

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, JULY 25, 2019**

PRESENT: James T. Migliaccio, Lee District, Chairman
Ellen J. Hurley, Braddock District, Vice Chairman
John A. Carter, Hunter Mill District
Julie M. Strandlie, Mason District
Peter F. Murphy, Springfield District
James R. Hart, Commissioner At-Large
Mary D. Cortina, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Walter C. Clarke, Mount Vernon District
Phillip Niedzielski-Eichner, Providence District
Ellie Codding, Director, Code Development and Compliance, Land Development Services, (LDS)
Jan Leavitt, Site Code and Development Branch, LDS
Don Lacquement, Site Code and Development Branch, LDS
Danielle Badra, Site Code and Development Branch, LDS
Teresa Wang, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

A. Public Facilities Manual Flexibility Project, Phase 2 Update, PowerPoint Presentation

//

Chairman James Migliaccio called the meeting to order at 6:32 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

//

Danielle Badra, Site Code and Development Branch, Land Development Services (LDS) and Don Lacquement, Site Code and Development Branch, LDS, provided a presentation on the Public Facilities Manual (PFM) Flexibility Project, Phase 2 Update, a copy of which is included in Attachment A, that covered the following topics:

- Phase 2 background information;
- Actions to date;
- Outreach;
- Technical Advisory Committee Teams;
- Steering Committee;
- Stakeholder Committee;
- Phase 2 research; and
- Projected schedule.

There was a discussion between Ellie Coddling, Director, LDS; Jan Leavitt, Site Code and Development Branch, LDS; Ms. Badra; Mr. Lacquement; and multiple Commissioners over the following topics:

- The sections within the PFM that were not addressed during Phase 1: Chapter 2 (Subdivisions and General Information), Chapter 6 (Drainage), and Chapter 12 (Trees);
- Notification to homeowners that were located within the Dam Breach Inundation Zone;
- Additional diversity within the Stakeholder Committee and the types of other organizations that would be included;
- The benefits of conducting outreach to the community earlier during the process; and
- Clarification on the changes to the residential basement elevation above the groundwater table related to basement renovations, new house construction, and allowable height requirements.

//

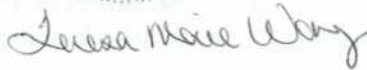
The meeting was adjourned at 7:30 p.m.
James T. Migliaccio, Chairman

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

Minutes by: Teresa Wang
Approved on: November 7, 2019



Jacob Caporaletti, Clerk to the
Fairfax County Planning Commission



ATTACHMENT A

FAIRFAX COUNTY



Public Facilities Manual Flexibility Project

Phase 2 Update

Don Lacquement, Project Manager
Danielle Badra, Outreach Coordinator
Land Development Services

July 25, 2019

1

FAIRFAX COUNTY

Today's Presentation

- Background
- Actions to Date
- Outreach
- Committees
- Phase 2 Highlights
- Projected Schedule
- Easy Ways to Be Involved
- Contact Information



2

Background

Fairfax County reached a milestone in its journey to achieve greater flexibility & clarity in the development review process.



In late 2018, the Board of Supervisors adopted amendments to the PFM as a result of Phase 1 of the "PFM Flex Project."

Actions to Date

- ✓ Re-established the PFM as guidelines—adopted May 1, 2018.
- ✓ Completed Phase 1 of PFM Flex Project—adopted December 4, 2018.



Setting a new standard for Fairfax County by providing the flexibility needed to build the urban environment.

Actions to Date

- ✓ Developed a Phase 2 [PFM Flex Project Website](#).
- ✓ Developed a schedule to include a Spring & Winter P2 Package.
- ✓ Completed "Spring P2 Package" – adopted July 16, 2019. Prioritizing amendments that modernize the PFM.
- ✓ "Winter P2 Package" – IN PROGRESS.



Outreach



FAIRFAX COUNTY

Technical Advisory Committee (TAC) Teams

Chapter 2 (General Information)— Danielle Badra (Lead-SCRD), Don Lacquement (SCRD), Lorrie Kirst (ZAD), Joanne Fiebe (DPD), Sandra O'Connell (ZAD), Laura O'Leary (ZED), Ken Williams (DO), Betsy Smith (CTSC), Katalin Barczay (SDID), Julie Moyer (SDID)

Chapter 4 (Geotechnical)— Behzad Amir Faryar (Lead-SDID Geotech), Bijan Sistani (SDID), Dan Schwartz (NVSWCD), Kevin Nelson (VDOT)

Chapter 6 (Storm Drainage)— Matt Hansen (Lead-SDID SWM), Val Tucker (MSMD), Kevin Nelson (VDOT), Dipmani Kumar (SWPD), Julie Moyer (SDID), Bill Veon (SDID SWM), Don Lacquement (SCRD)

