



The Next Generation of Fairfax Forward – Plan Review Process

Agenda

1. Amending the Plan – Key Objectives
2. Summary of Current Review Process - Fairfax Forward
3. Two-year Evaluation Results
4. Proposed Process Changes - Next Generation of Plan Review

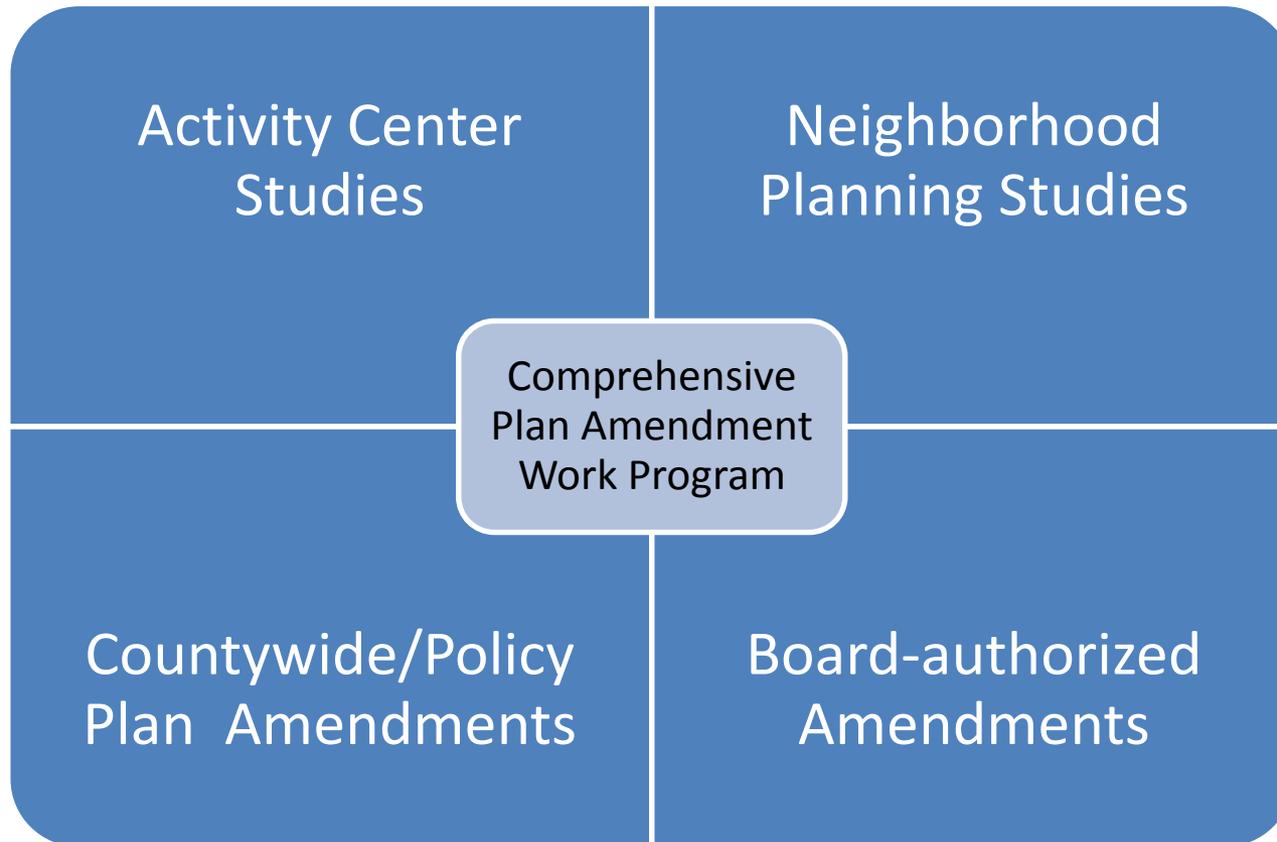
Amending the Plan - Key Objectives

- Ensure that the goals, objectives, and policies within the Plan are able to guide sound decision-making
- Engage the community and other stakeholders in the planning process
- Meet state code requirements
- Evaluate impacts of any proposed change



Current Process - Fairfax Forward

Adopted July 2013 – Replaced Area Plans Review process



Comprehensive Plan Review based on a Plan Amendment Work Program -
Reviewed every two years by the Planning Commission

