

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, NOVEMBER 17, 2022**

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

ABSENT: Peter F. Murphy, Chairman, Springfield District

OTHERS: Salem Bush, Planning Division (PD),
Department of Planning and Development (DPD)
Leanna O'Donnell, PD, DPD
Meghan Van Dam, PD, DPD
Graham Owen, PD, DPD
Vrushali Oak, Building Design & Construction Division,
Department of Public Works and Environmental Services (DPWES)
Dennis Holder, Building Design & Construction Division, DPWES
Joan Beacham, Building Design & Construction Division, DPWES
Martha Reed, Management & Budget Analyst, Department of Management and
Budget (DMB)
Scott Sizer, Department of Economic Initiatives (DEI)
Kevin Jackson, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. PUBLIC FACILITY POLICY PLAN AMENDMENT POWERPOINT PRESENTATION
- B. COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM POWERPOINT PRESENTATION

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Chairman John C. Ulfelder called the meeting to order at 7:32 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder entertained a motion to move approval of the meeting minutes for the October 6, 2022 Land Use Process Review Committee meeting. Commissioner Sargeant MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE OCTOBER 6, 2022 MEETING MINUTES.

Commissioner Carter seconded the motion, which carried by a vote of 8-0. Commissioner Niedzielski-Eichner voted as an alternate.

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Chairman Ulfelder announced that tonight's committee meeting would receive presentations from staff on updates to the Public Facilities Policy Plan Amendment, with an emphasis on co-location of public facilities and public/private partnerships for public facilities. Then, the Committee would also receive a presentation on the Comprehensive Plan Amendment Work Program.

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Salem Bush, Planning Division (PD), Department of Planning and Development (DPD); Leanna O'Donnell, PD, DPD; Martha Reed, Department of Management and Budget; Dennis Holder, Building Design and Construction Division, Department of Public Works and Environmental Services (DPWES); Vrushali Oak, Building Design and Construction Division, DPWES; Joan Beacham, Building Design and Construction Division, DPWES; and Scott Sizer, Department of Economic Initiatives; gave a PowerPoint Presentation on the Public Facilities Policy Plan Amendment, a copy of which is included in Attachment A, which covered the following topics:

- Explanation of what constituted a Public Private Partnership (P3);
- Explanation of key statutes outlining this framework, which included the Public-Private Educational Facilities and Infrastructure Act of 2002 (PPEA) and the Public-Private Transportation Act of 1995;
- Explanation that the Commonwealth utilized PPEA's for transportation infrastructure projects, but the County had been moving away from this model;
- Overview of the benefits, opportunities, tradeoffs, and challenges associated with P3 projects;
- An explanation of the three types of P3 projects the County had pursued, along with associated examples;
- Overview of various sites with the potential for P3 development;
- Overview of existing co-locations at various public facilities throughout the County;
- Overview of what constituted co-location and the different types of co-location facilities in existence in the County, along with associated examples;
- The various benefits and challenges associated with consideration of co-location facility proposals; and
- The various factors that should be considered during project planning/development for a co-location facility.

There was a discussion between Mr. Bush, Ms. O'Donnell, Ms. Reed, Mr. Holder, Ms. Oak, Ms. Beacham, Mr. Sizer, and multiple Committee members on the following issues:

- The current public and staff support for the PPEA process;
- Concerns regarding the inclusion of adequate staff involvement when pursuing until late in the application process.

- Confirmation that a prospective PPEA project's conformance with the Comprehensive Plan, Zoning Ordinance, and other applicable regulations would be taken into account earlier in the application process if staff were involved;
- Clarifications on the number of unsolicited PPEA projects the County has completed;
- Explanation of other successful public/private partnerships that had occurred throughout the County and the process utilized to finalize those plans;
- Concerns that adherence to the Comprehensive Plan was not adequately prioritized over seeking out P3 projects;
- Clarifications on whether P3 projects were driven by private sector profitability or seen as an opportunity to make investments that the community desires;
- Clarification on how the County could use PPEA and P3 projects to boost innovative infrastructure efforts;
- Clarification on how the County could be more proactive in monitoring the long-term vision for facilities/projects/infrastructure needs and how it could facilitate procuring appropriate partners;
- Clarification that independent agencies such as Fairfax County Public Schools (FCPS) and the Fairfax County Park Authority had access to and had utilized PPEA/P3 projects for their needs;
- Clarification that the County had utilized federal resources to accomplish the goals of the Capital Improvement Program;
- Explanation that the individual practicalities of co-location projects and associated funding were important components to their viability and success;
- Clarification on the collaboration between the County and FCPS on the co-location of various wrap-around services supporting students with special needs;
- Explanation that the County had actively collaborated with FCPS on co-location facilities for Early Childhood Development centers/opportunities;
- Discussion on how co-location projects maximized the opportunity to provide government services;
- The extent to which private developers responded to inquiries from the County regarding partnership for publicly beneficial features;
- The role of public/private partnerships in revitalization efforts within certain areas of the County;
- The processes utilized by various departments of the County in pursuing public/private partnerships;
- Clarification on how the County calculated and advertised the savings made through co-location projects;
- Clarification on the possibility of utilizing federal resources and the Capital Improvement Program to secure partnerships for future development and public improvements;
- The process for determining the cost and social benefits of co-location projects; and
- The importance of communicating the benefits of co-location projects to the public.

