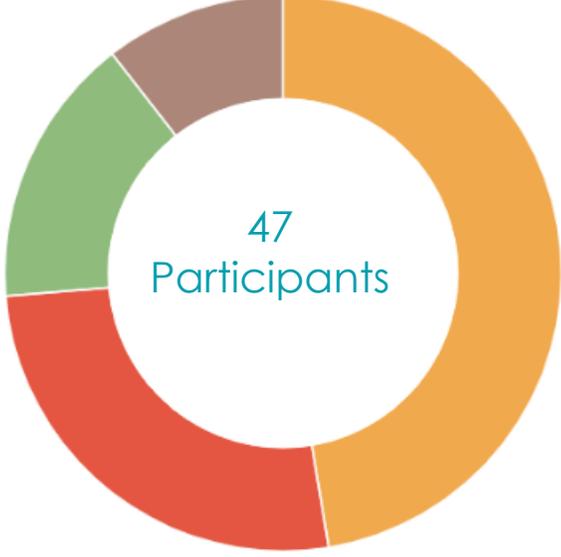
- 68% ...about right.
- 23% ...too lengthy.
- 7% ...too short.
- 2% I do not have an opinion about this.

Community Participants



- 49% ...about right.
- 23% ...too lengthy.
- 17% I do not have an opinion about this.
- 11% ...too short.

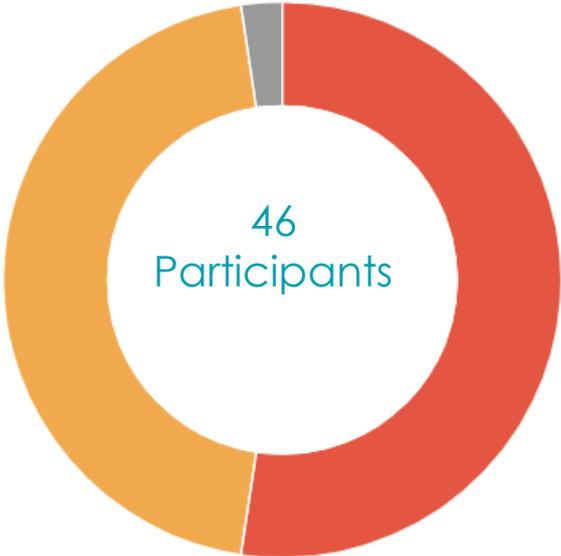
Nominators / Industry



- 47% ...too lengthy.
- 26% ...about right.
- 16% I do not have an opinion about this.
- 11% ...too short.

# Survey: Please provide your thoughts on the SSPA cycle's implementation phase length.

Task Force Members



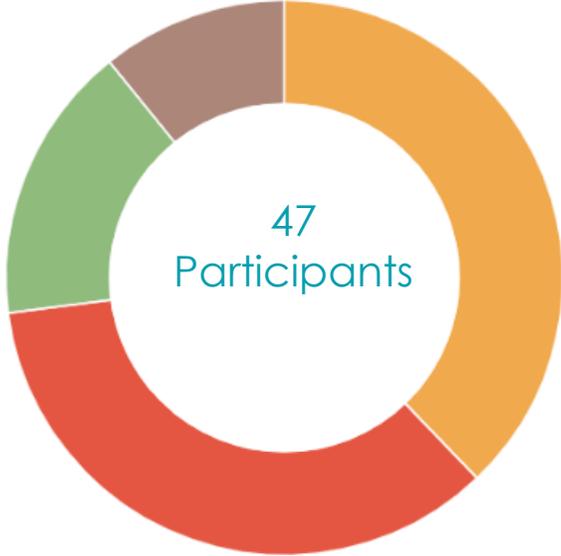
- 52% ...about right.
- 45% ...too lengthy.
- 2% Others

Community Participants



- 43% ...about right.
- 25% ...too lengthy.
- 19% I do not have an opinion about this.
- 13% ...too short.

Nominators / Industry



- 38% ...too lengthy.
- 35% ...about right.
- 16% I do not have an opinion about this.
- 11% ...too short.

# Task Force and Staff Resource Demand



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# Task Force Chair and Vice Chair Interview Highlights

- The virtual setting for South County SSPA made the demands more manageable than in-person meetings
- Enhancing land use planning education, including clarifying the Task Forces' role and influence from the onset of the process, would better prepare them (and potentially reduce the overall number of meetings needed)

# Fairfax County Participating Agencies Highlights

- There is a redundancy of review between screening and implementation phase
- Greater level of analysis is requested during screening than originally intended
- Task Force establishment and meeting preparation is a significant staff resource demand
- The current North/South oscillation limits the total number of Task Forces that require staffing at any given point in time
- In the future, a more frequent submittal period, either with North/South oscillation or countywide, would need to be paired with a different model for community engagement and enhanced eligibility criteria

# Discussion



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# SSPA Retrospective

## Goals for Revised Process



### Increased Inclusion and Community Engagement

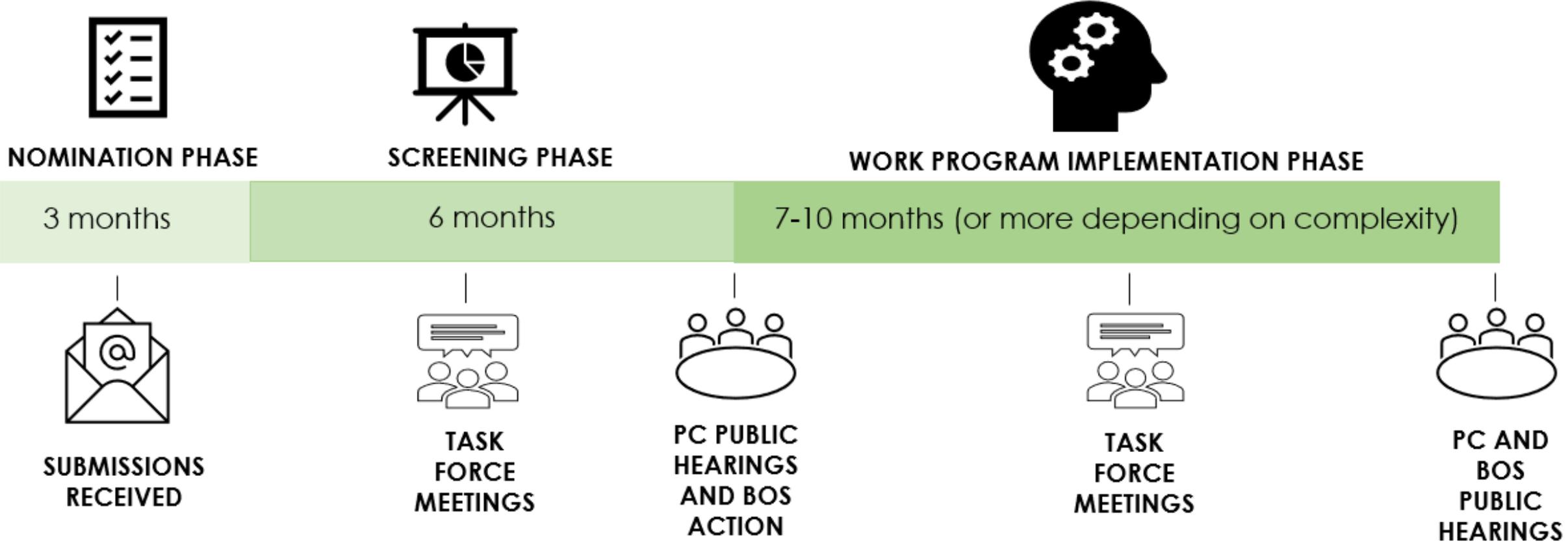
- Starting earlier in the process
- Inclusion of most affected stakeholders



### Better balance of staff, community, PC, and Board resources

- Increase priority on policy issues and special studies
- Adjust nomination criteria to facilitate review
- Shorten timeline

# Current SSPA Timeline



# Inclusion and Community Engagement Questions

1. What are the benefits and drawbacks to the current Task Force model as it relates to community engagement?
  - During the screening phase?
  - During the implementation phase?
2. What are the benefits and drawbacks to developing a formal Task Force recommendation?
  - During the screening phase?
  - During the implementation phase?
3. How can those most affected by the nomination be better brought into the process?
4. Could an alternative engagement model (without a formal recommendation), such as community meetings or open houses, achieve similar objectives:
  - During the screening phase?
  - During the implementation phase?