Comprehensive Plan Amendment Work Program

www.fairfaxcountv.gov/dpz/fairfaxforward

Comprehensive Plan Amendment Work Program
Adopted July 9, 2013, Amended Through September 20, 2016

The Comprehensive Plan Amendment Work Program lists: 1.) planning studies that have previously been authorized and will continue through 2013 and, 2.) new planning studies that are anticipated to commence between 2013 through 2016, authorized through the adoption of the work program. Studies on the work program are not assumed to be completed by 2016. Completed studies are also noted on the final page of this document. Links are provided below to all available Plan amendment web pages.

Colors used for legibility purposes to separate types of amendments.

Pending Plan Amendments, authorized prior to July 9, 2013:

Plan Amendment Name	Authorization	Type	General Purpose
1. Parks Comprehensive Plan Update (PA S11-CW-3CP(B))	December 6, 2011	Countywide (Parks)	<ul style="list-style-type: none"> Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans
2. Giles Run- Lorton-Laurel Crest Connector Rd (PA S11-CW-T1)	December 6, 2011	Countywide (Transportation)	<ul style="list-style-type: none"> Consider removal of recommendation for Lorton-Laurel Crest Connector Road
3. Heritage Resources	December 7, 2009	Countywide (Heritage Resources)	<ul style="list-style-type: none"> Update recommendations for inventory of historic sites
4. McLean CBC Subarea 29, Ashby Apartments (PA S13-II-M2)	January 29, 2013	Land Use	<ul style="list-style-type: none"> Evaluate subject areas for residential mixed-use development
5. Tysons: Implementation, Land Use and Urban Design; Transportation; Parks, Public Facilities, Other (PA S13-II-TY1)	March 5, 2013	Land Use	<ul style="list-style-type: none"> Consider amendments to the Plan related to implementation, land use (including the Initial Development Level), and urban design; transportation; parks, public facilities, and other updates as may be determined during the amendment process

Activity Center Studies - Concept For Future Development

CONCEPT FOR FUTURE DEVELOPMENT MAP

LOCATIONS OF MIXED-USE CENTERS

- Urban Center
 1. Tysons Corner
- Suburban Centers
 2. Centreville
 3. Dulles (Route 28 Corridor)
 4. Fairfax Center
 5. Flint Hill
 6. Lorton-South Route 1
 7. Merrifield

- Community Business Centers
 8. Annandale
 9. Baileys Crossroads
 10. Beacon/Groveton
 11. Hybla Valley/Gum Springs
 12. Kingstowne
 13. McLean
 14. North Gateway
 15. Penn Daw
 16. Seven Corners
 17. South County Center
 18. Springfield
 19. Woodlawn

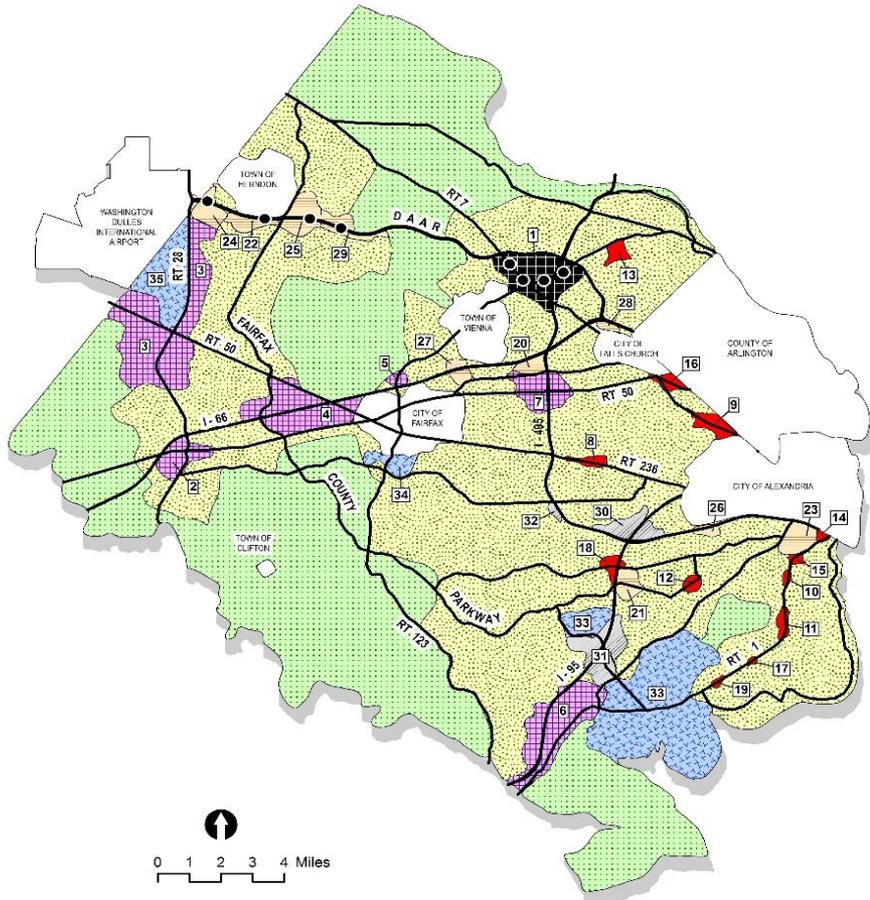
- Transit Station Areas
 20. Dunn Loring
 21. Franconia-Springfield
 22. Herndon
 23. Huntington
 24. Innovation Center
 25. Reston Town Center
 26. Van Dorn
 27. Vienna
 28. West Falls Church
 29. Wiehle-Reston East

