

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS COMMITTEE
THURSDAY, APRIL 14, 2016**

PRESENT: Peter F. Murphy, Springfield District, Chairman
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large
Ellen J. Hurley, Braddock District
Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District

ABSENT: NONE

OTHERS: John Ulfelder, Dranesville District
Frank A. de la Fe, Hunter Mill District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Karen A. Keys-Gamarra, Sully District
Jill G. Cooper, Director, Planning Commission
Marianne Gardner, Zoning Evaluation Division (ZED), Department of Planning
and Zoning (DPZ)
Aaron Klibaner, PD, DPZ
Fred Selden, DPZ
Bernard Suchicital, PD, DPZ
Meghan Van Dam, PD, DPZ

ATTACHMENTS:

- A. 2015 Fairfax Forward Evaluation – Description and Schedule.
- B. Draft April 13, 2016 Fairfax Forward - 2016 Comprehensive Plan Amendment Work Program – Submissions for Consideration.
- C. Proposed Procedures for Planning Commission Workshop on the 2016 Plan Amendment Work Program (Fairfax Forward Evaluation, Part II).
- D. Staff Report - Fairfax Forward 2016 Process Evaluation.

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Chairman Peter F. Murphy called the meeting to order at 7:02 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Meghan Van Dam, Planning Division (PD), Department of Planning and Zoning (DPZ) described the two phases of the Fairfax Forward evaluation which included the assessment of efficiency, effectiveness, accessibility, and impact of the new Plan review process.

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Marianne Gardner, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ); and Fred Selden (DPZ) discussed with the Committee the 2016 Comprehensive Plan Amendment Work Program development, timeline and citizens involvement.


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The meeting was adjourned at 8:12 p.m.
Peter F. Murphy, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: October 26, 2016



John W. Cooper, Clerk to the
Fairfax County Planning Commission



2015 Fairfax Forward Evaluation – Description and Schedule

On July 9, 2013, the Board of Supervisors directed staff to conduct an evaluation of Fairfax Forward two years after the authorization to assess the efficiency, effectiveness, accessibility, and impact of the new Plan review process. The evaluation is divided into two parts.

Part 1: The first part of the evaluation focuses on whether the new process for amending the Comprehensive Plan (as a replacement to the Area Plans Review (APR) process) has resulted in a better approach to land use planning in the county. Part 1 may result in modifications to the Fairfax Forward process.

Part 2: The second part of the evaluation involves reviewing the schedule and order of studies on the Comprehensive Plan Amendment Work Program to determine whether new studies should be added to the work program. Part 2 will result in the adoption of a 2016 Plan Amendment Work Program. The work program is central to Fairfax Forward as the means to organize planning studies over the three year period.

Evaluation Schedule

The evaluation of the Fairfax Forward process (Part 1) precedes the review of the work program (Part 2) in order for any changes made to the process to be factored into the 2016 work program.

Part 1 Schedule – Fairfax Forward Process Evaluation

April 6th	Staff report publication/distribution on the evaluation and proposed process changes
April 20	PC hearing on proposed process changes
June 7	Board of Supervisor (BOS) Action item on process changes

Part 2 Schedule – 2016 Work Program Development

January 29, 2016	End submission window for 2016 work program
February 29th	Publish submissions online, distribute to PC and BOS, (A map of submissions is printed on the reverse page.)
April 13th	Publish online staff summary of submissions including preliminary staff recommendations
April 27th (May 11th possible carryover)	PC workshop on submissions for 2016 work program.
June 15	PC hearing on 2016 work program
July 26	BOS Action item to adopt 2016 work program

Stay informed:

<http://www.fairfaxcounty.gov/dpz/fairfaxforward/evaluation.htm>

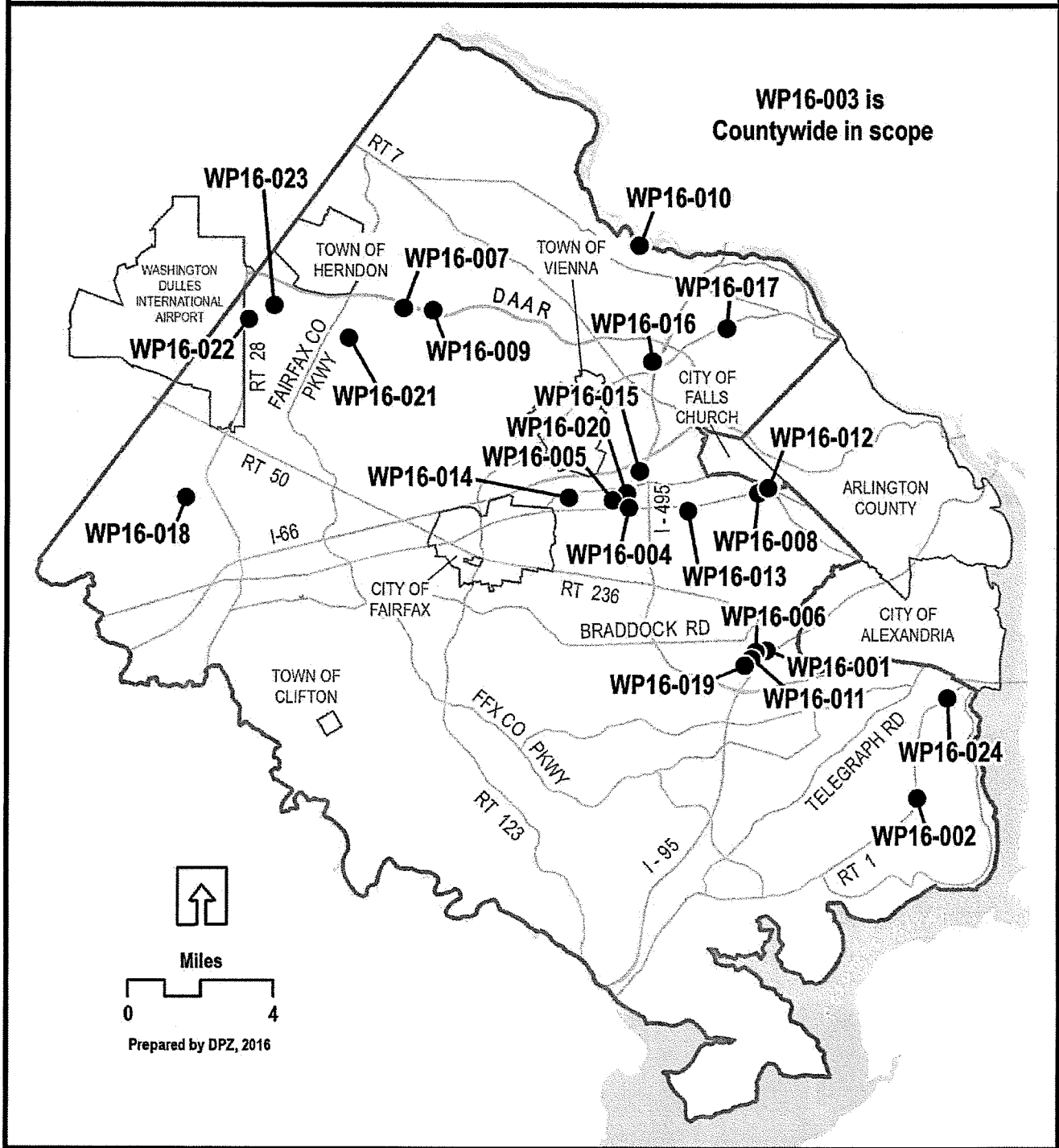
<https://www.facebook.com/fairfaxlanduse>