# Resource Questions

1. How could the current timeline be amended to free up resources for other types of planning work (policy studies, small area plan updates, etc.)?
2. Is a PC public hearing on the nominations needed during the Screening Phase? Would a PC committee workshop provide a better forum to accomplish the screening phase task?
3. What process alternatives should be considered for the screening phase?
  - Screening conducted by:
    - PC Committee Workshop
    - District PC and Board member
    - Staff
  - Screening-level information limited to:
    - High-level (fatal flaw) land use assessment to determine what should proceed
    - Other?

## Resource Questions (cont'd)

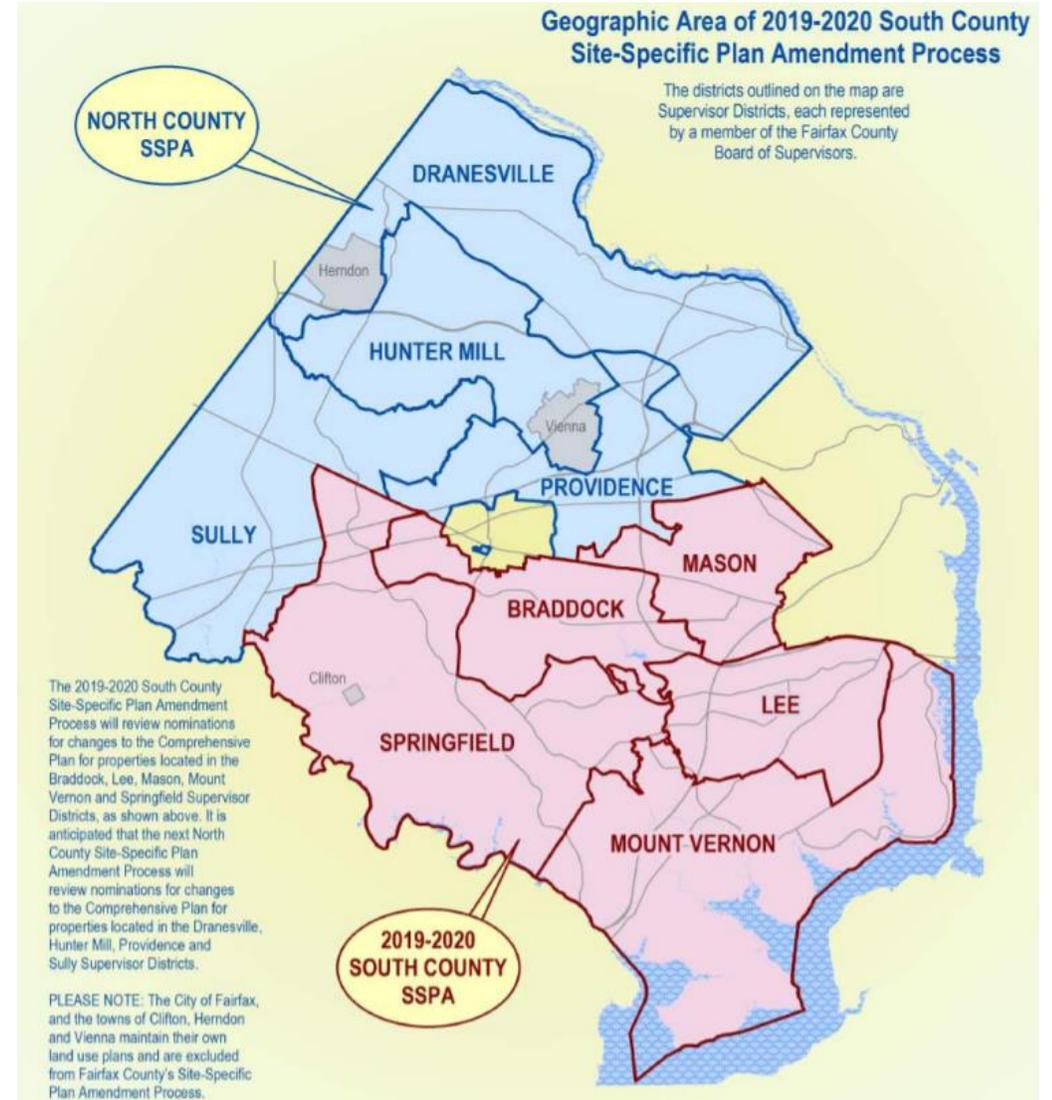
### 4. Should the eligibility criteria be amended?

- property owners' signature
- concept plan
- early nominator engagement
- letter of intent to file a rezoning
- fees

# Organizational Questions

With the preceding considerations in mind:

1. Should the two-year North/South County review oscillation be retained?
2. Would a two-year county-wide review be beneficial?
3. Other?



## Next Steps

- Further consideration of the issues and questions
  - Forum for discussions
- Board Land Use Policy Committee meeting scheduled for February 15<sup>th</sup>

# SSPA Retrospective Community Survey Results



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
RETROSPECTIVE



**PLANNING & DEVELOPMENT**

January 2022

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# SSPA Retrospective Survey - Community Participants

Community Participants

Filtered by Participant Segment

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
3,297	150	2,450	251

Community Participants

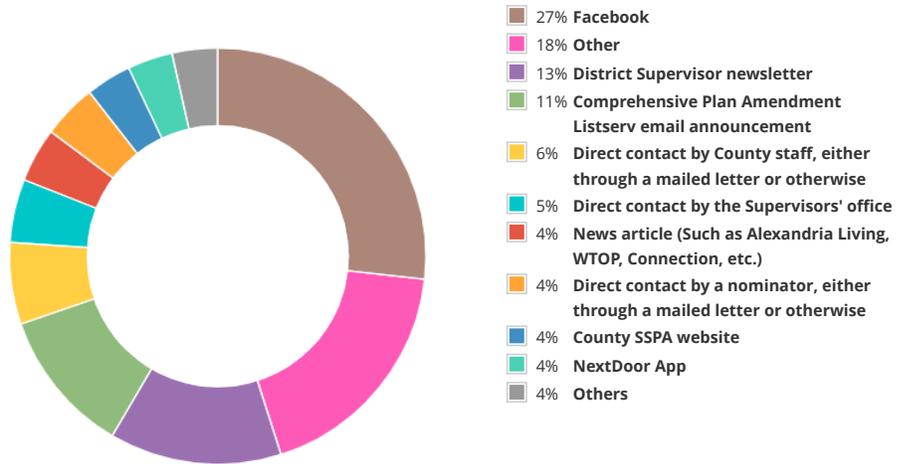
Filtered by Participant Segment

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

100%	Community participant	150 ✓
14%	Neighbor of Nominated Property	21 ✓
9%	SSPA Task Force Member	13 ✓
6%	Other	9 ✓
4%	Property Owner of Nominated Property	6 ✓
4%	Real Estate Industry Professional (Land Use Attorney, Developer, Planner, Architect, Engineer, Agent, Landlord, etc.)	6 ✓
3%	Member of a County Board, Authority, or Commission (BAC)	4 ✓
1%	Nominator	1 ✓
0%	Renter of Nominated Property	0 ✓
0%	I have not been involved in the SSPA process to date	0 ✓