LOCATIONS OF LARGE INSTITUTIONAL AND INDUSTRIAL AREAS

- Industrial Areas
 30. Beltway South
 31. I-95 Corridor
 32. Ravensworth
- Large Institutional Land Areas
 33. Fort Belvoir (Main Post and North Area)
 34. George Mason University
 35. Washington Dulles International Airport

LEGEND

-  Tysons Corner Urban Center
-  Suburban Center
-  Community Business Center
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Area
-  Suburban Neighborhood
-  Low Density Residential Area
-  Major Road
-  Metro Station



Fairfax Forward – Two year Evaluation

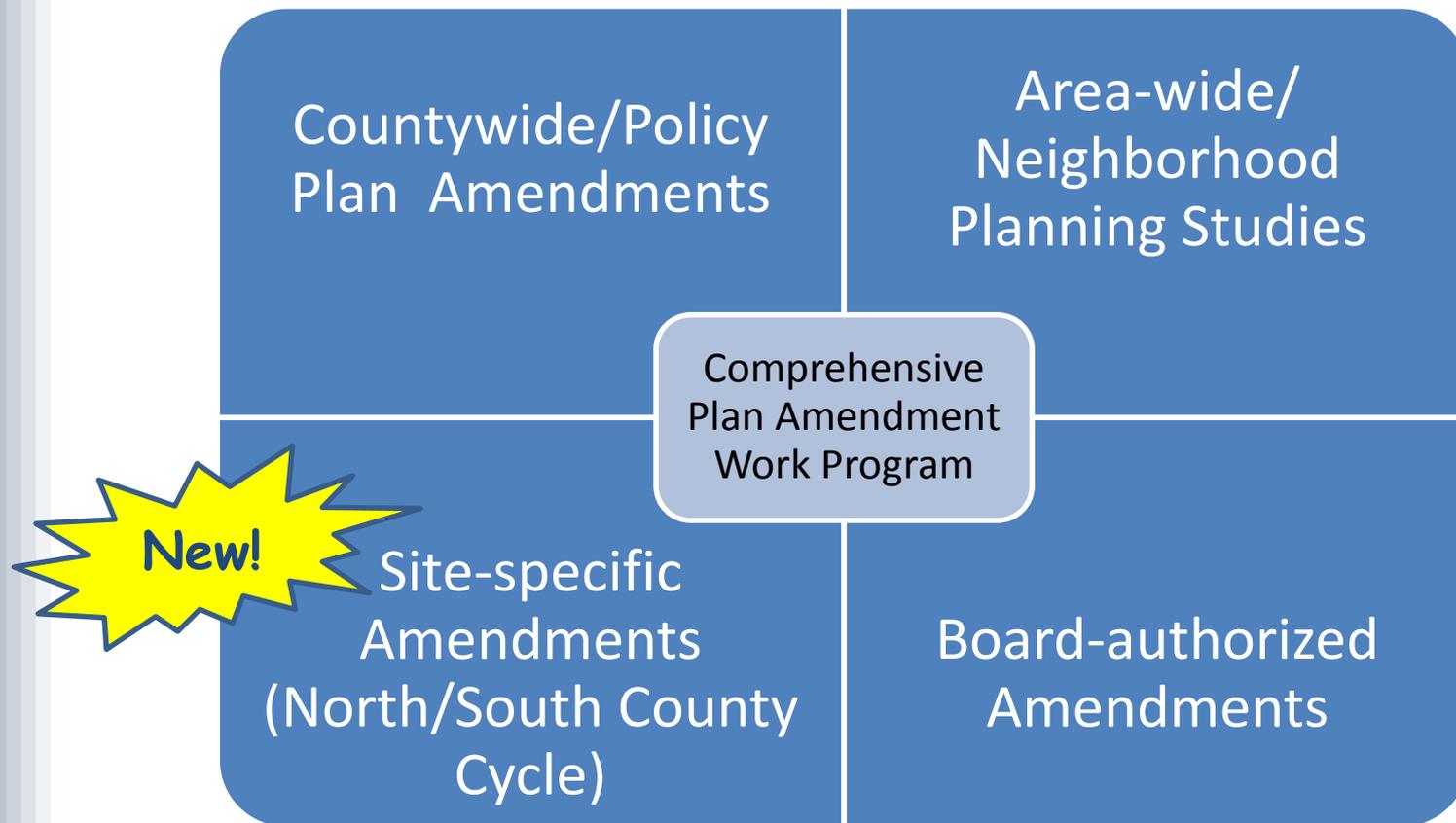
