



County of Fairfax, Virginia

MEMORANDUM

DATE: 1/3/2024

TO: John Ulfelder, Chair, Planning Commission Land Use Process Review Committee

FROM: Salem Bush, Branch Chief
Public Facilities and Plan Development Branch, Planning Division
Department of Planning and Development (DPD)

SUBJECT: Public Facilities Element of the Policy Plan
Draft Text for discussion at the January 11, 2024 Land Use Process Review Committee Meeting
Plan Amendment (PA) 2020-CW-1CP
PLUS No. PA-2020-00026

The purpose of this memorandum is to provide revisions to the draft Comprehensive Plan amendment text for the Public Facilities Element of the Policy Plan to the Planning Commission Land Use Process Review Committee (PC LURPC).

The PC LUPRC met on October 12, 2023 to review the draft text and there were some items discussed that required additional consideration and review. DPD staff coordinated with the Department of Management and Budget, the Office of Environmental and Energy Coordination, and Fairfax County Public Schools staff to develop the following revisions. The full proposed Public Facilities Element of the Policy Plan revisions can be found in Attachment 1.

In addition, staff recommends the Planning Commission defer the January 24, 2024 Public Hearing to February 14, 2024. This will allow members of the Planning Commission to provide comments on the following revisions at the January 11, 2024 committee meeting, and also allow staff the necessary time to publish the staff report and with the full Public Facilities Element of the Policy Plan draft text to the public.

Summary of Edits to the December 29, 2023 draft Public Facilities Element of the Policy Plan based on the October 12, 2023 PC LUPRC meeting:

Objective 1: ~~Locate new facilities to provide convenient access to residents and meet the needs of service providers.~~



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Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.

- Policy e. ~~Facilities that provide on-site services to the public should be located near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.~~
Locate facilities that provide on-site services near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.
- Policy f. ~~When selecting a location for a new facility, alternative sites should be considered to demonstrate the selected location is the most suitable site. Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.~~
- Policy g. ~~Buildings that are being considered for decommissioning, demolition, or placement out of service, and that have reached 50 years of age, or are known to have architectural, cultural, or historical importance, should be evaluated for their potential significance and eligibility for listing in the *County Inventory of Historic Sites*. If found eligible for Inventory listing, an effort should be made to preserve the building with its current use or adaptively reuse the building. If no feasible adaptive reuse is found, then the building should be thoroughly documented prior to demolition.~~
Evaluate buildings that are being considered for decommissioning, demolition, or placement out of service for their potential significance and eligibility for listing in the *County Inventory of Historic Sites*. If found eligible for Inventory listing, an effort should be made to preserve the building with its current use or adaptively reuse the building. If no feasible adaptive reuse is found, then the building should be thoroughly documented prior to demolition.

Objective 2: Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

- Policy b. ~~When planning and funding facilities, consider equitable distribution of facilities to meet the different needs of individuals and communities.~~
Evaluate service gaps or access barriers and consider the equitable distribution of facilities during the planning and funding phases for new public facilities while balancing the overall county needs.
- Policy c. ~~Before acceptance into the CIP, all projects should be reviewed to ensure they align with the policies, objectives and goals of the Comprehensive Plan.~~



Review projects before acceptance into the CIP to ensure the project aligns with the Comprehensive Plan.

Policy f. ~~Encourage the use of metrics and data to assess the needs for new or expanded facilities as part of the review of the CIP and review established CIP project criteria.~~

Evaluate projects by analyzing metrics and data to assess the need for new or expanded facilities as part of the review and approval of the CIP. Agencies submitting for new projects should incorporate metrics and data as part of their submission package for CIP review.

Policy g. ~~The Department of Planning and Development and the Department of Management and Budget should work to identify links between the CIP, County infrastructure, service needs, and land use planning. The linkage would reflect anticipated and funded CIP projects in the Comprehensive Plan. These links will help inform the public, assist in public facilities review, and facilitate a better understanding of the CIP as a tool to implement the Comprehensive Plan.~~
Identify links between the CIP, County infrastructure, service needs, and land use planning. The linkage would reflect anticipated and funded CIP projects in the Comprehensive Plan. These links will help inform the public, assist in public facilities review, and facilitate a better understanding of the CIP as a tool to implement the Comprehensive Plan.

Policy i. ~~The Department of Planning and Development and the Department of Management and Budget should work to identify links between the CIP, County infrastructure, service needs, and land use planning. The linkage would reflect anticipated and funded CIP projects in the Comprehensive Plan. These links will help inform the public, assist in public facilities review, and facilitate a better understanding of the CIP as a tool to implement the Comprehensive Plan.~~
Review established maintenance classifications and prioritization levels for assessing facility and infrastructure conditions and ensure that the highest priority infrastructure replacement and upgrade project needs are identified by each agency annually. The CIP should provide the Board with a countywide integrated view of the scale and scope of unmet infrastructure replacement and upgrade needs.

Objective 3: Balance the provision of public facilities with growth and development.

Policy h. ~~Encourage provision of buildings or land for public facilities as needs are identified.~~

Plan for the provision of buildings or land for public facilities as needs are identified.