150 Respondents

### How did you first hear about the SSPA process?



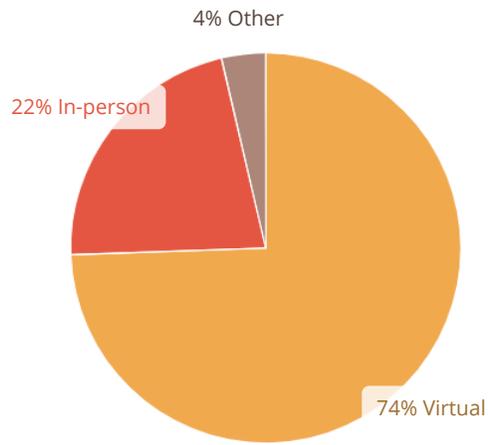
142 respondents

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

42%	District Supervisor newsletter	61 ✓
38%	Direct contact by County staff, either through a mailed letter or otherwise	54 ✓
31%	Facebook	44 ✓
30%	Direct contact by the Supervisors' office	43 ✓
28%	News article (Such as Alexandria Living, WTOP, Connection, etc.)	40 ✓
24%	Comprehensive Plan Amendment Listserv email announcement	35 ✓
22%	NextDoor App	32 ✓
16%	Direct contact by a nominator, either through a mailed letter or otherwise	23 ✓
14%	Flyer or poster	20 ✓
14%	County SSPA website	20 ✓
8%	Other	12 ✓
7%	Twitter	10 ✓
2%	Youtube	3 ✓

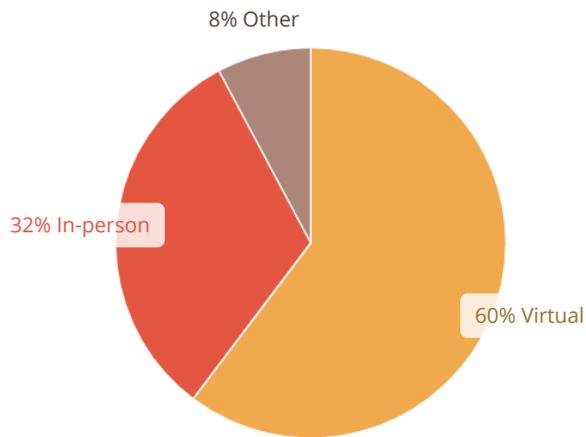
144 Respondents

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



137 respondents

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



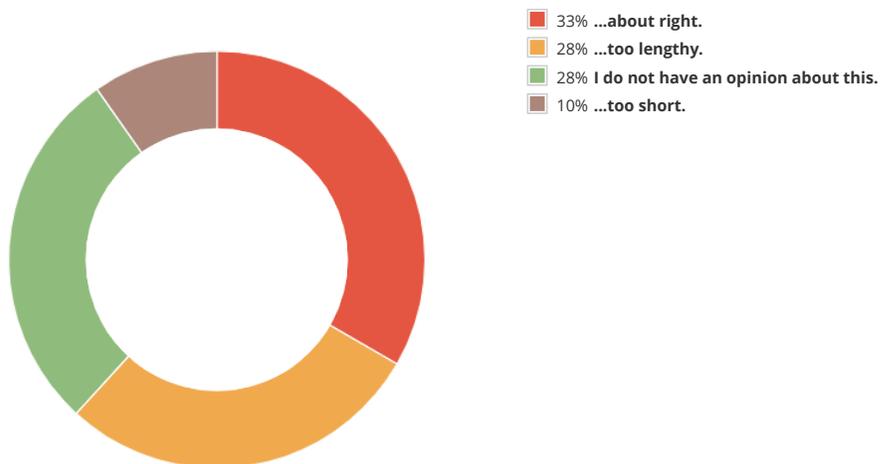
141 respondents

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

60%	Attending community meetings targeted for residents living near the area being discussed	84 ✓
45%	Receiving regular email updates	63 ✓
42%	Attending open houses and presentations to community groups on the process before the nomination period begins	59 ✓
41%	Taking online and physical community surveys	58 ✓
26%	Attending open houses and presentations to community groups during the process	37 ✓
22%	Attending regularly scheduled (bi-weekly, monthly) Task force meetings (open to the public)	31 ✓
20%	Writing letters/emails to task force members, staff, the Planning Commission, and/or Board of Supervisors	28 ✓
14%	Testifying at Planning Commission and Board of Supervisors public hearings	19 ✓
1%	Other	2 ✓

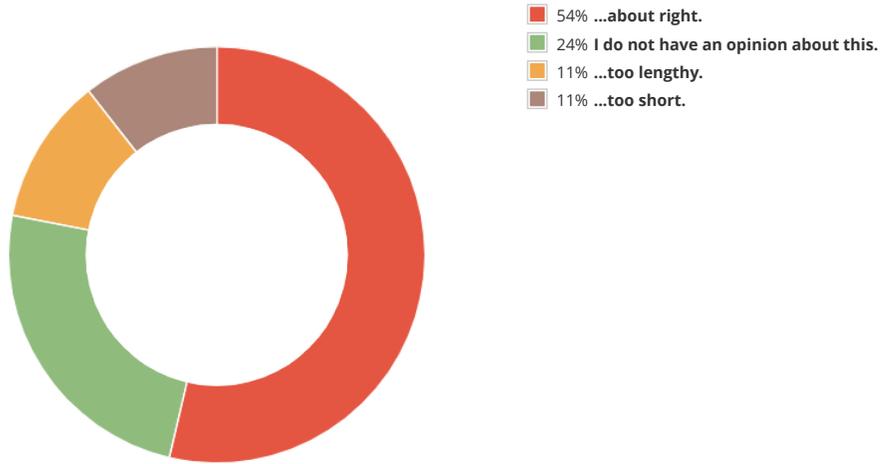
140 Respondents

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



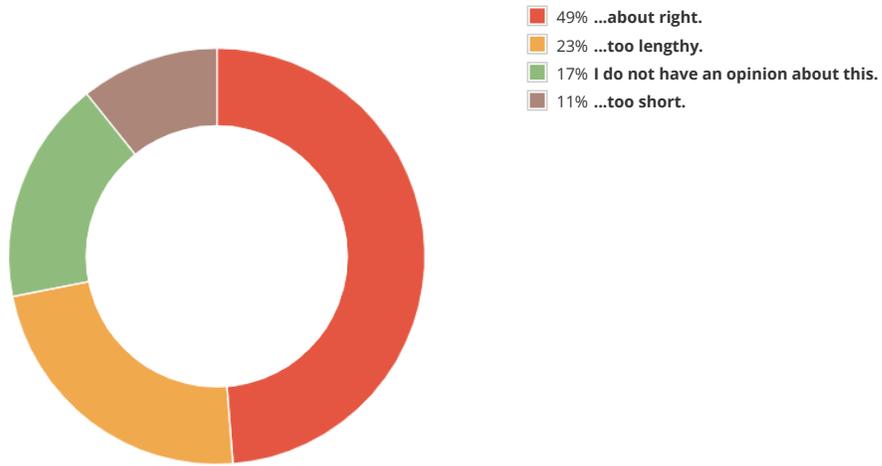
123 respondents

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.