Common Themes

Spring 2016 -

- Difficult transition from APR to Fairfax Forward
- Better communication through online channels - Internet & Social Media
- Impact on Schedule from Board Authorized Plan Amendments
- Outstanding questions about community participation in process

Fairfax Forward – Next Generation

Comprehensive Plan Review based on a Plan Amendment Work Program –
Reviewed annually by the Planning Commission

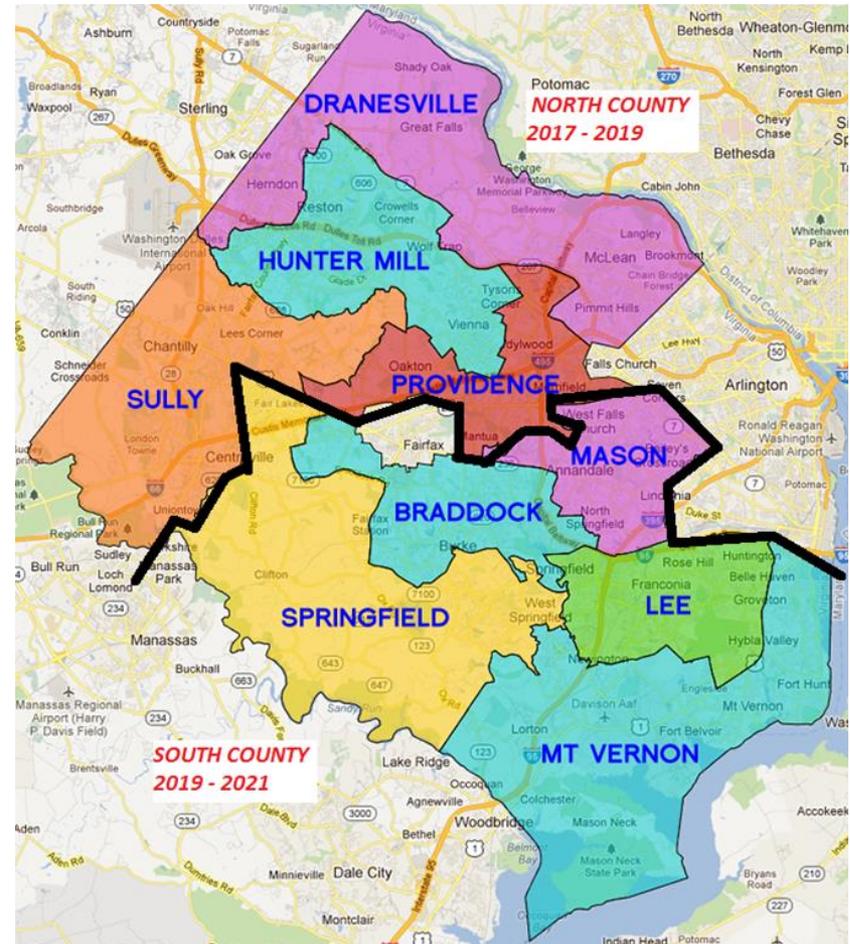


Goal of proposed changes - Address concerns raised by community about participation, and increased number of Board -authorizations