7

FAIRFAX COUNTY

Technical Advisory Committee (TAC) Teams

Chapter 7 (Streets)— Michael Davis (Lead-SCRD), Jeff Hermann (FDOT), Kevin Nelson (VDOT), Katalin Barczay (SDID), Julie Moyer (SDID), Lorrie Kirst (ZAD), Sandra O'Connell (ZAD), Laura O'Leary (ZED), Joanne Fiebe (DPD)

Chapter 8 (Trails/Recreation)— Malak Bahrami (Lead-FCPA), Kim Bassarab (FCPA), Paul Shirey (FCPA), Beth Iannetta (FCPA), Jeff Hermann (FDOT), Kevin Nelson (VDOT), Daun Klarevas (SDID), Lorrie Kirst (ZAD), Sandra O'Connell (ZAD)

8

FAIRFAX COUNTY

Technical Advisory Committee (TAC) Teams

Chapter 10 (Sewage)— Asghar Pariroo (Lead-WWCD), Lana Tran (WWCD), John Botts (WWM), Robert White (WWM), Julie Moyer (SDID), Katalin Barczay (SDID)

Chapter 12 (Trees)— Hugh Whitehead (Lead-UFMD), Malak Bahrami (FCPA), Lorrie Kirst (ZAD), Daun Klarevas (SDID), Laura O’Leary (ZED)

FAIRFAX COUNTY

Steering Committee

- David Stoner (OCA)
- Catherine Lewis (DPD)
- Leslie Johnson (DPD)
- Jeff Blackford (ESI)
- Chief John Walser (FMO)
- Chad Crawford (MSMD/ESRC)
- Dave Bowden (FCPA)
- JoAnne Fiebe (DPD)
- Jan Leavitt (SCRD)
- Ellie Coddling (PACA)
- Bruce McGranahan (SDID)
- Brian Keightley (UFMD)

FAIRFAX COUNTY

Stakeholder Committee


• Elizabeth Baker (Walsh/Colucchi)	• Helman Castro (NVBIA/NAIOP/LDS)	• Michael O'Shaughnessy (Bohler)
• Chris Butkus (H2 Land)	• Clayton Tock (Urban Engineering)	• Connie Fan (LSG Landscape Architect)
• Paul Johnson (CPJ/ESRC)	• Jim Scanlon (BC Consultants/ESI)	• Jeff Hermann (FDOT)
• Kevin Nelson (VDOT/ESRC)	• John Levtov (Christopher Consultants/ESI)	• Don Demetrius (GFI)
• Mark Liberati (Pennonni/ESRC)	• Chris Champagne (VIKA)	• Brian Thomas (CPJ/NVBIA/NAIOP/LDS)
• Keith Sinclair (AMT/ESRC)	• Wayne Klotz (195BMM)	
• Avi Sareen (TNT Env./NVBIA/NAIOP/LDS)		

11

11


FAIRFAX COUNTY

Phase 2 Research




Street Lights

- Modernize Street Lights to Light Emitting Diode (LED) Fixtures.



General Information

- Align PFM with Regulations of VDOT Chapter 118, Urban Design Guidelines.



General Information

- Expand flexibility provided in bylaws to other revitalization districts & areas.
- Point to relevant standards to keep PFM current & simplify use.

12

12

FAIRFAX COUNTY

Phase 2 Research

- Streets**
 - Facilitate design & review of streets & sidewalks.
 - Define shared-use path.
- Trails & Recreation**
 - Update Plans 15-8 to 41-8.
 - Clarify ECPA dedications.
 - Update trail information to reflect the Countywide Trails Plan.
- Sanitary & Storm**
 - Provide alternative pipe for storm sewer.
 - Require Dam Breach Inundation Zone maps with air bills.

13

FAIRFAX COUNTY

Phase 2 Research

- Geotechnical**
 - Explore requirements for high bearing structures & deep foundations.
 - Restrict use areas.
- Geotechnical**
 - Codify setting residential basement elevation above groundwater table.
 - Codify use of lime in construction.

14

FAIRFAX COUNTY

Projected Schedule

Spring P2 Package:

- Outreach: February through March 2019.
- Public hearings by July 2019.

Winter P2 Package:

- Outreach: April through December 2019.
- Public hearings by April 2020.



15

FAIRFAX COUNTY

Easy Ways to Be Involved

- Check out the [PFM Flex Project](#) website.
- Review the chapter edits - routinely.
- Use the online feedback form or email.
- Attend the public hearings.

16

FAIRFAX COUNTY

Questions?

For more information:

[PFM Flex Project Website](#)

Contact:

Danielle.Badra@fairfaxcounty.gov

Don.Lacquement@fairfaxcounty.gov

37