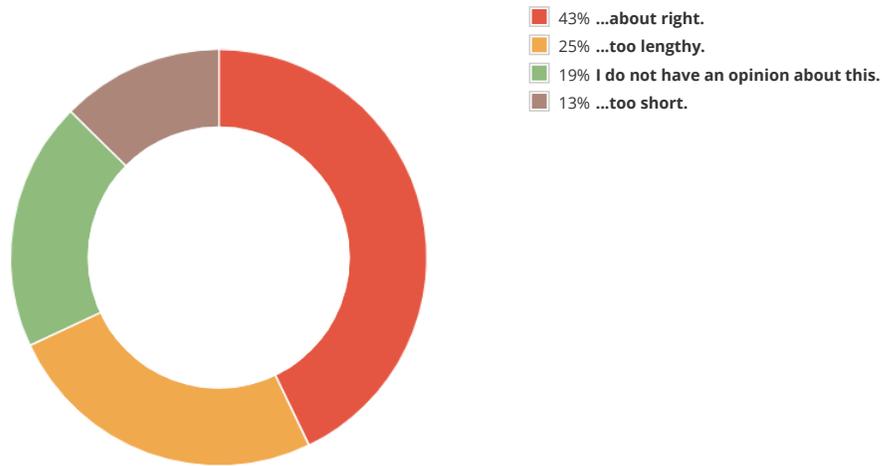
123 respondents

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.



121 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.



119 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.

80%	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.	90 ✓
65%	Require a concept plan drawing that illustrates the proposed land use and site layout.	74 ✓
38%	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.	43 ✓
37%	Require the written consent of the owner of the nominated property.	42 ✓
26%	Require a fee to submit a nomination to amend the comprehensive plan.	29 ✓
7%	Other	8 ✓
6%	Keep the existing criteria only.	7 ✓

113 Respondents

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

18%	Dranesville Supervisor District	18 ✓
15%	Providence Supervisor District	15 ✓
14%	Mason Supervisor District	14 ✓
13%	Lee Supervisor District	13 ✓
11%	Hunter Mill Supervisor District	11 ✓
11%	None	11 ✓
9%	Mount Vernon Supervisor District	9 ✓
8%	Braddock Supervisor District	8 ✓
8%	Springfield Supervisor District	8 ✓
7%	Sully Supervisor District	7 ✓

100 Respondents

# SSPA Retrospective Survey - Community Participant 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. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. I think tightening up the timeline would help the community stay more engaged with giving input.
10. 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.
11. 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.
12. Too long.

13. 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.
  14. 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.
  15. It extends over a long period of time but hopefully that helps to gather feedback
  16. No comments
  17. 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.
  18. If done virtually and with appropriate notification the entire process should be completed in one year.
  19. Too many meetings and too much paperwork over an extended period of time, makes it difficult to maintain level of participation.
  20. Virtual meetings are better
  21. 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.
  22. see above comments, please.
- thank you
23. 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.

24. N/A
25. The process should not take more than one year. That should be the goal.
26. 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
27. 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.
28. Again, it is finding the time to add this to busy personal and professional schedules.
29. Ok
30. 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.
31. 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.
32. I think it is satisfactory
33. 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" .
34. The cycle of about 18 months is about right.
35. I have not participated in this program before and so it is very difficult to give good feedback on this
36. 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.
37. 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.
38. 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.
39. 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.

40. 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.
41. 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.
42. The nominating organization should be encouraged to meet with the surrounding community to explain the rationale for the proposed change.
43. 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.
44. This is way too long to pick the committee to review changes.
45. 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.
46. 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.
47. 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.
48. 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.

49. 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?
50. Aggregating multiple nominations and actively requesting feedback from a \*random\* selection of residents would increase feedback from people who aren't already actively engaged.
51. 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.
52. 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.).
53. 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.
54. 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.
55. 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.
56. As stated, the number of authorized out of turn amendments should be severely limited.
57. The countywide cycle of every two years for either area of the county is good.
58. It would NOT benefit me because it is already too hard to try to monitor nominated changes to the plan in my community.
59. Possibly condense the screening & implementation phase?
60. 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

61. 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.

62. Could be helpful to move things along but we might miss things
63. I would prefer a shorter planning cycle.
64. 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.
65. Better notification from Supervisor's office on nominations and timely electronic updates during screening and implementation periods.
66. Keep meetings virtual to ensure widest community engagement
67. More transparency from Fairfax County.
68. Please ensure that even if meetings are held in person, that a virtual options remains.
69. 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.
70. 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.
71. NA
72. Since it reduces cycle time, this is generally always a good thing.

73. 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.
74. In order to better respond to changing market conditions, I believe the process should be revised to permit more frequent opportunities to change.
75. 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
76. No comment.
77. No comment
78. Without out-of-turn possibilities, important opportunities could be lost.
79. Nothing to add
80. 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
81. I think the 3 -4 year cycle is adequate
82. None
83. countywide is better in the sense that it would elicit more responses.
84. 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.
85. 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.
86. 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.
87. 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.
88. 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.

89. 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.
90. 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
91. It is unclear why a more frequent cycle is needed.
92. Supervisors should be required to notify district residents at the start of the process and keep them updated at each step and meeting.
93. 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.
94. Transparency is vital
95. Not sure that I understand more frequent cycle; continual engagement into multiple cycles is not much easier than one long cycle.
96. 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.
97. 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.
98. 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. 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.
2. Concurrent cycles for both North and South portions of the county would ensure more timely and accurate project planning.
3. too long of a process
4. 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.
5. The SSPA provides guidance to the PC and BOS and it's 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.
6. I like the timeline.
7. 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.
8. If you have developed a group why does it take 6 months to "screen" the submissions
9. Way too long to attract real investment in Fairfax
10. No comment

11. 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.
12. too long
13. Sounds good
14. This county changed too much to be on such a long cycle.
15. No comments
16. New process deserves a tryout - too early to gauge effectiveness yet.
17. no comment
18. 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?
19. Looks good to me as it allows for community input. The task force should include groups from contiguous districts if they boarder another district..
20. The timing isn't as important as the quality of information provided to the task forces and public. That has been lacking
21. important that community homeowners have ample opportunity for input regarding pedestrian, bicyclist, and motorist safety improvements along Haycock Road.
22. 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.

23. 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
24. 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.
25. 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.
26. 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
27. Ok
28. Out-of-turn amendments should be possible.
29. You have not provided enough information for me to comment on this.
30. Seems very long for a development to proceed, but but given people, reviews necessary fir goid decisions, not for me to say
31. I think it works well
32. 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".
33. None
34. 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. Were 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.

35. Orderly plan for change
36. It's not clear to me which off the two cycles the county is in at this time. Is it north or south county?
37. Pretty sure very few know about this.

38. Most proposals seem to be site specific and based on a specific developer proposal. A four year cycle is not appropriate for such changes,
39. 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.
40. 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.

41. 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.
42. At every 4 years, one may have barely recovered from one round when the next one is starting
43. 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.
44. More time for public input and review
45. The four year cycle structure seems suitable.

**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. 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.
3. 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.
4. the process is not resident friendly
5. 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.
6. The timeline needs to reflect that the public has opportunity to comment during the Planning Commission and BOS approvals.
7. We feel our communities are changing too dramatically and too rapidly without much say from constituents.
8. 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.

9. 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.
10. 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
11. 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.

12. Keep us informed and engaged.

13. Would like to see drawings and drawings that actually live up to the process.  
And please save the native plants

14. Give the land back to indigenous groups and also focus on helping nature heal over developing on the land.

15. Those who answer this will be those like me who have served on a panel and saw too much county 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.

16. 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.

17. 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.

18. 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

19. Maintain a virtual option for "attending" meetings
  
20. Insufficient community involvement. Process used to confirm predetermined outcomes rather than to involve the community.
  