DPZFairfaxForward@fairfaxcounty.gov

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Submissions to the Fairfax Forward 2016 Work Program - Locator Map



DRAFT April 13 2016 - Fairfax Forward - 2016 Comprehensive Plan Amendment Work Program - Submissions for Consideration

Work Program number	Supervisor District	Address/ General Location	Submitted by	Planning Area	Planning District or Special Area	Land Unit or Rec. No.	Tax Map Parcel	Acreage	Current Plan	Proposed Amendment	Preliminary Staff Recommendation
WP16-001	Mason	5250, 5252 Cherokee Ave.	Nazir Bhagat	Area I	Lincolnia	N/A	72-3 ((27)) 1 and 2	3.2	Office use.	Multifamily residential with ground floor retail use.	Fold into the Lincolnia Study.
WP16-002	Mount Vernon	Vacant - no address. South of Fordson Rd., east side of Richmond Highway	Jane Kelsey	Area IV	Mount Vernon; Richmond Hwy Corridor	Hybla Valley CBC (pt.)	102-1 ((11)) 79A and 79B	0.88	Residential use at 5-8 du/ac, Retail and Other.	Retail uses and a martial arts school for special education.	Incorporate into Embarck Study with a rezoning.
WP16-003	Countywide	Human Services element of the Policy Plan.	Lee Ann Pender	Countywide	Countywide	N/A	Countywide	N/A	Human Services element of the Policy Plan & guidance regarding human services in Area Plans.	Review/update the Human Services element of Policy Plan, and the Area Plans, including public facilities recommendations.	Add to the 2016 Work Program as submitted.
WP16-004	Providence	3007, 3015 Williams Dr.; 8300, 8332 Professional Hill Dr.	Sandra L. Hughes	Area I	Jefferson; Merrifield Suburban Center	G3	49-3 ((22)) 3D	3.26	Office use .70 FAR w/ option to redevelop in conjunction w/ mixed-use redevelopment to the north w/ achievement of Eskridge Dr extension to Williams Dr.	Adjust mixed-use options to recommend redevelopment alone or in conjunction w/ mixed-use redevelopment in town center core area to the north at same FAR and conditions.	Not recommended for addition to the 2016 Work Program.
WP16-005	Providence	3016, 3022 Williams Dr.	Sandra L. Hughes	Area I	Jefferson; Merrifield Suburban Center	G3	49-3 ((22)) 3B and 3C	2.63	Office use up to .70 FAR.	Add an option for mixed-use redevelopment at same FAR & conditions as town center core area to the north, if redeveloped together or in conjunction w/ Sub-Unit F2 and/or Parcel 3D.	Not recommended for addition to the 2016 Work Program.
WP16-006	Mason	5301, 5321 Shawnee Rd.	Thomas D. Cafferty	Area I	Annandale; Beltway South Industrial Area	D	72-3 ((25)) 11, 72-3 ((1)) 17, and 17E	6.09	Industrial use up to .30 FAR.	Multifamily residential up to 50 du/ac, and may include a small retail component.	Not recommended for addition to the 2016 Work Program.
WP16-007	Hunter Mill	1900, 1902, 1904, 1906, 1908 Association Dr (pt.); 11600 Sunrise Valley Dr.	Jeffrey A. Huber	Area III	Upper Potomac, Wiehle-Reston East TSA	Wiehle Station	17-4 ((12)) 1, 2, 3, 4, 4A, 10, and 12 (pt); 17-4 ((11)) 10 (pt)	app. 20	Office use at 0.35 FAR, w/ option for Residential Mixed Use up to 1.5 FAR.	Transit Station Mixed Use at an intensity within 1.5 FAR and 2.5 FAR.	Not recommended for addition to the 2016 Work Program.
WP16-008	Mason	2971, 2991, 2993 Aspen Ln. 6415, 6421, 6425, 6429, 6435, 6439, 6443, 6455, 6461 Arlington Blvd. 6519 South St. 6420 Spring Ter.	Albert Riveros	Area I	Jefferson	N/A	51-3 ((5)) 7A, 7B, 8, 9, 10, 11, 12, 13, 14, 14A, 15, 16, and 30; 51-3 ((6)) 13A and 13B	10.056	Residential use at 2-3 du/ac. Commercial encroachment discouraged.	Low rise mixed use, and/or residential or commercial townhouses, and/or institutional uses.	Not recommended for addition to the 2016 Work Program.
WP16-009	Hunter Mill	1810, 1825, 1850 Samuel Morse Dr; 11111 Sunset Hills Rd.	Scott Adams	Area III	Upper Potomac, Wiehle-Reston East TSA	Reston East District	18-3 ((6)) 7A, 7B, 7C, and 8	14.72	Office use at an Intensity of 0.50 FAR.	Residential Mixed Use up to 1.5 FAR.	Not recommended for addition to the 2016 Work Program.
WP16-010	Dranesville	McLean and Great Falls along the Potomac River	David S. Houston	Area II	McLean	N/A	Countywide (14-3; 14-4; 20-2; 21-1; and 21-2)	N/A	Planned stream valley trails along the Potomac River between Scott's Run Nature Preserve & Great Falls Park on Countywide Trails Plan.	Amend the Countywide Trails Plan to remove the segment of the planned stream valley trail between Scott's Run Nature Preserve & Great Falls Park.	Not recommended for addition to the 2016 Work Program.
WP16-011	Mason	5411, 5415 Industrial Dr.	Mark Eisenberg	Area I	Annandale; Beltway South Industrial Area	C	80-2 ((1)) 53 and 54	1.89	Industrial uses up to 0.5 FAR.	Public storage and neighborhood-serving retail uses up to 1.0 FAR.	Add to the 2016 Work Program w/ modification: options for public storage & consolidation w/ parcel 20.
WP16-012	Providence	6320, 6326 Arlington Blvd.	David Gill	Area I	Jefferson; Seven Corners CBC	H	51-3 ((1)) 2 and 3	3.15	Neighborhood-serving retail uses at existing intensities, w/ option for retail and/or office uses up to 0.5 FAR; 2nd option for retail/office mixed use up to 0.70 FAR.	Initiate a land use study to consider planning tools to encourage redevelopment, including mixed use redevelopment.	Not recommended for addition to the 2016 Work Program.
WP16-013	Mason	7400 Parkwood Ct.	David Gill	Area I	Jefferson	N/A	50-3 ((1)) 5B, 5C, and 5D	39.79	Residential use at 16-20 du/ac.	Provide new planning tools that could encourage reinvestment and more appropriate transition to single-family neighborhood to the south.	Not recommended for addition to the 2016 Work Program.