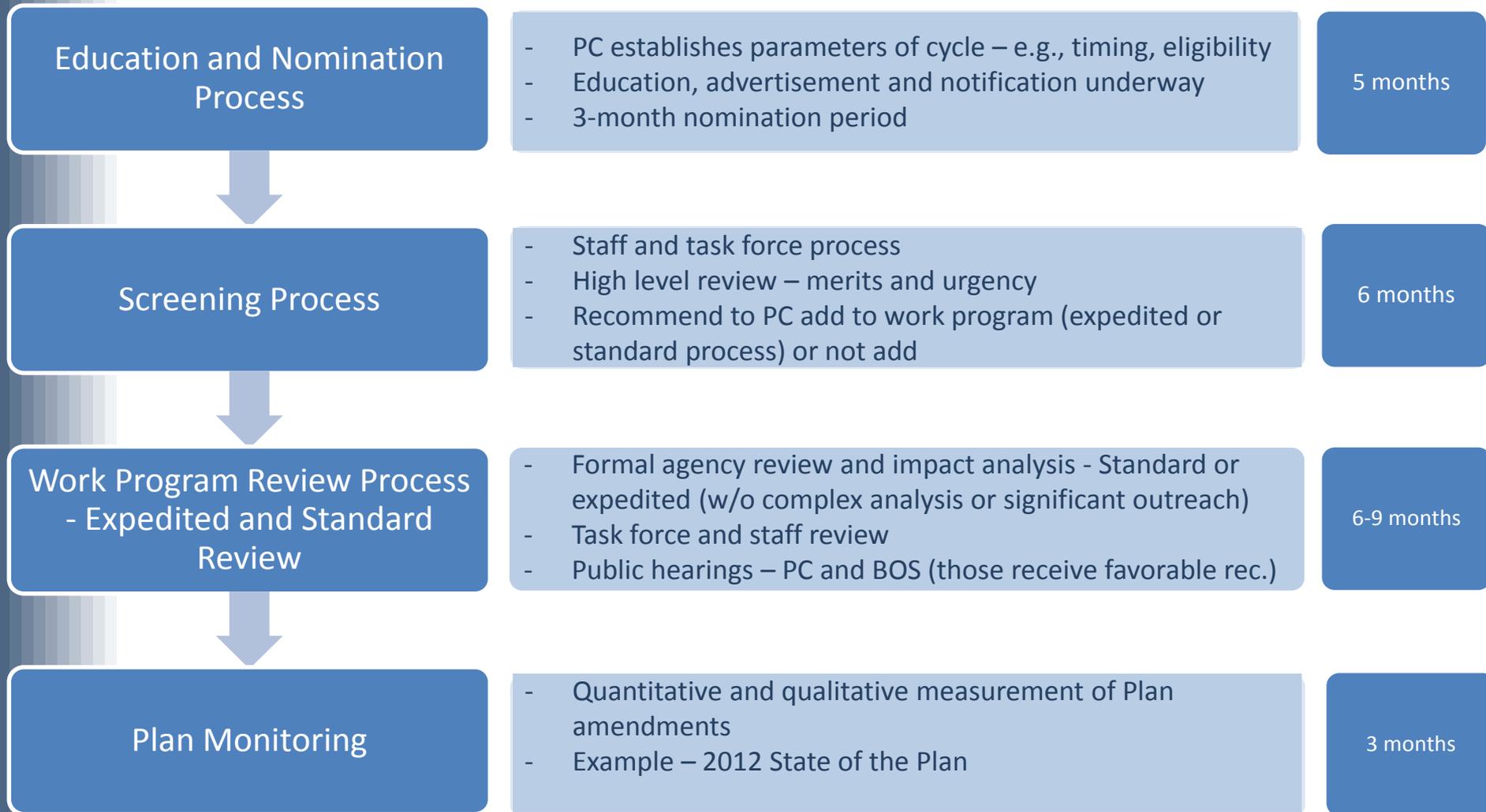
New!