21. Developers should not have the upper hand in proceedings. Integrity matters!
  
22. People need to disclose their relationships to developers when they speak.
  
23. Please do more community outreach!
24. 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.
25. 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.
26. 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.

27. 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.

28. None

29. 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.

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

31. 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/xMXYa2KZkt6MnCe9>

32. None

33. do not make Fairfax denser
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.

39. 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.
40. 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
41. 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.
42. 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.

# SSPA Retrospective Survey - Task Force Members

SSPA Task Force Member

Filtered by Participant Segment

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
3,297	46	859	94

SSPA Task Force Member

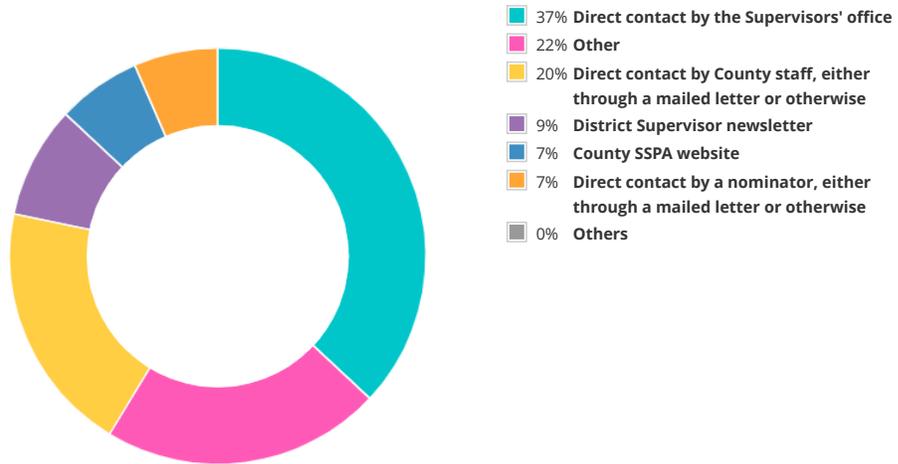
Filtered by Participant Segment

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

100%	SSPA Task Force Member	46 ✓
28%	Community participant	13 ✓
11%	Neighbor of Nominated Property	5 ✓
4%	Real Estate Industry Professional (Land Use Attorney, Developer, Planner, Architect, Engineer, Agent, Landlord, etc.)	2 ✓
2%	Member of a County Board, Authority, or Commission (BAC)	1 ✓
0%	Nominator	0 ✓
0%	Property Owner of Nominated Property	0 ✓
0%	Renter of Nominated Property	0 ✓
0%	I have not been involved in the SSPA process to date	0 ✓
0%	Other	0 ✓

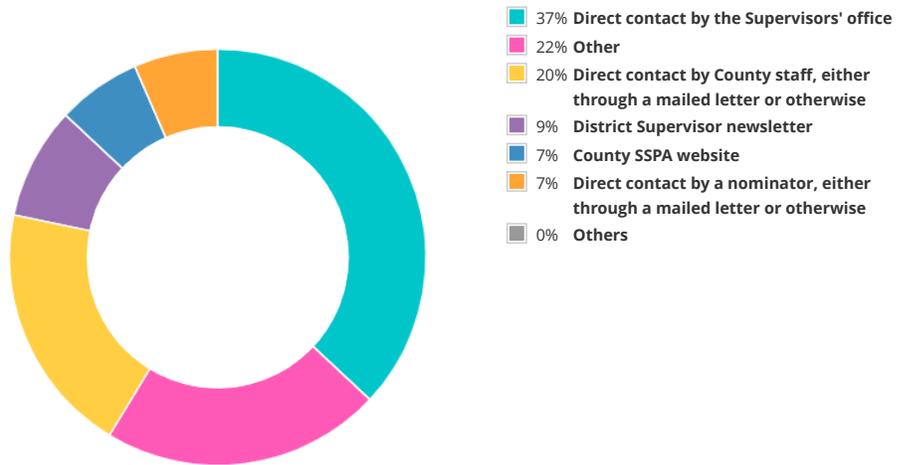
46 Respondents

How did you first hear about the SSPA process?



46 respondents

How did you first hear about the SSPA process?



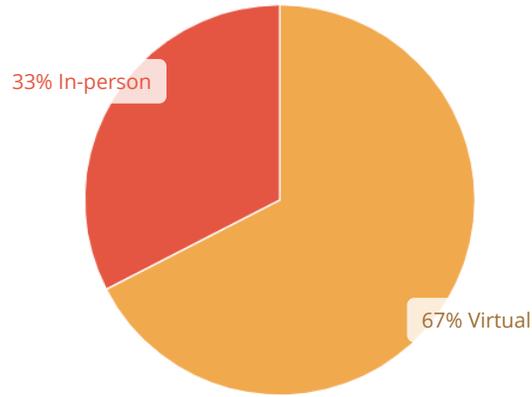
46 respondents

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

57%	Comprehensive Plan Amendment Listserv email announcement	26 ✓
57%	District Supervisor newsletter	26 ✓
48%	Direct contact by County staff, either through a mailed letter or otherwise	22 ✓
46%	Direct contact by the Supervisors' office	21 ✓
22%	County SSPA website	10 ✓
20%	News article (Such as Alexandria Living, WTOP, Connection, etc.)	9 ✓
20%	NextDoor App	9 ✓
13%	Direct contact by a nominator, either through a mailed letter or otherwise	6 ✓
11%	Flyer or poster	5 ✓
7%	Facebook	3 ✓
7%	Other	3 ✓
0%	Youtube	0 ✓
0%	Twitter	0 ✓

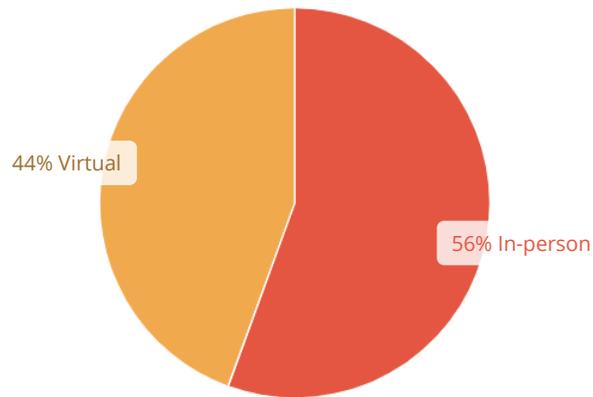
46 Respondents

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



43 respondents

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



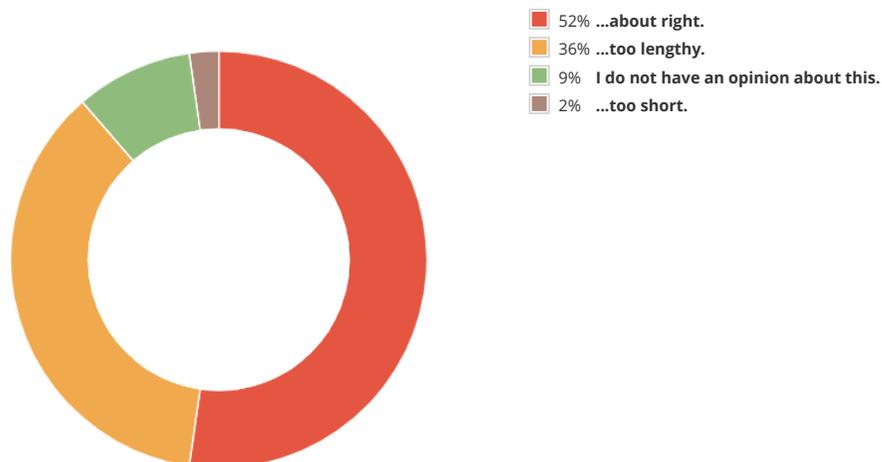
45 respondents

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

76%	Attending regularly scheduled (bi-weekly, monthly) Task force meetings (open to the public)	34 ✓
64%	Attending community meetings targeted for residents living near the area being discussed	29 ✓
44%	Receiving regular email updates	20 ✓
38%	Attending open houses and presentations to community groups on the process before the nomination period begins	17 ✓
24%	Attending open houses and presentations to community groups during the process	11 ✓
13%	Taking online and physical community surveys	6 ✓
11%	Testifying at Planning Commission and Board of Supervisors public hearings	5 ✓
4%	Writing letters/emails to task force members, staff, the Planning Commission, and/or Board of Supervisors	2 ✓
0%	Other	0 ✓