Work Program number	Supervisor District	Address/ General Location	Submitted by	Planning Area	Planning District or Special Area	Land Unit or Rec. No.	Tax Map Parcel	Acreage	Current Plan	Proposed Amendment	Preliminary Staff Recommendation
WP16-014	Providence	9121 Lee Hwy.	David Gill	Area II	Vienna	V1	48-4 ((1)) 12F	25.18	Community serving retail use up to 0.35 FAR.	Add option for residential mixed use.	Not recommended for addition to the 2016 Work Program.
WP16-015	Providence	2743 Galloway Rd.	David Gill	Area I	Jefferson; Merrifield Suburban Center	B2	49-2 ((1)) 39, 40, 48, and 53	35.23	Residential use at 16-20 du/ac, w/ option for residential redevelopment at 30-40 du/ac w/ nonresidential.	Add option for residential mixed use up to 1.45 FAR, w/ option to increase to 1.85 FAR.	Not recommended for addition to the 2016 Work Program.
WP16-016	Providence	7900 Westpark Dr.	Greg Riegler	Area II	McLean; Tysons Corner Urban Center	North Central District, 2	29-4 ((7)) 6A	7.9	Office use per existing use.	Increase office use up to intensity of 3.0 FAR and height up to 200 feet.	Submission withdrawn.
WP16-017	Dranesville	1350 Beverly Dr.	Greg Riegler	Area II	McLean; McLean CBC	Subarea 29	30-2 ((1)) 30B	4.27	Residential use at 20+ du/ac.	An amendment currently scheduled on the 2013 WP proposes to add an option for mixed use up to 3.0 FAR; the submission proposes to retain this amendment on the WP.	Not recommended for addition to the 2016 Work Program.
WP16-018	Sully	Westfield Corporate Center	Greg Riegler	Area III	Bull Run; Dulles Suburban Center	J	43-4 ((1)) 16	19.91	Office, conference center/hotel, industrial/flex and industrial use at an average of 0.50 FAR and private open space.	Add option for residential use.	Submission withdrawn.
WP16-019	Mason	5650 Industrial Dr.	Greg Riegler	Area I	Annandale; Beltway South Industrial Area	C	80-2 ((1)) 38	107.76	Industrial use at 0.50 FAR, public parks, & office uses up to .30 FAR along Edsall Rd. Carolina Pl is planned to extend to Industrial Dr.	Add industrial uses east of Carolina Pl; delete Carolina Pl. extension to Industrial Rd.	Not recommended for addition to the 2016 Work Program.
WP16-020	Providence	2929, 2931 Eskridge Rd.	Brian Winterhalter	Area I	Jefferson; Merrifield Suburban Center	F2	49-3 ((34)) 2929A-U and 2931A-H	3.23	Industrial & office uses up to 0.50 FAR, w/ option for office & retail uses up to 0.65 FAR; alternative option for residential and/or hotel mixed use up to 1.20 FAR.	Increase alternative option for mixed use up to 1.90 FAR.	Not recommended for addition to the 2016 Work Program.
WP16-021	Hunter Mill	12320 Pinecrest Rd.	Brian Winterhalter	Area III	Upper Potomac	N/A	26-1 ((1)) 5B	7.59	Light industrial/research & development up to 0.25 FAR.	Residential use at 16-20 du/ac.	Add to the 2016 Work Program, w/ modification that PA considers a lower residential density that conforms to the neighborhood.
WP16-022	Dranesville and Sully	13801 Frying Pan Rd.	Greg Riegler	Area III	Upper Potomac; Dulles Suburban Center	D1	24-2 ((1)) 1	66.07	Office use up to 0.15 FAR, and public parks use, w/ option for office, hotel, recreational facilities and support retail uses up to 0.40 FAR.	Option for townhouse residential use.	Fold into the Dulles Suburban Center Study.
WP16-023	Dranesville	2444, 2450 Centreville Rd.	Lynne J. Strobel	Area III	Upper Potomac; Dulles Suburban Center	A3	16-3 ((1)) 6A, 6B, and 36	4.35	Mixed use office or hotel, and retail uses at .50 to 1.0 FAR, w/ exclusions.	Allow additional community-serving retail uses.	Add to the 2016 Work Program as submitted.
WP16-024	Mount Vernon	6001 Richmond Hwy.	Lynne J. Strobel	Area IV	Mount Vernon; Richmond Highway Corridor	Suburban Neighborhood between North Gateway and Penn Daw CBCs	83-3 ((1)) 59	2.54	Residential at 5-8 du/ac w/ option for public park use.	Replan for self-storage facility up to 1.94 FAR.	Not recommended for addition to the 2016 Work Program.

Proposed Procedures for Planning Commission Workshop on the 2016 Plan Amendment Work Program (Fairfax Forward Evaluation, Part II)

April 14, 2016

Workshop Purpose

The Planning Commission workshop is the next major step in developing the 2016 Comprehensive Plan Amendment Work Program (Fairfax Forward Evaluation, Part II).

The upcoming workshop on the 2016 work program will serve as an opportunity for Planning Commission members, staff, and the public to hear input on whether any or all of the proposed submissions received during the public submission period should be added to the 2016 work program, prior to the public hearing of the work program. Recommendations about the submissions should be made by applying the following set of criteria:

- Address emerging community concerns;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

A Planning Commission public hearing on the 2016 work program is scheduled for June 15, 2016, after which time the Planning Commission will make a recommendation to the Board of Supervisors (Board) through an action item on July 26, 2016.

Workshop location and time

The Planning Commission Workshop will be held in the Fairfax County Government Center Board Auditorium, beginning at 7:00p.m. on April 27, 2016. A carry-over session may be scheduled as part of the regular Planning Commission meeting at 8:15p.m. on May 11, 2016 in the same location.

Workshop Agenda

All submissions received by January 29, 2016 will be presented at the Planning Commission workshop, except withdrawn submissions. The submissions will be grouped based on Supervisor District and planning area. The presentation order of submissions will be published online prior to the April 27th workshop. If the submitter is not able to attend the workshop, he/she may send a representative to make the presentation. See proposed presentation order on page 4.

Workshop Preparation

The submissions are posted online at the Fairfax Forward Evaluation website:

<http://www.fairfaxcounty.gov/dpz/fairfaxforward/pasubmissions/submissions-received.htm>. Prior to the April 27th workshop, a report will be distributed to the Planning Commission summarizing each submission, the current Plan recommendations for each submission, proposed changes, and any critical issues. In addition, staff will make a preliminary recommendation for each submission whether:

- 1) the submission should be added to the work program;
- 2) a modified version of a submission should be added to the work program;

- 3) the item should be carried over to future work programs; or
- 4) the item should not be added to the work program.

Planning Commission staff will provide a means to register to speak at the workshop prior to the April 27th workshop, as well as a sign-in sheet at the beginning of each workshop to determine the number of speakers present for each submission.

Workshop Notification

Following the receipt of the submissions, notification letters were sent to all subject property owners. The letter also notified the property owner of the schedule for review and the location of the website where additional information about the workshop and public hearing can be found. Two to four weeks prior to the workshop, notification letters will be sent to the Home Owners Associations and Civic Associations adjacent to the subject property(ies).