Site-specific Amendment Process

- 4-year review process
- North/South County cycle:
 - North County: Hunter Mill, Dranesville, Sully, Providence
 - South County: Lee, Mount Vernon, Springfield, Mason, Braddock
- Citizen-initiated
- Nomination-based



Site-specific Amendment Process



Eligibility - Site-specific Amendments

Not subject to any pending Plan amendment or special study scheduled on the work program.

Not affect countywide systems

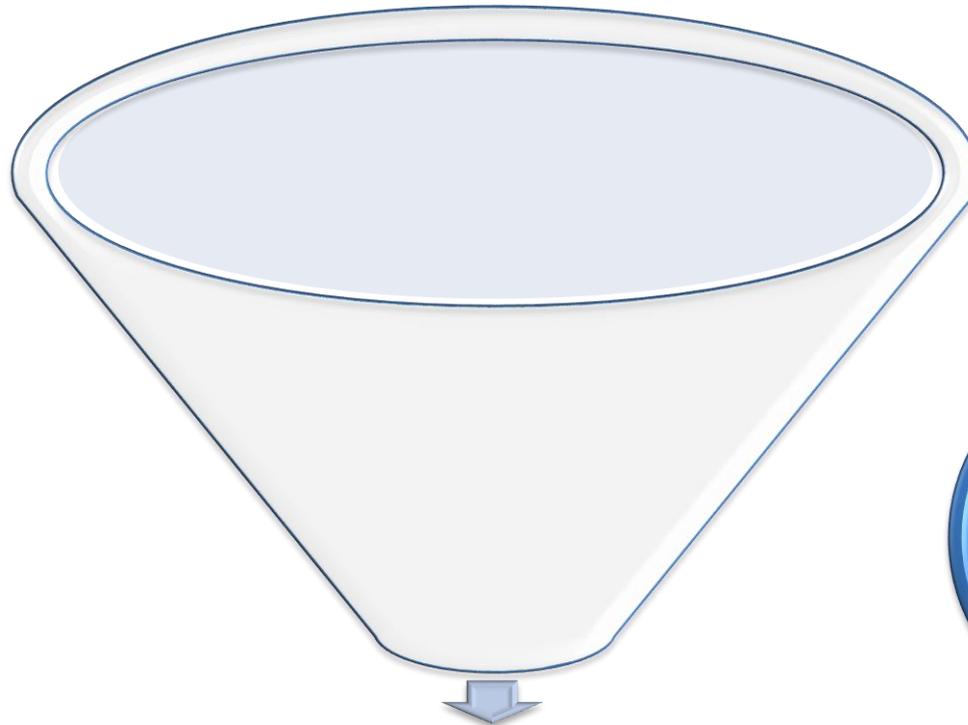
Not included in any Plan amendment adopted within the past 5 years.

May consist of one or many parcels.

Not propose changes to the Policy Plan.

Only one nomination for a particular site per nominator.

Not propose new residential uses or developments subject to the 2016 Proffer Reform Bill (15.2-2303.4).



Eligible Nomination

Eligibility - Site-specific Amendments

What is a **proffer**?

- Development restriction voluntarily proposed by a developer in exchange for rezoning, typically designed to offset development impacts and provide community benefits.

What is the **2016 Proffer Reform Bill** (15.2- 2303.4)?

- Took effect July 1, 2016.
- Applies to proffered conditions and proffered condition amendments related to new residential development, including residential part of mixed-use development.
- Restricts the ability of the county to request or accept proffers to those that are specifically attributable to the impact of the proposed development and further restricts offsite proffers.
- Does not apply to certain specified areas:
 - A small area plan that is designated as a revitalization area, encompasses mass transit, includes mixed use and allows a density of at least 3.0 FAR, or
 - A small area plan that encompasses an existing or planned transit station (or is adjacent to station in neighboring locality) and is planned for additional density near station, or
 - A service district created pursuant to Va. Code 15.2-2400 that encompasses an existing or planned transit station area.

