



2232 Review Process Presentation & Discussion - School Renovation Projects

February 27, 2025

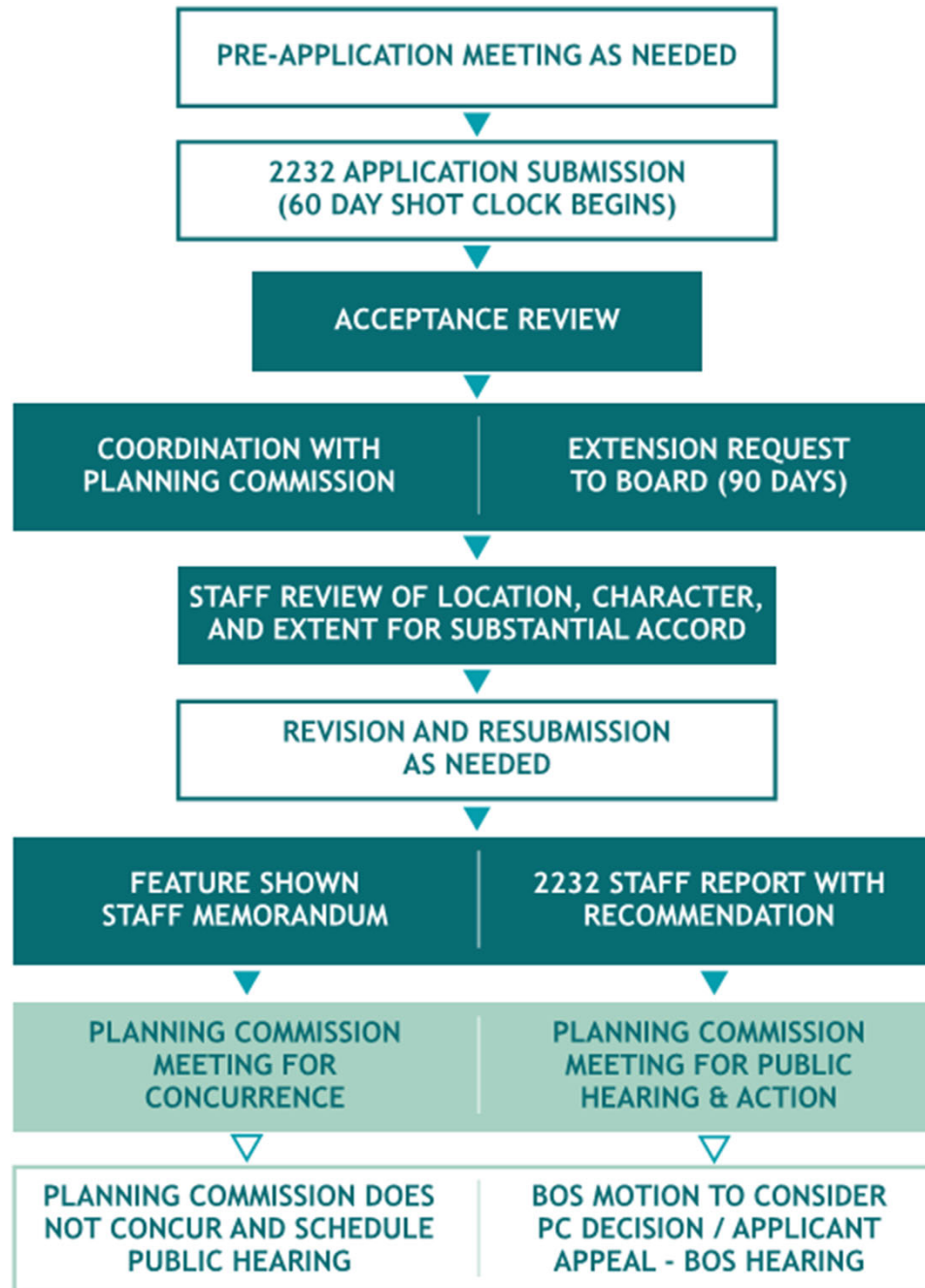
Overview

- Provide an overview of the 2232 review process for school renovation projects.
- Highlight differences between the former administrative process and the current process.
- Examine schedule, cost impacts.
- Discuss potential next steps.

Background

- **Virginia Code Section 15.2-2232** requires local planning commissions to review “the location, character, and extent” of certain public facilities..
- From 2012–2022, FCPS and Fairfax County used an administrative 2232 process for school renovations that did not require rezoning.
- The process applied to projects that met zoning district requirements and were consistent with the Comprehensive Plan.
- Former process ensured timely reviews and efficient approvals.

2232 Public Facilities Review Process



Administrative 2232 process (2012 – 2022)

- **60-day review** timeline (aligns with the Code of Virginia).
- Application materials were submitted and reviewed administratively by Fairfax County staff.
- **25 school renovation projects** (2013–2019) averaged **1–3 months** review time.
- 2232 reviews occurred **concurrently** with site plan review.
- **Community outreach** was (and remains) part of FCPS's standard capital project process.