Workshop Procedures

The submissions will be grouped based on Supervisor District. The presentations will begin with the DPZ planner describing an overview of the process to develop the 2016 work program, how the workshop fits into the process, and a description of the submission groupings (**up to 5 minutes**).

Following the overview, a presentation of each submission will occur as follows:

1. The DPZ planner has up to **3 minutes** to locate the subject property(ies) of the submission, summarize the current Plan recommendations, proposed changes, any critical issues, and preliminary staff recommendation.
2. Public comment: Any individual, who is appearing on their own behalf or on the behalf of a business, organization, or other association may comment on the submission for up to **3 minutes**. All persons planning to testify should sit in the front several rows of the Board Auditorium to help expedite the public hearing process. When called upon to speak by the Chairman, and please state your name and address for the public record. In order to minimize repetitive testimony, organizations are encouraged to have only one person speak for the group, with other members of the organization standing to show their support.

The Decision-Making Process

- After the presentations and discussion at the workshop, staff may revise their position. The final staff recommendation on the 2016 work program will be presented in a Staff Report that will be available to the public two to four weeks before the Planning Commission public hearing.
- Following the public hearing, the Planning Commission will make a recommendation to the Board to approve the 2016 work program as recommended or adjusted, which will be presented as an action item to the Board.
- The Planning Commission and staff often agree on recommendations, but staff may convey different recommendations to the Board on individual work program items. The Board will take final action to adopt the 2016 work program.
- Review of the items that are added to the work program, including public outreach, will begin according to the schedule once the Board has adopted the work program.

Public Comment on the Submissions

- Community members may express their positions on the submissions in writing to the Planning Commission office, 12000 Government Center Parkway, Suite 330, Fairfax Virginia 22035-0042, via email plancom@fairfaxcounty.gov or by speaking at the workshop. To assure distribution at the

workshop, letters or e-mails must be delivered to the Planning Commission office at least one business day prior to the workshop. The Planning Commission office will collect and distribute written correspondence to the Planning Commissioners and staff at the workshop. Community members encouraged to express their views through a community representative.

- Anyone may testify at the Planning Commission workshops or public hearing. Visit the Planning Commission site to sign up to speak: <http://www.fairfaxcounty.gov/planning/procedure.htm>. You may also call the Planning Commission at 703-324-2865 (TTY at 703-324-7951) to be placed on the speakers list.

Fairfax Forward 2015 Evaluation website: Go to the Department of Planning and Zoning (DPZ) site on the County Web site at <http://www.fairfaxcounty.gov/dpz/fairfaxforward/evaluation.htm>.

Questions about the workshop schedule or location: Call the Planning Commission office at 703-324-2865 (TTY at 703-324-7951).

RF

Proposed Presentation Order

Mount Vernon District

- WP16-002: Gum Springs RA (martial arts/special education) (Richmond Highway Corridor)
- WP16-024: Public storage (Richmond Highway Corridor)

Mason District

- WP16-001: Cherokee Ave conversion from office to MF residential (Lincolnia Planning District)
- WP16-006: Shawnee Rd conversion from industrial to residential (Beltway South Industrial Area))
- WP16-011: Industrial Rd self-storage and retail (Beltway South Industrial Area))
- WP16-019: Replace office with industrial, and delete Carolina Place extension (Beltway South Industrial Area)
- WP16-008: Option for townhouse office and/or residential, and/or institutional uses (Jefferson Planning District)
- WP16-013: Essentially expand the Graham Park Plaza Plan Amendment (Jefferson Planning District)

Providence District

- WP16-012: Initiate land use study for New Grand Mart and Pistone's Italian Inn properties (Seven Corners Community Business Center (CBC))
- WP16-004: Adjust mixed use option (Merrifield Suburban Center)
- WP16-005: Add option for mixed use (Merrifield Suburban Center)
- WP16-015: Add option for residential mixed use near TSA (Merrifield Suburban Center)
- WP16-020: Increase FAR in mixed use option on Eskridge Rd (Merrifield Suburban Center)
- WP16-014: Add residential mixed use option to Pan Am Center (Vienna Planning District)
- WP16-016: Increase FAR and building height (Tysons Urban Center)

Sully District

- WP16-018: Option for residential in the Westfield Corporate Center (Dulles Suburban Center)

Sully and Dranesville Districts

- WP16-022: Option for residential in Middleton Farms (Dulles Suburban Center)

Dranesville District

- WP16-023: Include additional car-oriented options to allow a Wawa store (Dranesville Dulles Suburban Center)
- WP16-010: Remove planned trail along Potomac River (McLean Planning District)
- WP16-017: Add option for the Ashby Tower for mixed use up to 3.0 FAR (McLean CBC)

Hunter Mill District

- WP16-007: Increase FAR to build Soapstone Connector (Wiehle-Reston East Transit Station Area)
- WP16-009: Expand residential mixed use to complete the grid (Wiehle-Reston East Transit Station Area)
- WP16-021: Change from industrial to MF residential on Pinecrest Rd (Upper Potomac Planning District)

Countywide

- WP16-003: Update Human Services element of the Policy Plan



**2016 Process Evaluation
Staff Report**



**Planning Commission Public Hearing:
April 20, 2016 at 8:15 p.m.**

**Board of Supervisors Action Item:
June 7, 2016**

Board Auditorium
Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Va. 22035

April 6, 2016



2016 PROCESS EVALUATION

INTRODUCTION

Fairfax Forward is the new work-program based approach to reviewing the Comprehensive Plan. This staff report focuses on the successes and challenges of the Fairfax Forward process observed since its initiation, and identifies improvements for the future process. This evaluation specifically assesses the efficiency, effectiveness, accessibility, and impact of the process according to the goals of: 1) establishing a systematic approach to reviewing all parts of the Comprehensive Plan; 2) expanding public participation and stakeholder collaboration in planning activities; 3) promoting a more focused approach to future planning studies; and 4) monitoring planning trends and Plan implementation.

Following action on this item, the Planning Commission and Board of Supervisors (Board) will consider a new draft schedule of planning studies. After Planning Commission review and acceptance by the Board, the schedule will become the new 2016 Plan amendment work program.

BACKGROUND

Adopted on July 9, 2013 as a Pilot Program, Fairfax Forward replaced the Area Plans Review (APR) process with a new Comprehensive Plan review process. The new process centers on a Plan Amendment Work Program that schedules the review of proposed amendments to the Comprehensive Plan over a three year period. Fairfax Forward is intended to:

- encourage more holistic approach to planning;
- promote a greater variety of public participation;
- allow flexibility to tailor amendment schedules to the specific scope of work;
- focus on consensus-based outcomes; and
- support county policy for regular review of the Comprehensive Plan.

The work program organizes planning studies and amendments into four categories: activity center, neighborhood, site-specific, or countywide amendments. Activity center planning studies focus on the county's development nodes, such as mixed-use centers and industrial areas. Neighborhood planning studies relate to the county's suburban and low-density residential areas. Site-specific amendments involve either individual properties or small consolidations, usually relating to a concurrent rezoning application. Countywide amendments focus on amendments to county policy, such as Green Buildings and Affordable Housing; affect multiple areas in the county; or involve countywide systems, such as the transportation or trails networks. The amendments on the work program also vary in scope from editorial to substantive changes. Editorial amendments are limited to factual changes, such as demographic, historical and descriptive information that is contained within the Plan. Substantive amendments include those that affect a county policy or recommendations, such as land use density or intensity changes.