What is the effect of the legislation on Plan amendments?

- May limit Plan conditions that would otherwise be recommended in nonexempt areas.

Nomination Form - Site-specific Amendment Process

Justification:

- Addresses an emerging community concern(s);
- Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- Advances major policy objectives:
 - environmental protection,
 - revitalization of designated areas,
 - economic development,
 - preserving open space,
 - affordable housing, or
 - balancing transportation infrastructure and public facilities with growth and development.
- Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- Reflects implementation of Comprehensive Plan guidance
- Responds to or incorporates research derived from technical planning or transportation studies;

Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpwr/fairfaxforward/submissionformproposedchangescompplan2.pdf>

1. Subject Property Information (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

Identify general location, street address, or Tax Map parcels, if available. Countywide

a) General Location: _____

b) Street Address: _____

c) Tax Map Parcel Numbers: _____

For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: _____

For help visit the Department of Tax Administration website

2. Proposed Amendment to Comprehensive Plan recommendations

a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

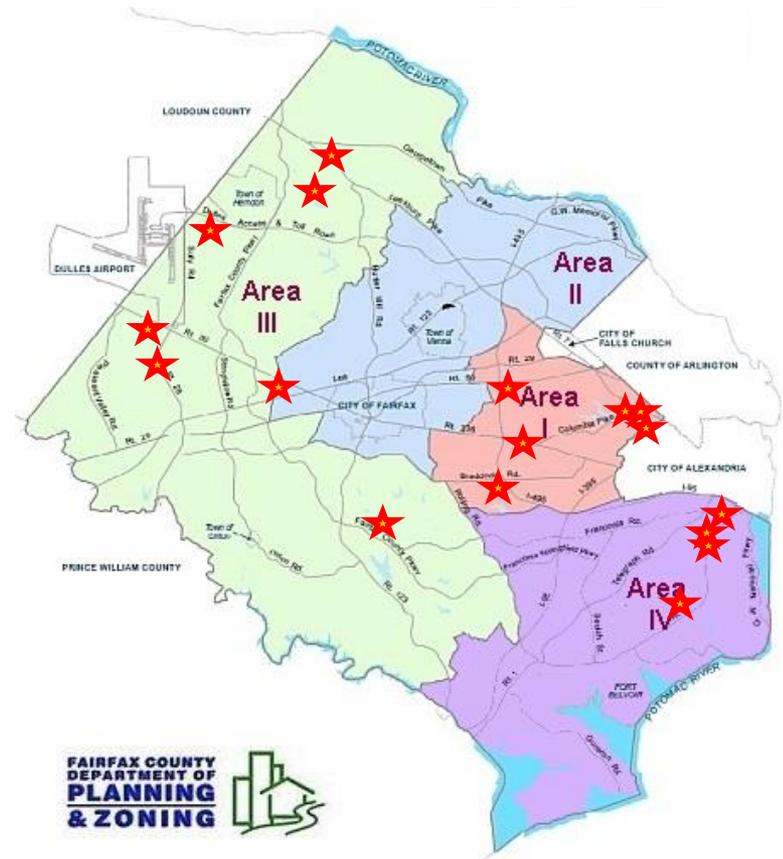
c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- Address emerging community concerns or changes in circumstance;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advances 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 services 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.