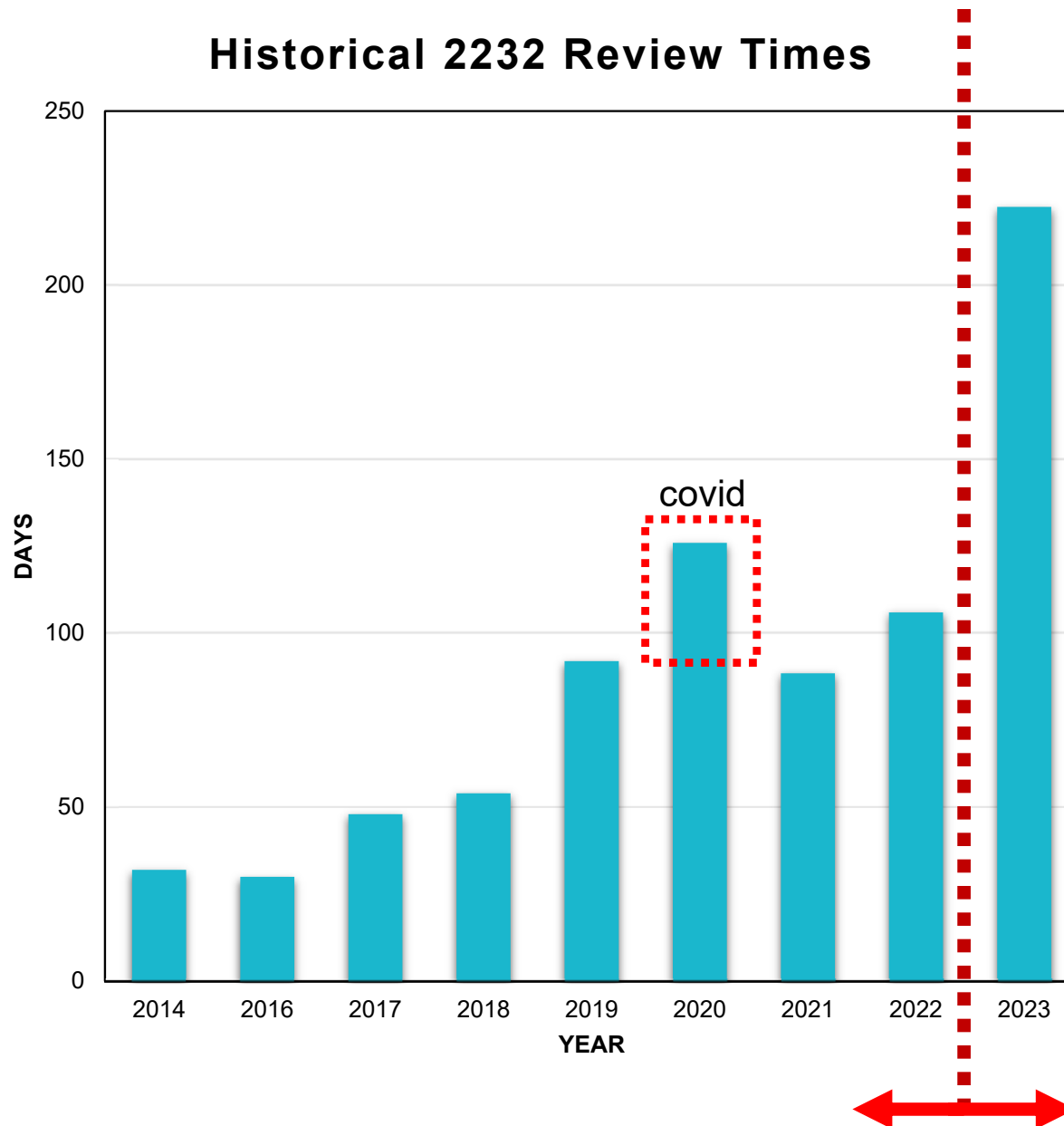
Current 2232 process (2022 - Present)

- **Shifted to all projects requiring the public hearing process.**
- Extended review time from **30-90 days to 220+ days.**
- Creates delayed second site plan submission.
- Impacted bidding schedules and crucial first summer construction window.
- Delays due to extended review timelines lead to **increased costs** due to inflation and **escalation** in construction pricing.
- Redesign fees can increase if significant county comments arrive late in the process.

Unintended Outcomes

- **Design Schedule:** If significant 2232 comments arise late, redesign may be necessary resulting to additional fees & time.
- Delayed approval means 2nd site plan submission must wait until the 2232 is finalized, which can cause site plan approval delays.
- **Comment Categories:**
 - Level of detail in county recommendations is similar to a rezoning review.
 - Code-based requirements already covered in site plan review creates redundant review comments with site plan requirements and extends timelines.

Process Comparison by Year



- 2014–2022 typical project approval **30-90 days**.
- After 2022 typical project approval **220+ days** with new process
- **Result: Over 250%** increase in approval times.

Summary and Conclusions

- The current 2232 process can take an additional 5-6 months to the review process which can lead to schedule delays, placing critical first summer construction work at risk. Also incurred are increased building costs due to inflation rates averaging 6% per year.
- A streamlined process can be achieved which will include community engagement through the FCPS engagement process for capital projects while ensuring timely project completion.
- FCPS would like to have substantive conversations with the Fairfax County Planning Commission to consider feature shown 2232 process without a public hearing.

Proposed Next Steps

- FCPS would like to coordinate with DPD to advocate for a return to an administrative, or like process, for existing schools in the Comprehensive Plan to be processed with a Feature Shown process without public hearings.
- Target a 60-day 2232 review process.
- Discuss concerns regarding automatic extensions and the impact that they can have on project scheduling, delaying optimal bidding and construction start timeframes.

Thank You



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