To assist in explaining the process, a review of the recent history of amendments is provided next. As Table 1 shows, the Pilot 2013 Comprehensive Plan Amendment Work Program included 37 Plan amendments, 16 of which were previously authorized by the Board and 21 were new amendments proposed to be studied by the work program. The chart shows that the preponderance of studies focused on activity centers and other broad topics, reflecting Fairfax Forward's goals to holistically review and monitor the Comprehensive Plan. By March 1, 2016, the Pilot Work Program included 36 amendments accounting for the addition of 32 new studies through Board authorization subsequent to adoption of the work program

Table 1. Work Program Composition

2013 Pilot Work Program As Of July 9, 2013								
Total PAs	Authorized prior to July 2013	Authorized on July 2013	Activity Center Studies	Neighborhood Planning Studies	Site-Specific Amendments	Countywide Amendments	Substantive Amendments	Editorial Amendments
37	16	21	10 ¹	6	11	12	29	8
2013 Pilot Work Program As Of March 1, 2016								
Total PAs	Authorized prior to July 2013	Authorized on/after to July 2013	Activity Center Studies	Neighborhood Planning Studies	Site-Specific Amendments	Countywide Amendments	Substantive Amendments	Editorial Amendments
36	5	30	9	4 ²	15	8	32	3

1. The Fairfax Center Area Study and the Reston Master Plan Study each were listed as one amendment, but each was divided into two amendments.
2. The Lower Potomac Planning District and Lorton South- Route 1 Study is listed as one amendment.

As shown on Table 2, the majority of the amendments authorized after the adoption of the work program were site -specific in nature. The authorization of these amendments reflects interest in considering market opportunities that may serve to implement overarching Comprehensive Plan goals and policies in a timely manner.

Table 2. Amendments Authorized between July 9, 2013 and March 1, 2016

BOS-authorized amendments between July 2013 and March 2016						
Total PAs	Activity Center Studies	Neighborhood Planning Studies	Site-Specific Amendments	Countywide Amendments	Substantive Amendments	Editorial Amendments
32	3	1 ¹	28	1	32	0

1. Embark Richmond Highway is considered both an activity center study and a neighborhood planning study.

In total the Board has taken action to adopt or rescind 37 amendments between July 9, 2013 and March 1, 2013, as shown on Table 3.

Table 3. Amendments Acted Upon between July 9, 2013 and March 1, 2016

Completed Amendments						
Total PAs	Activity Center Studies	Neighborhood Planning Studies	Site-Specific Amendments	Countywide Amendments	Substantive Amendments	Editorial Amendments
37 ¹	4	3	24	6	30	7

1. Includes 2 amendments that have been rescinded by the Board.

METHODOLOGY

The recommendations of this staff report are based on the assessment of work program statistics and a collection of feedback from property owners, interested community members, land use agents, and county staff involved in reviewing planning studies. Staff includes the departments of Planning and Zoning (DPZ), Transportation (DOT), Public Works & Environmental Services; the Fairfax County Park Authority; and others who participate in the review of planning studies. Feedback was collected through online and paper surveys and in person meetings.

DPZ staff developed a Public Participation Survey and distributed the survey at larger public meetings during planning studies, such as study kick-off meetings for the Fairfax Center Area and Lincolnia studies and open houses for Reston and Seven Corner studies. The survey also was available for public comment on DPZ's website. Ninety-five (95) surveys were collected. The results of the survey were meant to provide immediate feedback for staff to improve communication and outreach in their studies as well as comments on the overall Fairfax Forward process. As part of the survey, respondents were asked to answer questions about the clarity and amount of information presented, convenience of the meeting, opportunities for participation and public commentary at the meeting, past and future participation, and communication methods. A copy of the survey is attached as Attachment I.

In addition, six meetings were held in 2015 with a variety of stakeholders, including land use agents and county staff to generate feedback regarding the strengths and weaknesses of the Fairfax Forward planning process, the design of the work program, internal coordination among county agencies and the public outreach process.

DPZ staff presented an annual report on the Fairfax Forward process on December 11, 2014 to the Planning Commission's Policies and Procedures Committee. This was an opportunity for the Commission to give staff feedback on the progress of Fairfax Forward. The results of the annual report led to improvements to the Fairfax Forward website. In addition, a suggestion to consider whether greater efficiencies can be gained in the concurrent processing of rezoning applications with Plan amendments was made. These suggestions are addressed with the analysis section.

FEEDBACK SUMMARY AND ANALYSIS

Feedback came from a variety of sources and methods as mentioned in the Methodology section, yet common issues emerged during the evaluation of the goals. The themes concern the need to consider the effect of amendments authorized by the Board subsequent to July 9, 2013 on the ability to complete the original work program, Plan amendment timelines, public participation at community meetings, the usage of internet and social media, interagency coordination, and ongoing education about Fairfax Forward. The Feedback Summary and Analysis section includes the data, analysis and recommendations about these themes.

Board-authorized Plan Amendments and Plan Maintenance

Between July 9, 2013 and March 1, 2016, thirty-two (32) Plan amendments were authorized by the Board. Several of these include site-specific amendments that were authorized within the boundaries of an ongoing areawide study in order for the site-specific amendment to be processed

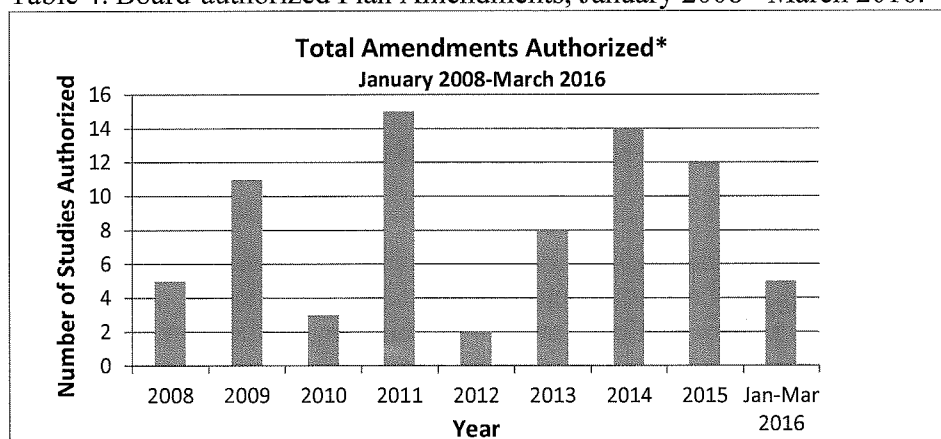
more quickly than the areawide study. Concern has been expressed that the three-year schedule to complete large areawide studies disadvantages a development that may want to take advantage of current market conditions. Staff has responded by reviewing site-specific proposals ahead of other studies. This, in turn, has affected the timeline of some amendments authorized as part of the original work program, resulting in extended timelines or delayed study starts.