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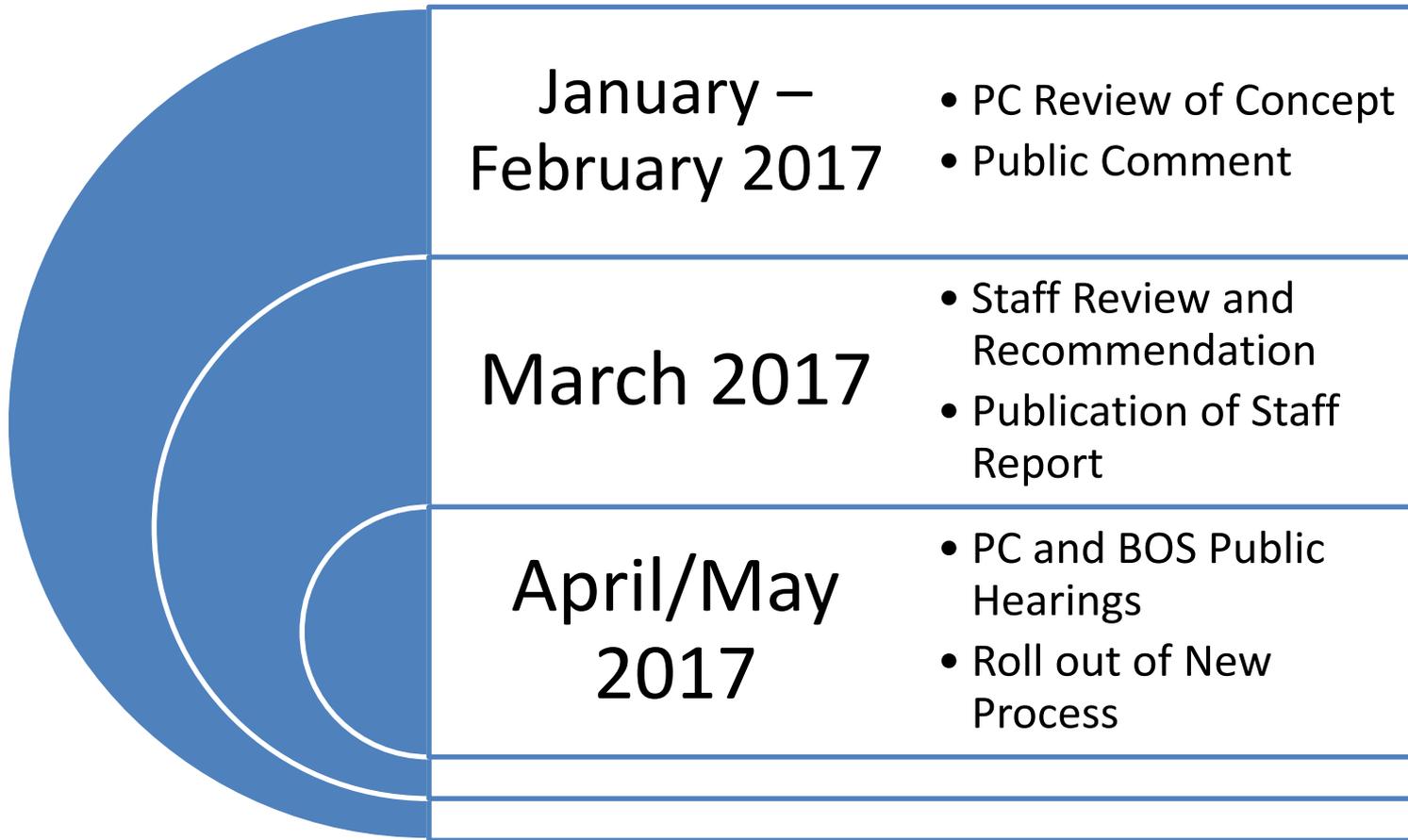
Board-authorized Amendments

- Adopted Plan describes criteria for when Plan amendments should be authorized outside the regular review cycle:
 - Emergency situation, threat to public health, safety, welfare, sound planning
 - Encourage concurrent Plan amendment and Rezoning process in Commercial Revitalizations Districts;
- Scheduled on the work program automatically;
- Under discussion:
 - Pre-authorization: staff to provide guidance about the current Plan recommendations and preliminary considerations, including work program impact.
 - Staff to work with BOS and PC to develop additional guidance for Board-authorized amendments.



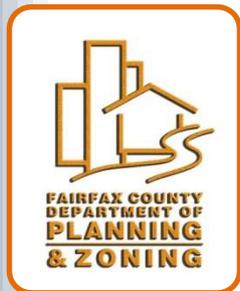
Locations of Recently Adopted Board-authorized Amendments

Next Gen Fairfax Forward - Timing



Conclusions on Proposed Site-specific Process Changes

- Familiar process due to similarities to APR
- Clearer process for citizen participation and review schedule
- All parts of the county would be eligible for review once every four years
- Enhanced screening process necessary to manage expected volume of nominations
- Public education about process and expectations for screening process critical to success
- Board-authorization process remains available for nominations not eligible for site-specific process, or others of greater urgency



Questions or comments?

Ideas for new name?

Please visit

www.fairfaxcounty.gov/dpz/fairfaxforward/whatsnew.htm