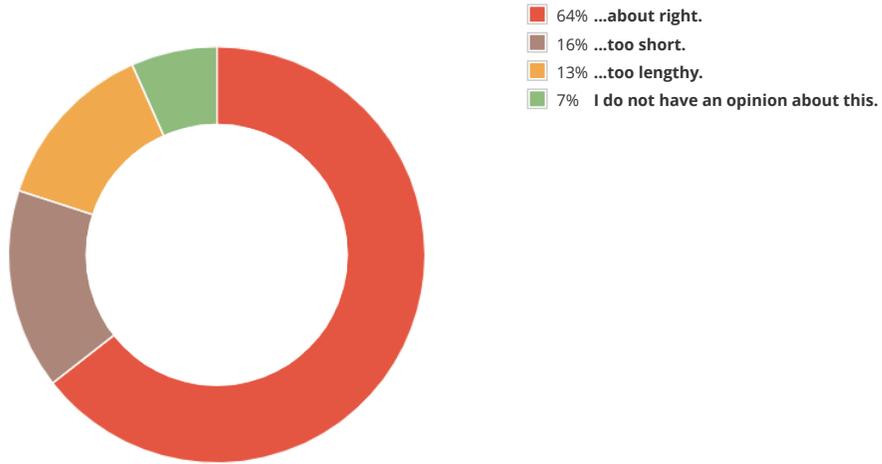
45 Respondents

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



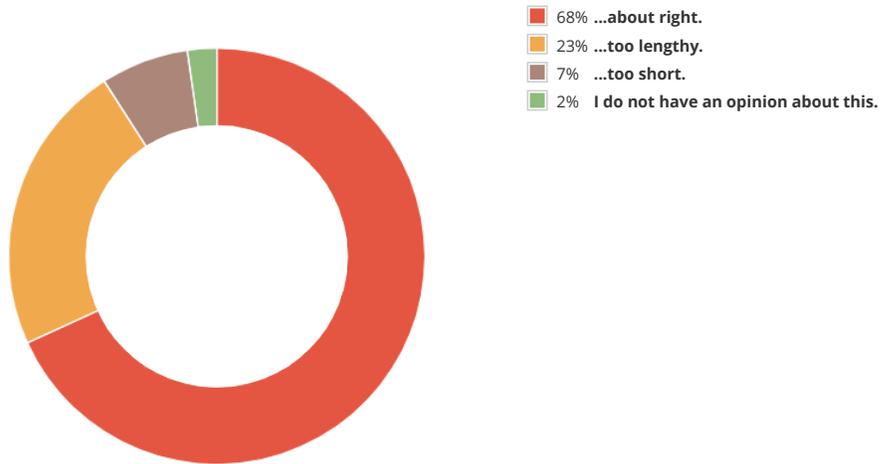
44 respondents

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.



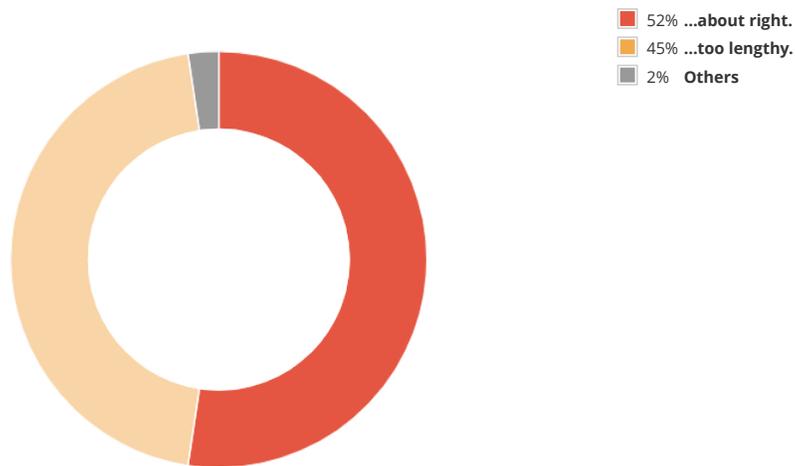
45 respondents

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.



44 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.



42 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.*

30%	Lee Supervisor District	12 ✓
30%	Providence Supervisor District	12 ✓
23%	Mason Supervisor District	9 ✓
18%	Mount Vernon Supervisor District	7 ✓
5%	Dranesville Supervisor District	2 ✓
3%	Springfield Supervisor District	1 ✓
3%	Sully Supervisor District	1 ✓
0%	Braddock Supervisor District	0 ✓
0%	Hunter Mill Supervisor District	0 ✓
0%	None	0 ✓

40 Respondents

# SSPA Retrospective Survey Task Force Member 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. 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.
2. I'm fortunate to have a flexible work schedule, so the timeline is fine.
3. Nomination-2 months; Screening-2 months; Implementation-2 months. I think this can be a 6 months process at most.
4. 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.
5. I think tightening up the timeline would help the community stay more engaged with giving input.
6. 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 adopted of the overall plan.
7. It would be helpful if there was more community involvement with the nominators at the start of the process.
8. The lengthy process impacts interest level. Too many gaps between the release of information and Task Force meetings. Sometimes it appears the the "process" is executed on the fly.
9. 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).
10. 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.
11. no additional comments
12. no additional comments.
13. non additional comments
14. none

15. 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.
16. Too many meetings and too much paperwork over an extended period of time, makes it difficult to maintain level of participation.
17. 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!)
18. see above comments, please.

thank you

19. 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
20. With all of the nominations that were initially approved, the duration of the process was onerous for SSPA members
21. I think it is satisfactory
22. Land use changes overall take too long and processes are practically designed to make it more expensive to build housing in Fairfax County.
23. 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 than half of the process. It's never easy to participate in nightly meetings with work and family but necessary and face-to-face essential.
24. Process allowed flexibility for me to participate.
25. About right.
26. My verson 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.
27. No comment

**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. 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.
2. I don't believe a more frequent cycle would benefit anyone. I would like to see a longer period for nomination submission.
3. 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.

4. 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.
5. The countywide cycle of every two years for either area of the county is good.
6. 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.
7. 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.
8. 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.
9. More transparency from Fairfax County.
10. 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?
11. 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.
12. NA
13. 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.
14. I would not allow nominations from Members of the Board of Supervisors
15. 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.
16. I think the 3-4 year cycle is adequate

17. 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?
18. 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.
19. No comment

**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. I would limit the number of nominations, however, perhaps to no more two per cycle. That may narrow the timeline, which is long for sustained community engagement.
2. I like the timeline.
3. It seems to work
4. Way too long to attract real investment in Fairfax
5. 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 waning interest.
6. Looks good to me as it allows for community input. The task force should include groups from contiguous districts if they boarder another district..
7. The timing isn't as important as the quality of information provided to the task forces and public. That has been lacking
8. 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.
9. 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

10. 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.
  11. I think it works well
  12. 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".
  13. 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. Were 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.
14. Current timeline and phases a reasonable and workable process.
  15. The time line is not problematic.