Analysis

Long-standing county policy within the Policy Plan states that the Board may authorize Comprehensive Plan amendments when there is an emergency situation in which the public health, safety, and welfare or sound land use planning will be harmed if action were deferred until the next appropriate Plan Review Year. Issues of sound land use planning are evaluated in terms of oversights, inconsistencies, or land use related inequities. Further, policy also recommends that consideration should be given to concurrent processing of Plan amendments and rezoning applications within Commercial Revitalization Districts and Areas. Fairfax Forward considered these policies and was designed to accommodate the average volume of Plan amendments authorized by the Board at the adoption in July 2013. Despite this, the work program underestimated the resources needed to complete both previously scheduled work program items and additional amendments.

As shown on Table 4, the volume of amendments authorized per year following the adoption of Fairfax Forward (Years 2014 and 2015) is less than the highest number of amendments authorized per year between Years 2008 and 2013 (15 amendments were authorized in 2011 and 11 amendments were authorized in 2008). However, the average number of amendments authorized per year between 2008 and 2012 is 7.2, while the average number of amendments authorized in 2014 and 2015 is 13. This analysis demonstrates that the amendments authorized for Years 2014 and 2015 are not abnormally high per year when compared to previous years, but the average number of amendments authorized per year may be increasing since the adoption of Fairfax Forward. In addition, the authorization of the major study of Richmond Highway (Embark) could not be anticipated and has required staff to be deployed from other planned studies

Table 4. Board-authorized Plan Amendments, January 2008 - March 2016.



*excludes Area Plans Review items and studies on the 2013 Work Program authorized on July 9, 2013

The review of several amendments has not begun as of the publication of this staff report. These amendments involve suburban center and neighborhood planning studies of the Pohick and Lower Potomac Planning District, and Flint Hill, Lorton-South, and Centreville Suburban Centers. These areas have not been reviewed as a whole since the early 1990s and are intended to be part of the Plan maintenance that the fourth goal of Fairfax Forward speaks to. The studies of these areas are generally listed on the work program as editorial amendments and opportunities to “check in” with the community to determine if any Plan changes may be needed based on changes in circumstance or emerging community needs, for example. Studies of these areas has been deferred to accommodate newly-authorized amendments.

Resolutions

- The authorization of additional amendments should continue to be accommodated in a measured approach within Fairfax Forward, outside of the formal review of the work program. This should be balanced with the need to maintain the Plan in a reasonable manner, recognizing that some studies may be delayed. In the case of major studies that the Board may choose to authorize outside of the work program, such as Embark, staff should provide the Board a response about the effect of the new study on the work program schedule.
- The three-year review cycle for the work program should be adjusted to a two-year review cycle. A two-year review cycle would allow for a shorter turn-around time for scheduling the review of amendments. If planned appropriately, a two-year work program also could correspond with county budget cycles, allowing the county to plan resources, such as consultant services, more efficiently.
- The continued usage of a submission tool should remain an avenue for property owners or other interested community members to propose Plan amendments, rather than seeking separate Board-authorizations. Every two years, submissions would be assessed for addition to the work program as appropriate.
- More encouragement should be given for site-specific amendments that are not attached to concurrent rezoning applications or considered to be an emergency circumstance to use this regular submission tool for scheduling on the work program.
- Staff should continue to offer to meet with property owners and developers, who seek to propose Plan amendments, similar to the rezoning pre-application meetings to provide feedback prior to submission into the work program process.
- Staff should monitor the work program, the number of Board-authorizations, and any negative effect of the additional Board authorizations on the review of other amendments. The monitoring should be reported to the Planning Commission and the Board on an annual basis.

- Concurrent Plan amendments and rezoning applications should continue to be prioritized on the work program so that the review of these items begins expeditiously following the authorization.
- More educational information should be provided about the work program review cycle in order to create a greater understanding of how the work program is adjusted regularly. This may take the form of Channel 16 videos, posters, website, or other means.

Approach and Timeline of Plan Amendments

In order to promote more focused planning efforts, Fairfax Forward allows the timeline and approach to be tailored to the needs of the amendment. As a result, the schedule and methodology created for each amendment varies based on the complexity of the proposed change, the level of analysis, and the amount of public outreach. The resulting flexibility of Fairfax Forward has led to less clarity and uncertainty about an amendment process and the length of review, and may be a reason property owners and developers to seek separate authorizations from the Board for Plan amendments outside of the formal work program review cycle. The North and South County APR cycle and the review of APR nominations have been perceived as a more predictable process with a better defined review schedule, although APR was not able to provide desired level of impact analysis due to the compressed schedule.

Analysis

Amendments reviewed as part of Fairfax Forward follow the same, broad general steps (see Attachment II), but have varying levels of outreach, analysis, and timing. This may cause confusion among stakeholders, who may be more accustomed to a uniform process. The Fairfax Forward flexibility is based on examples of successful areawide planning studies that used a customized process and generally concluded with consensus among the stakeholders on any modifications to the Plan, such as Tysons, Reston and more recently Seven Corners. The collaborative approach involved community stakeholders proactively working together to develop plan guidance. The rigid schedule of the APR process resulted in little collaboration among the nominator, the task force, and county staff; few changes allowed; and often resulted in less than desirable outcomes. Increasingly in more recent APR cycles, nominations were removed from the established APR review schedule if additional negotiations, analysis or outreach was needed, resulting in an overlapping of the North County and South County APR cycles.

Resolutions

- The design of the amendment study, including the timeline, should continue to be established based on the needs of the particular amendment and the general steps outlined as part of Fairfax Forward, as recommended in Attachment II. Amendments should continue to include collaborative processes involving a variety of stakeholders in the county and required level of analysis needed to make informed decisions.

- Greater efforts should be made to more clearly explain the schedule and steps of the amendment process at the beginning of the study through website and summary documents. This could include a one-page flyer or poster that describes the process and scope of work as soon as established.
- Focus groups could be held with stakeholders at the beginning of a planning study process in coordination with the Supervisor's office. The group could serve to educate the community about planning study purpose and procedures and to gather input that will inform the development of the scope for a specific amendment.

Plan Monitoring

The monitoring of the Plan to assess development goals, objectives and implementation is an important task, but is often overshadowed by the exigency of other planning efforts. By establishing Plan monitoring as a goal of Fairfax Forward, the importance of the effort was underscored. However, as discussed previously, the number and complexity of amendments has affected the near term ability to work on monitoring efforts such as editorial amendments, text updates in several suburban centers and planning districts, and trends analysis.

Analysis

Plan Monitoring is an ongoing effort. Amendments that have been acted upon by the Board revised sections of the Plan to ensure accuracy, remove completed transportation improvements from the Plan, remove expired Conservation Areas and completed Community Improvement Programs from the Plan. Further, amendments have also addressed planning areas where land use recommendations have been implemented and existing conditions have changed, for example, in Lincolnia and some parts of Fairfax Center. Similarly, ongoing amendments to address this need are underway in the Fairfax Center Suburban Center, the Dulles Suburban Center, the Tysons Urban Center and Merrifield area, as well as such policy areas as public facilities.