- Policy i. ~~Prioritize public facility and infrastructure investment and development in areas such as urban centers, transit station areas, suburban centers, and revitalization districts. Consider repurposing underutilized commercial and/or office properties in these areas for the use of public facilities; particularly facilities that can contribute to placemaking, such as libraries, community centers, recreation centers, park space or other similar uses.~~
Prioritize public facility and infrastructure investment and development in areas such as urban centers, transit station areas, suburban centers, or revitalization districts.
- Policy j. Identify underutilized commercial space for the use of public facilities; particularly facilities that can contribute to placemaking in revitalization areas, such as libraries, community centers, recreation centers, park spaces or other similar uses.
- Objective 4: Consider the impact of public facilities on adjacent planned and existing land uses.**
- Policy e. ~~Consider incorporation of public art, murals or other design features into public facility developments that create a more aesthetically pleasing space and reflect the county's vision and values.~~
Prioritize the incorporation of public art, murals or other design features into public facility projects or publicly accessible spaces.
- Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**
- Policy f. ~~When planning and coordinating PPEA or public-private partnership projects, the Department of Planning and Development should be involved as early as possible in the process to ensure the proposed project aligns with the goals, objectives and policies of the Comprehensive Plan.~~
Plan and coordinate the PPEA process or public-private partnership projects with the Department of Planning and Development early in the process to ensure the proposed project aligns with the Comprehensive Plan.
- Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.**



Policy c. ~~Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.~~

Retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices when opportunities arise in consideration of the factors identified in Objective 6, Policy a.

Policy e. ~~Apply green building practices within the design of public facilities. Public facilities should be built and operated in alignment with the Fairfax County Operation Energy Strategy (OES) and the Sustainable Development Policy for Capital Projects.~~

Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

Policy f. ~~Apply climate-resilient design practices to the design of public facilities to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat.~~

Apply climate-resilient design practices to the design of public facilities to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat, in alignment with county's climate resilience plans and programs.

Objective 7: Prioritize the co-location and design of facilities to better meet consumer services and provide the most efficient use of available land.

Policy a. ~~Co-location of facilities should be prioritized when there are opportunities for agencies to share resources, provide overlapping services or when there is a benefit for residents to gain access to multiple services at one location. Prioritize the co-location of facilities when there are opportunities for agencies to share resources, provide complimentary services or when there is a benefit for residents access to multiple services at one location.~~

Prioritize the co-location of facilities when there are opportunities for agencies to share resources, provide complimentary services or when there is a benefit for residents access to multiple services at one location.

Policy x. ~~Co-located facilities should be prioritized in locations that provide safe pedestrian access.~~

Policy b. ~~When possible, co-located facilities should be located in growth areas of the county to provide more efficient access to county residents and employees. Prioritize co-located facilities in urban centers, transit station areas, suburban centers or revitalization districts to provide more efficient access to county residents and employees.~~

Prioritize co-located facilities in urban centers, transit station areas, suburban centers or revitalization districts to provide more efficient access to county residents and employees.



- Policy c. ~~Co-located facilities should be reviewed to determine if additional security and privacy features are included in the design of the facility to ensure that all individual facilities maintain their necessary operating integrity.~~
Review co-located facilities to determine if additional security and privacy features are included in the design of the facility to ensure that all individual facilities maintain their necessary operating integrity.
- Policy d. ~~Encourage shared parking facilities and other shared infrastructure for service providers and users when co-locating facilities.~~
Maximize the potential for shared resources by incorporating shared parking facilities and other shared infrastructure when co-locating facilities.
- Policy e. ~~Affordable housing and childcare should be considered and prioritized in conjunction with new facility development or included in the co-location of other public facilities where appropriate.~~
Consider and prioritize affordable housing and childcare uses in conjunction with new facility development or included in the co-location of other public facilities where appropriate.
- Policy f. ~~Memorandums of understating and/or shared maintenance agreements should be established before the opening of a co-located facility.~~
Establish memorandums of understanding and/or shared maintenance agreements before the opening of a co-located facility.
- Policy g. ~~Create healthier environments through the use of county properties by encouraging the incorporation or co-location of amenities for all ages and abilities that support healthy and active lifestyles.~~
Utilize county properties to contribute to healthier environments by encouraging the incorporation or co-location of amenities for all ages and abilities in support of healthy and active lifestyles.
- Policy h. ~~Encourage a more urban design approach to facility development, such as increased vertical uses. Facilities should be designed, when possible, to have the ability to expand vertically when expansion of services in the future may be needed.~~
Incorporate urban design principles into facility development, such as increased vertical uses. Facilities should be designed, when possible, to have the ability to expand vertically when expansion of services in the future may be needed.
- Policy j. Facilitate access to services through co-location of county departments and community-based organizations and through the use of county facilities, such as schools, libraries, recreation facilities, or commercial centers and non-profit facilities.



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Objective 11: **Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.**

Policy c. Design, retrofit, and maintain school facilities and sites in an environmentally sensitive manner to proactively address climate change, resilience and environmental sustainability consistent with the recommendations of county and school policies.

Attachments

Attachment I: Draft Text Redline Version dated December 29, 2023 for the Public Facilities Element of the Policy Plan Draft Text

Attachment II: Draft Text Clean Version dated December 29, 2023 for the Public Facilities Element of the Policy Plan Draft Text