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

1. 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.
2. 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.

3. 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.
4. The timeline needs to reflect that the public has opportunity to comment during the Planning Commission and BOS approvals.
5. 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.
6. 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.
7. 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.
8. Based on my participation as a Task Force member, I see little value in a separate SSPA Plan amendment process.
9. I find that the Fairfax County staff providing technical webinar assistance to individual members and the Chair is responsive, patient and very helpful.
10. Those who answer this will be those like me who have served on a panel and saw too much country 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.
11. 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.
12. 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.
13. Insufficient community involvement. Process used to confirm predetermined outcomes rather than to involve the community.

14. 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.

15. 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.
16. 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.
17. The County needs to institutionalize virtual meetings, not just during an emergency.

18. 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.

19. Fairfax County makes it too expensive to build housing, and long approval times to change land use are a significant factor.
20. 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 my 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.
21. 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 I'd committed to One Fairfax, it will figure this out.
22. 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.

# SSPA Retrospective Survey - Nominators and Development Representatives

Nominators and Development Industry Representatives

Project Engagement

Filtered by Participant Segment

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
3,297	47	768	76

Nominators and Development Industry Representatives

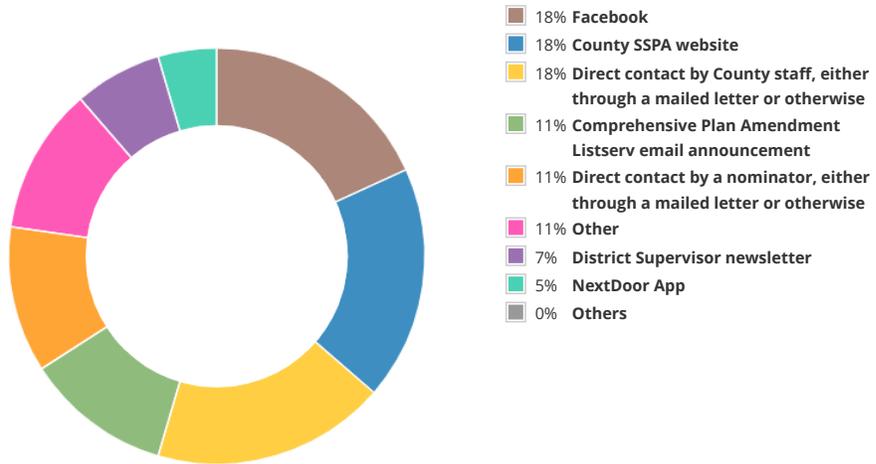
Which of the following roles describe your involvement in the SSPA process to date? *Multiple options may be selected.*

Filtered by Participant Segment

66%	Real Estate Industry Professional (Land Use Attorney, Developer, Planner, Architect, Engineer, Agent, Landlord, etc.)	31 ✓
30%	Community participant	14 ✓
30%	Property Owner of Nominated Property	14 ✓
11%	Neighbor of Nominated Property	5 ✓
6%	I have not been involved in the SSPA process to date	3 ✓
6%	Other	3 ✓
4%	Nominator	2 ✓
4%	SSPA Task Force Member	2 ✓
2%	Member of a County Board, Authority, or Commission (BAC)	1 ✓
0%	Renter of Nominated Property	0 ✓

47 Respondents

How did you first hear about the SSPA process?



44 respondents

What are the most effective ways for you to hear about community planning efforts? *Multiple options may be selected.* Filtered by Participant Segment ☰

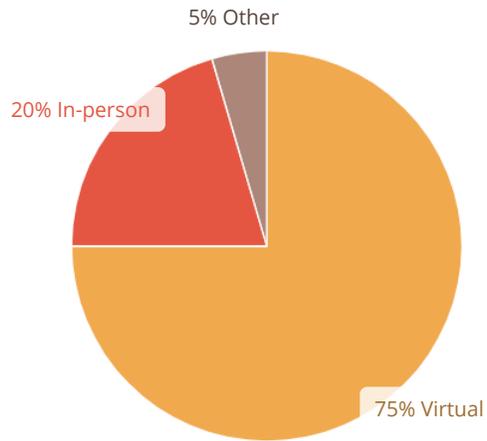
43%	Comprehensive Plan Amendment Listserv email announcement	19 ✓
43%	Direct contact by County staff, either through a mailed letter or otherwise	19 ✓
34%	County SSPA website	15 ✓
27%	District Supervisor newsletter	12 ✓
25%	Direct contact by the Supervisors' office	11 ✓
23%	News article (Such as Alexandria Living, WTOG, Connection, etc.)	10 ✓
18%	Facebook	8 ✓
16%	Direct contact by a nominator, either through a mailed letter or otherwise	7 ✓
11%	NextDoor App	5 ✓
7%	Other	3 ✓
5%	Flyer or poster	2 ✓
0%	Youtube	0 ✓
0%	Twitter	0 ✓

44 Respondents

Nominators and Development Industry Representatives

Filtered by Participant Segment

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

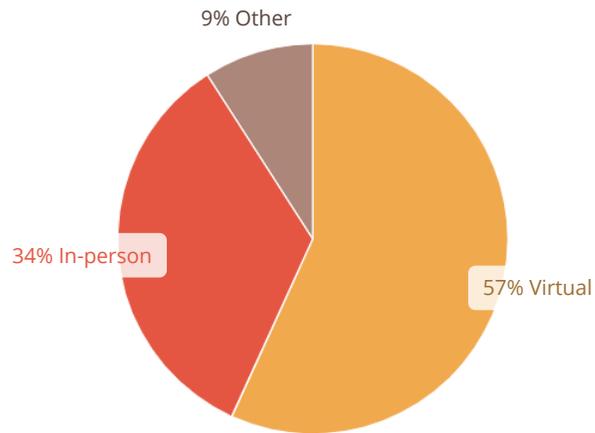


44 respondents

Nominators and Development Industry Representatives

Filtered by Participant Segment

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



44 respondents

Nominators and Development Industry Representatives

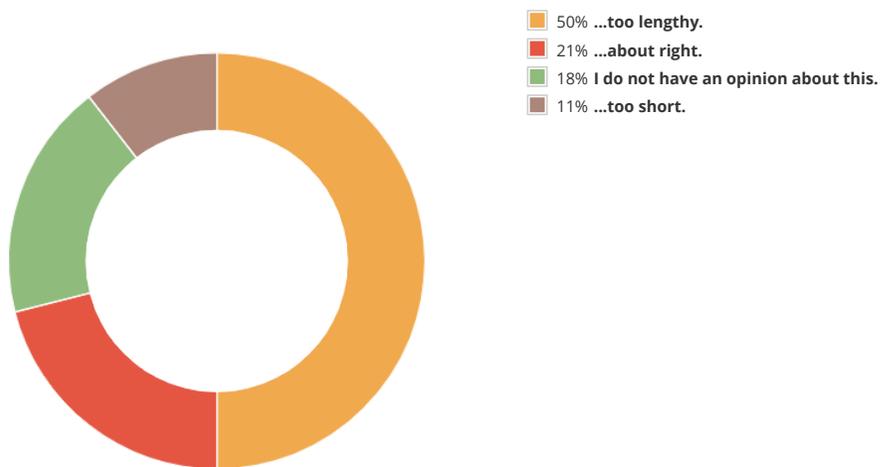
Select your top three engagement methods based on your preferences for community planning efforts. *Please select only 3 responses.*