Resolution

- Editorial reviews should be scheduled in Fairfax Forward on a flexible schedule to acknowledge that other more time sensitive amendments may need to be reviewed first.
- A State of the Plan review that evaluates planning trends and level of Plan implementation should be prepared on a regular basis.

Public Participation at Community Meetings

The degree of public participation and stakeholder collaboration in the Plan review process, the second goal of Fairfax Forward, was measured, in part, through public surveys. As mentioned previously, public surveys were distributed at larger public meetings for several areawide

studies. Ninety-five were received. Fifty-five percent of respondents were residents living within the boundaries of specific areawide planning studies.

More than 93 percent of respondents answered positively to questions about the sufficiency of information presented, amount of opportunities for participation, and the receptivity of staff at the particular meeting. When asked whether the respondent had participated in Plan amendment or APR public meetings in the past, 38 respondents out of 95 answered no. Responses to the question about how the respondents heard about the meeting indicated that most respondents (22 out of the 40 that responded to the questions) heard about the meetings through some kind of online method.

Analysis

The majority of the survey response data yielded information that immediately benefitted the outreach process for a specific study. The majority positive response to questions about the level of information provided, staff receptivity to public comments, and pledges of future participation indicates that the meetings generally provided clear and sufficient information, were a good use of the respondents' time, and meaningful communication occurred. This is a positive result; however, one consideration for the survey results is that individuals that regularly attend public meetings and complete surveys could be considered to be a self-selected group. Also, a few open-ended comments were submitted as part of the negative responses, which also benefitted future outreach in the specific study. For example, a few comments said that the information presented by staff was either too general or too specific, and that more attention should have been given to discussion of specific properties and/or land units within activity centers.

The survey results also provide insight into the amount of new people that have been drawn into the process. When asked whether the respondent had participated in Plan amendment or APR public meetings in the past, forty percent of the respondents were new to the planning process. This indicates that an expanded level of public participation did occur.

Resolutions

- Participant surveys should continue to be used to monitor performance at community meetings, extent of expanded participation, and means of outreach to benefit planning efforts.
- Ways of bringing new participants into the planning process should be explored on an ongoing basis. For example partnerships with other county agencies such as Neighborhood and Community Services should be utilized to identify and cultivate the participation of a greater variety of the community in planning studies, including non-English speakers.
- Targeted outreach to specific homeowners associations in the form of postcards, publishing project information in the newsletters of civic associations, and even visits to businesses within a project area also should continue as appropriate.

Communication through Internet and Social Media

Another indicator of the degree of expanded public participation involves new ways of utilizing the internet and social media to disseminate information about studies and gather public feedback. Fairfax Forward established new standards for a more uniform usage of project website, listservs, email, and social media. The public survey also measured the impact of the expanded usage of the internet, email listserv, and social media. The results of the survey indicated that most respondents (22 out of the 40 that responded to the questions) heard about the meetings through some kind of online method.

Analysis

New tools and enhanced usage of preexisting tools have increased information sharing with the public as part of Fairfax Forward. Planning study email listservs are routinely established for areawide and neighborhood planning studies and continue to be an effective way for the public to receive current news about meeting dates, project updates, and staff report postings. As of January 5, 2016, the Comprehensive Plan Announcements Listserv had 1,587 subscribers. Separate listservs maintained for current Fairfax Forward planning studies include the Fairfax Center Area Planning Study, the Lincolnia Planning District Study, the Dulles Suburban Center Study, and the Embark Richmond Highway Study. The Seven Corners and Reston Master Plan amendments also utilized listservs to help disseminate information about the efforts. The number of listserv subscribers continues to grow as studies are advanced. There is no limit for community members to sign up for more than one listserv; but county staff are not permitted to register the email addresses of community members.

Project websites have been established for all Plan amendments as part of Fairfax Forward. Information is published about project timelines, meeting and hearing dates, documents, and other resources. With the assistance of Channel 16 and the Office of Public Affairs, YouTube videos have been published on the project websites that describe goals, objectives and scope of work of some high profile studies. A Planning 101 video has also been published to the Comprehensive Plan webpage to help explain the purpose and components of the Plan.

Further, county-approved platforms such as Slideshare and Ideascale have been used for posting online presentations and for collecting and prioritizing public feedback during planning studies to a limited degree. Used together, Slideshare and Ideascale have engaged participants online in interactive exercises during planning studies through commentary and voting. These methods have served to bring additional feedback to staff from members of the community that may or may not be able to attend the traditional community meeting.

Another component of Fairfax Forward, the Fairfax County Land Use Facebook page <https://www.facebook.com/fairfaxlanduse>, enables the public to receive timely announcements about public meetings and other news related to ongoing studies. Maps and photos from public meetings are also posted on the Facebook page. Community

members can “like” the Facebook page and/or specific posts, and can also share or leave comments about specific posts. Staff also has posted links to articles about current planning best practices, research and relevant news from partner agencies such as the DOT. As of March 26, 2016, the Land Use Planning Facebook page received a total of 280 likes with many posts reaching almost 400 individuals and groups.

Resolutions

- Staff should continue to share information and inform the public about planning studies through multiple methods of communication in order to reach as wide an audience as possible. Listservs, project websites, email, Facebook, You Tube, Slideshare and Ideascap have been the main tools that staff has used to keep the public informed of important deadlines and to distribute and receive information during planning processes.
- Social media platforms for public involvement and engagement are being developed at a rapid pace, and new applications appear every year. Staff should continue to explore the use of new tools in future planning processes, including through consultant services that have the resources and ability to access additional outreach tools.

Ongoing Education about Fairfax Forward

Questions remain about how the public and stakeholders can participate in a planning study, how to submit ideas for a planning study, and what the timelines are for submission and review of items on the Work Program. Education material about specific topics related to planning such as the development review process and the difference between planning and zoning is limited.

Analysis

Additional education about the Fairfax Forward process and the work program, particularly focusing on the relevance and importance of planning in daily lives, may respond to many of the questions raised. Website improvements have been completed, as well as a Planning 101 video that explains the Comprehensive Plan. Continued work on this issue would help ease the transition from the APR process to the Fairfax Forward process and address continuing points of confusion about the process. Expanding public knowledge would encourage greater understanding of the process and may result in involvement in Plan amendments from a greater diversity of stakeholders.

Resolutions

- Staff should continue to develop the series of online tutorials on different topics such as the Comprehensive Planning 101 video that can be found on the Fairfax County Comprehensive Plan webpage (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/>) to include a video on the difference between comprehensive planning and zoning, and the Plan amendment process.

- Staff should prepare and offer to conduct Land Use Colleges or refresher courses on land use planning that are similar to the informational videos, to the general public or standing land use committees in coordination with a Supervisor's offices, when requested.
- A one-page document or "cheat sheet" that summarizes the Fairfax Forward process should be developed for both public and staff use. This could be translated to a poster that could be hung at Supervisors' offices or other county spaces.
- A guide for using the submission form to propose a Plan amendment should be developed.
- The handout that explains the general milestones in a typical Fairfax Forward planning study should be made more easily accessible on the Fairfax Forward website.

