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Board Matter

**Authorization of Comprehensive Plan Amendment
for the Judicial Complex**

Members of the Board,

This motion is to direct staff to evaluate a potential change to the Comprehensive Plan guidance for the Judicial Complex. This motion is also a follow-on to the Judicial Complex Building One Update circulated to the Board on October 3, 2022. As you know, the Judicial Complex is a 47.8-acre site surrounded by the City of Fairfax. The complex is home to the Fairfax County Circuit Court, General District Court, Juvenile and Domestic Relations District Court, the Historic Fairfax Courthouse and Jail, the Historic Legato School, the Adult and Juvenile Detention Centers, Police Evidence Storage facility, two parking garages, as well as several non-profit and volunteer organizations.

In 2018, the Fairfax County Judicial Complex Master Plan process began, led by the Department of Public Works and Environmental Services, with the goal of providing the County a 20-year road map for physical development onsite and to plan for a more effective delivery of County services to the community. The Master Plan was completed in January 2021. The site has potential for infill development at the recently demolished Massey building site, the Burkholder site, and the existing

surface parking lots. These opportunity areas will accommodate future service needs and expansion of the Courts and Court related services, the Commonwealth's Attorney, Office of the Sheriff, and Police and Fire department's evidence storage. In addition, the Master Plan recommends new uses onsite to provide the space for agencies that will complement the efforts of the judicial and public safety systems, as well as provide a much more convenient support system to County residents. These proposed uses include an affordable housing development, Head Start and Childcare programming, a Diversion and Community Re-Entry Center, other supportive services and office space with ground floor uses. The Diversion and Community Re-Entry Center will partner with the Criminal Justice System, county agencies, non-profits, and faith-based and business communities to provide the services to individuals recently diverted from incarceration with the tools to integrate into the community more successfully. More immediately the master plan envisions the rehabilitation and preservation of the Historic Courthouse.

The outreach process for the Master Plan engaged multiple stakeholders, including the surrounding community, to establish a high-level vision for the future of the complex. It included coordination with county leadership, a Land Use Development Team, Judicial Complex users, residents from Fairfax County and Fairfax City, the Architectural Review Board, the History Commission, George Mason University, and the City of Fairfax Planning and Community Development Department. Throughout the Master Plan process, there were eleven Land Use Development Team meetings, four community meetings, two Judicial Complex Stakeholder meetings with 80-100 people in attendance, two joint City/County meetings, two meetings with the History Commission and one meeting with the Architectural Review Board.

Since the current Comprehensive Plan permits only existing public uses, a plan amendment would be required to accommodate the new uses proposed in the County Judicial Complex Master Plan. Future planning and zoning processes will continue to include comprehensive stakeholder engagement.

Therefore, I move that the Board direct staff to consider a Comprehensive Plan amendment that recommends expanding the public facility uses, to include new residential uses that may include affordable and supportive housing, and other land uses supportive of the January 2021 Judicial Complex Master Plan for Tax Map Parcels 57-4 ((01)) 14 and 57-3 ((01)) 17. It is anticipated that the Plan Amendment will be reviewed concurrently with zoning applications once those applications are submitted.

This motion should not be construed as a favorable recommendation on future applications by the Board and does not relieve any applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. This action in no way prejudices the substantive review of future applications.