Meghan Van Dam, Planning Division (PD), Department of Planning and Development (DPD); Leanna O'Donnell, PD, DPD; and Graham Owen, PD, DPD; gave a PowerPoint Presentation on the Comprehensive Plan Amendment Work Program and Policy Plan Review, a copy of which is included in Attachment B, which covered the following topics:

- Explanation of the Comprehensive Plan Amendment Work Program (CPAWP) components, which included Countywide/Policy Plan Amendments, Areawide Planning Studies, Site-Specific Plan Amendments (SSPAs), and Board-authorized site-specific Amendments;
- Explanation of the 23 Plan Amendments actively under review across the component areas;
- Explanation of CPAWP updates in the 2022 program year, which included 8 plan amendments initiated, 5 plan amendments completed, and 1 plan amendment rescinded;
- Overview of the 2022 SSPA nominations, including their geographic distribution across the County;
- Overview of the timeline for the 2023 SSPA process, including consideration by the Planning Commission and the Board of Supervisors;
- Explanation of the background and goals of the Policy Plan Review process;
- Updates to the Policy Plan Review process, including a timeline of proposed phases;
- Overview of how inclusive engagement considerations impacted the Policy Plan Review process;
- Overview of efforts to consider adding new policies to the Policy Plan;
- Overview of the community engagement initiatives utilized during the review process for the Policy Plan; and
- Overview of the first phase of the Policy Plan update.

There was a discussion between Ms. Van Dam, Ms. O'Donnell, Mr. Graham, and multiple Committee members on the following issues:

- Discussion on opportunities to address accessibility concerns wholistically instead of addressing them by each component area;
- Concerns regarding the volumes of items on the Work Program and that the nature of the items were reactive rather than proactive;
- Discussion on the opportunities presented for DPD to adopt a more proactive approach to planning processes;
- A suggestion that public outreach for the Work Program be more targeted to encourage proactive development;
- A suggestion that the phases of the process for the Work Program be clearly articulated and communicated to the public and interested stakeholders;
- Clarifications regarding the organizational and staff capacity of DPD to handle the growing workload;
- Concerns regarding whether DPD would be willing to hire an external firm to review its processes and determine potential staffing needs/efficiencies;
- Concern with the Reston community having had four SSPA nominations, which could have been addressed through the Reston Comprehensive Plan Amendment process;
- Support for the new sections to the Policy Plan on Equity and Community Health;
- A suggestion that design excellence be emphasized to encourage greater public usage;
- A suggestion that co-location issues be clearly articulated in the Policy Plan;
- Suggestions to include additional sections on Affordable Housing, Design Excellence, Zoning, and Capital Improvement Project (CIP) implementation;

- Suggestions to redesign the area plans review process and implement a long-term schedule for area plans with established timeline for Planning Commission and Board of Supervisors consideration;
- Concern regarding the adequacy of the framework of the Policy Plan and the importance of adopting extensive revisions in a manner that did not hinder the pace of other planning efforts;
- A suggestion that the SSPA review process by staff be more consolidated;
- The importance of emphasizing development around activity centers and the importance of factoring issues of equity to such development; and
- Clarifications on the County's proposals to leverage federal resources provided by the Inflation Reduction Act regarding the procurement of transportation infrastructure, such as bus shelters and Electric Vehicle (E/V) charging stations;
- Concerns that the existing process did not adequately evaluate the impact or implications of certain development efforts, such as repurposing office development for other uses;
- Concerns whether the components of the Work Program could be completed in a timely manner; and
- A suggestion to evaluate new procedures during the review of certain projects that could be subsequently implemented with future projects.

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Chairman Ulfelder announced that the next Land Use Process Review Committee meeting was scheduled for Thursday, December 1, 2022, at 7:30 p.m. He then thanked staff and adjourned the meeting.

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CLOSING

November 17, 2022

The meeting was adjourned at 9:44 p.m.
John C. 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: Kevin Jackson

Approved: 2/16/2023

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

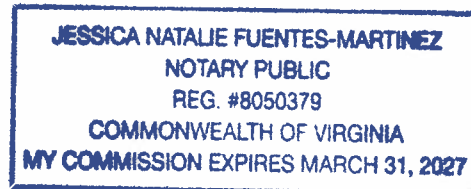
The foregoing instrument was acknowledged before me this 16 day of May 2023 by

Jessica N. Fuentes-Martinez
Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027



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