Inter-Agency Coordination

When coordination between DPZ staff and staff from other county agencies is limited, a significant delay in the timeline of a planning study can result. Good coordination during the planning process is critical to understanding existing conditions, assessing impacts of proposed amendments, suggesting mitigation strategies, and developing Plan guidance. There is variation in the amount of resources that different agencies have to devote to responding to DPZ staff requests for information, and DPZ staff should be aware of these limitations in order to make the coordination process run as smoothly as possible.

Analysis

The Plan review process includes multiple steps during which coordination occurs. The level of coordination can affect the efficiency of the review process. For example, frequent and full communication can build relationships among staff and improve response time, whereas poor and infrequent communication among staff can impede the progress of the study. Communication explaining the proposed amendment and the planning process, ensuring partner agencies remain informed about the status of studies and giving adequate notice when requesting the participation of partner agencies' staff at meetings is essential to a successful process.

Resolutions

- DPZ should continue to notify partner agencies of any Board authorization of an amendment as early as possible to give them the lead time they need to prepare.
- DPZ should give additional lead-time to partner agencies when making existing conditions and/or pre-staffing comment requests when a more involved review is required or the study area is large.

- The level of anticipated transportation analysis must be identified and communicated to DOT during the scoping stage of more complex amendments to ensure appropriate resources (such as consultant services) can be funded.
- DPZ should continue to give partner agencies multiple opportunities to give input throughout the review process. This practice allows for immediate response regarding issues of agency importance. A summary status report of all amendments should be distributed to partner agencies on a quarterly basis.
- In areawide planning studies, staff teams composed of staff from DPZ and partner agencies should be established and meet on a regular basis. This is helpful in facilitating communication and information dissemination, setting expectations, identifying agency constraints and fostering good working relationships.

CONCLUSION

The benefits that Fairfax Forward afford to the organization and operation of the Plan review and expanding public outreach in planning efforts is supported by this evaluation. However, the transition to Fairfax Forward from the Area Plans Review process has been challenging during the first two years. As with all paradigm shifts, the transition from the APR process to the Fairfax Forward process will take time. Continued improvements to grow stakeholder comprehension of the process and the responsiveness of the process to community needs, are necessary to sustain the process. Improving the visibility and understanding of the Fairfax Forward planning process and work program would make the adjustment to the new process easier. The resolutions in this document should be considered to increase the understanding and efficiency of the process, better balance the need for Board authorizations, and accomplish Plan Monitoring.

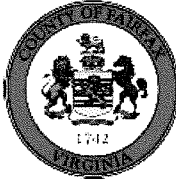
Summary of Recommendations from the Fairfax Forward Evaluation

Work Program	<ul style="list-style-type: none"> • Convert to a two-year work program. • Continue to promote the submission tool as a means for the public to propose Plan changes. • Hold pre-submission meetings with developers and the public. • Monitor and report the status of the work program on an annual basis to the Planning Commission and the Board of Supervisors. • Prioritize the review of concurrent Plan amendments and rezoning applications.
Plan Amendment Process	<ul style="list-style-type: none"> • Continue to tailor the specific timelines and approach to amendments based on the specific needs, but ensure the general steps are consistent with Attachment II. • Create additional documents that explain the amendment process to stakeholders through online and paper formats. • Hold focus groups prior to the start of planning study in order to aid in scope development and disseminate information about the study.
Plan Monitoring	<ul style="list-style-type: none"> • Complete a State of the Plan to evaluate planning trends and implementation. • Schedule editorial amendments in a flexible manner.
Education and Outreach	<ul style="list-style-type: none"> • Continue to use participant surveys to monitor performance. • Utilize partnerships with other county agencies to cultivate additional stakeholder participation. • Continue to target outreach efforts to stakeholders as appropriate. • Continue to utilize project listservs, websites, email, Facebook, YouTube, Slideshare and Ideascale. • Explore additional outreach methods through new social media tools, including through consultant services. • Prepare a series of online tutorials that build upon the Comprehensive Planning 101 YouTube video. • Prepare and offer to conduct a land use college or refresher courses for standing land use committees on the land use process. • Prepare a 1-page cheat sheet on Fairfax Forward. • Prepare a guide on the submission form to propose an amendment.
Interagency Coordination	<ul style="list-style-type: none"> • Notify partner agencies as early as possible and give additional lead-time on larger or more complex requests to partner agencies. • Assess the need for DOT transportation impact analyses as part of the scoping work in more complex amendments. • Distribute a summary report of all amendments to partner agencies on a quarterly basis. • Continue to use staff work groups for areawide studies.

Public Participation Survey

Official Fairfax County Government Survey

FAIRFAX
FORWARD



We want your feedback on the meeting you attended. By answering these questions, you can help improve our future public outreach. This survey should only take about five minutes. Your answers will be completely anonymous. If you have questions, please contact us at: DPZFairfaxForward@fairfaxcounty.gov or call 703-324-1380, TTY 711.

To get future meeting information or other notices, sign up to receive emails at www.fairfaxcounty.gov/email/lists. Look under the "Land Use & Development" category. You can also like us on Facebook (www.facebook.com/fairfaxlanduse).

Month (MM) Day (DD) Year (YYYY)

1. Meeting Date / /

2. Name of Study / Project (*required field)

*

3. Why are you interested in the study? (Please select all that apply)

- ☐ I'm a homeowner who lives in or near the study area. ☐ I own a business in or near the study area.
☐ I'm a renter who lives in or near the study area. ☐ I'm a member of the task force for this study.
☐ I work in or near the study area. ☐ I'm a developer.

Other reason (please specify): _____

4. How did you learn about the meeting you attended? (Please select all that apply)

- ☐ Newsletter ☐ TV ☐ County Email ☐ County Letter
☐ Newspaper ☐ Community Association ☐ Friend or Neighbor ☐ Facebook
☐ Twitter ☐ County Website ☐ Radio ☐ Blog

5. Was the meeting location convenient?

- ☐ Yes ☐ No

Comments/Suggestions: _____

6. Was the meeting time convenient?

- ☐ Yes ☐ No

Comments/Suggestions: _____

7. Was the purpose of the meeting stated at the beginning?

- ☐ Yes ☐ No

Comments/Suggestions: _____

8. Did the amount of information provided sufficiently address the purpose of the meeting?

☐ Yes ☐ No

Comments/Suggestions: _____

9. Was the information clearly presented?

☐ Yes ☐ No

Comments/Suggestions: _____

10. Were you satisfied with the opportunities to express your concerns or opinions?

☐ Yes ☐ No

Comments/Suggestions: _____

11. Have you participated in Fairfax County land use studies or the Area Plans Review (APR) process in the past? (Participation includes: reading staff reports, checking the study website, joining a task force, attending public hearings, submitting written comments to staff, the Planning Commission or Board of Supervisors.)

☐ Yes ☐ No

If yes, please explain your previous role(s): _____

12. Are you likely to participate in this land use study again?

☐ Yes ☐ No ☐ Maybe

Additional Explanation: _____

13. Are you likely to participate in other land use studies in the future?

☐ Yes ☐ No ☐ Maybe

Additional Explanation: _____

Other suggestions:



Generalized Land Use Study Process

STUDY BEGINS – Preliminary scope of work adopted on work program