49%	Attending community meetings targeted for residents living near the area being discussed	21 ✓
49%	Receiving regular email updates	21 ✓
35%	Attending regularly scheduled (bi-weekly, monthly) Task force meetings (open to the public)	15 ✓
33%	Attending open houses and presentations to community groups during the process	14 ✓
30%	Attending open houses and presentations to community groups on the process before the nomination period begins	13 ✓
30%	Taking online and physical community surveys	13 ✓
28%	Writing letters/emails to task force members, staff, the Planning Commission, and/or Board of Supervisors	12 ✓
19%	Testifying at Planning Commission and Board of Supervisors public hearings	8 ✓
2%	Other	1 ✓

43 Respondents

Nominators and Development Industry Representatives

Please provide your thoughts on the SSPA cycle's overall length. *Filtered by Participant Segment*

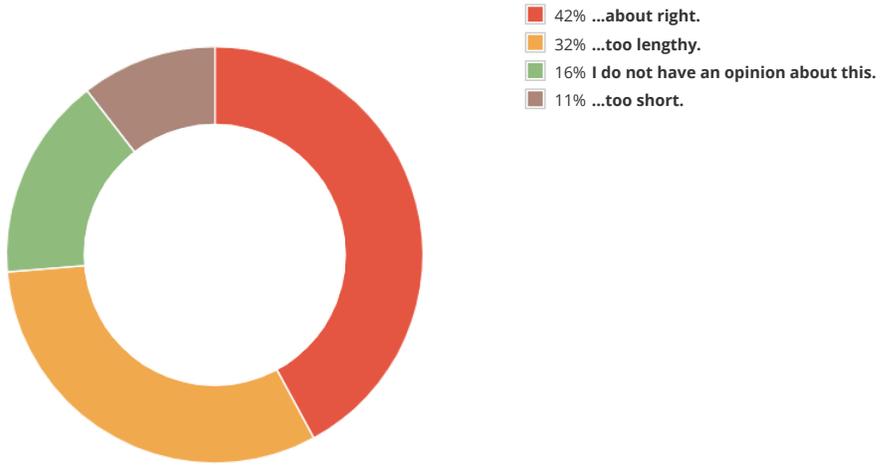


38 respondents

Nominators and Development Industry Representatives

Filtered by Participant Segment

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.

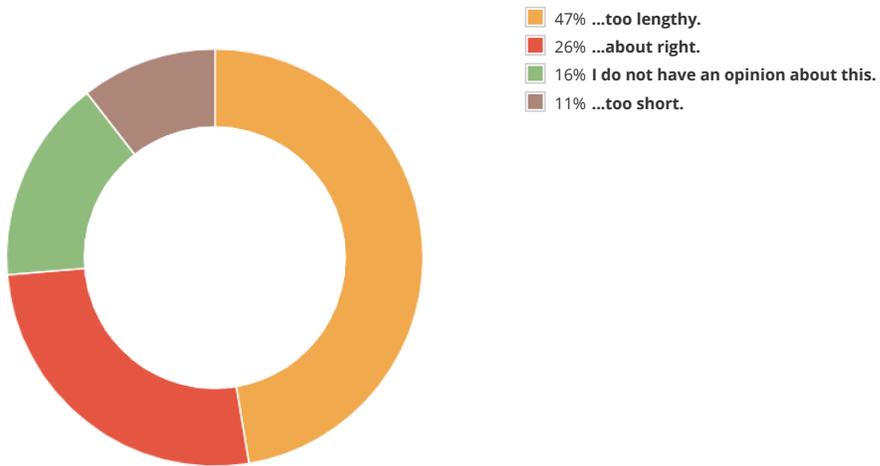


38 respondents

Nominators and Development Industry Representatives

Filtered by Participant Segment

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.

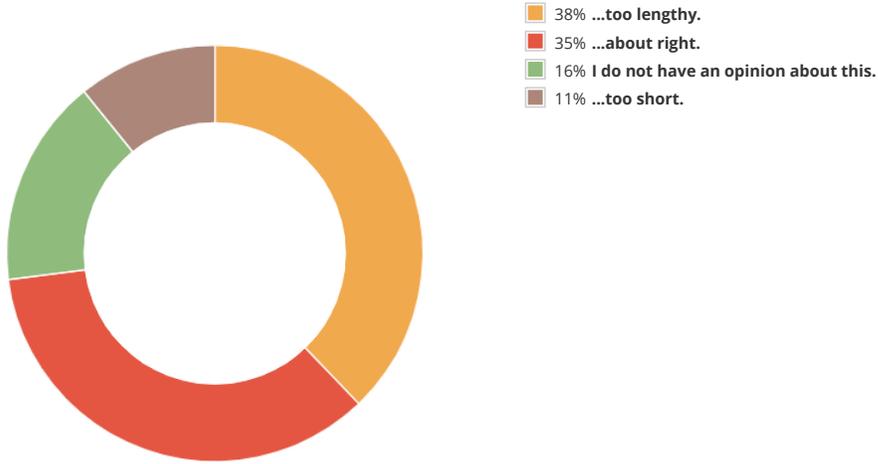


38 respondents

Nominators and Development Industry Representatives

Filtered by Participant Segment

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.



37 respondents

Nominators and Development Industry Representatives

Filtered by Participant Segment

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

69%	Require a concept plan drawing that illustrates the proposed land use and site layout.	25 ✓
58%	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.	21 ✓
44%	Require the written consent of the owner of the nominated property.	16 ✓
42%	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.	15 ✓
22%	Require a fee to submit a nomination to amend the comprehensive plan.	8 ✓
19%	Keep the existing criteria only.	7 ✓
14%	Other	5 ✓

36 Respondents

☰ Nominators and Development Industry Representatives

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

23%	Hunter Mill Supervisor District	6 ✓
23%	Springfield Supervisor District	6 ✓
19%	Lee Supervisor District	5 ✓
19%	Mason Supervisor District	5 ✓
15%	Mount Vernon Supervisor District	4 ✓
15%	Providence Supervisor District	4 ✓
15%	Sully Supervisor District	4 ✓
15%	None	4 ✓
12%	Braddock Supervisor District	3 ✓
12%	Dranesville Supervisor District	3 ✓

26 Respondents

# SSPA Retrospective Survey - Nominator and Development Industry Representative 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. just right, want the process to be thorough and fair
2. just right. want the process to open and fair and thorough
3. Too lengthy and do not typically look at the full impact of surrounding areas.
4. 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.
5. 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.
6. The screening period and implementation period are too long - a rolling admission period and review cycle may be more appropriate.
7. 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.
8. 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.
9. the nomination process could be shorter if quick easy to use templates could be used
10. N/A
11. 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
12. The process should not take more than one year. That should be the goal.
13. 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

14. I will be able to participate as long as I have the necessary information
15. 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.
16. 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. Once 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.
17. 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.
18. 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.
19. 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.

**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. When considering one site should really look at the whole neighborhood impact.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. In order to better respond to changing market conditions, I believe the process should be revised to permit more frequent opportunities to change.
9. 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
10. Without out-of-turn possibilities, important opportunities could be lost.

11. the constructing several hundred new structures now on the site of the Hidden Creek golf course
12. 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
13. 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.
14. 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.
15. 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.
16. 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.

17. 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.
18. Transparency is vital

**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. too long of a process
2. 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.
3. +1
4. 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.
5. 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
6. Out-of-turn amendments should be possible.
7. Makes sense
8. 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.

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

1. the process is not resident friendly
2. 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.
3. 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.
4. Keep us informed and engaged.
5. 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.
6. 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.

7. 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.
8. The current process is flawed because it requires property owner buy-in. Additionally, staff is too autocratic.
9. 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.
10. do not make Fairfax denser
11. 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.