

Public Facilities Plan Amendment

November 16, 2022

Check Plan Amendment Website for Updates on the Project
and Meeting Information:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/public-facilities-policy>



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Sully District Council



Agenda



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1. Plan Amendment Board Authorization
2. The Comprehensive Plan
3. What is the Public Facility element of the Policy Plan?
 - I. What are the facility types?
 - II. What is the intent and how is it implemented?
 - III. How does the Public Facilities element of the Policy Plan inform the process for developing public facilities?
 - IV. What is the typical evolution of a public facility?
 - V. Why update the Plan?
 - VI. How is the Plan being updated?
4. Planning Commission and Agency Input
5. Project Timeline
6. Questions and Discussion

Board of Supervisors Authorization



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Comprehensive Plan Amendment - July 14, 2020

Motion: Therefore, I move that the Board of Supervisors direct staff to consider a Comprehensive Plan amendment to update the Public Facilities element Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. This effort should begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School's Committee recommendations referenced above.

Project Phase I

- Update Public Facilities element of the Policy Plan

- Alignment of the Public Facilities element of the Policy Plan to the Capital Improvement Program

- Incorporate the Planning Commission Schools Committee Recommendations

Project Phase II

- Updates to the Area Plans and Plan Maps - References to public facilities

- Alignment of the Capital Improvement Program to the Area Plans and Plan Maps



The Comprehensive Plan



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Policy Plan - Goals, policies and objectives regarding land use, transportation, housing, the environment, human services, public facilities, parks and recreation, revitalization, economic development and heritage resources.

Plan Areas - Four Area Plans identifying key elements for implementing the Policy Plan's goals and objectives at the more detailed Planning District and Community Planning Sector levels.

Plan Maps - Planned land uses, transportation improvements and public facilities.

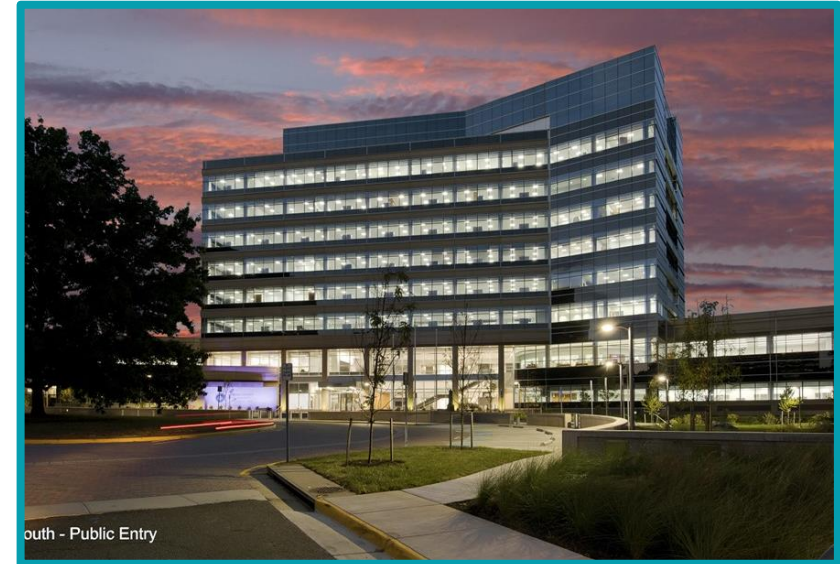


The Policy Plan



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- Land use
- Transportation
- Housing
- Environment
- Economic Development
- Heritage Resources
- **Public Facilities**
- Human Services
- Parks and Recreation
- Revitalization
- Visual and Performing Arts
- Chesapeake Bay Supplement



What is the Public Facilities element of the Policy Plan?



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Countywide goals and objectives

Facility type specific goals and objectives

COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

- Policy a. Site facilities appropriately to the area they are intended to serve.
- Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.



SANITARY SEWER

INTRODUCTION

Fairfax County provides sanitary sewer through a system of over 3,100 miles of sewer lines, 64 pumping stations and one treatment plant owned and operated by the county, the Norman M. Cole, Jr. Pollution Control Plant. Additional treatment capacity is provided by contractual agreement with the District of Columbia, the Alexandria Sanitation Authority, Arlington County and the Upper Occoquan Sewage Authority.

It is important that the location and timing of sanitary sewer facility construction be supported by specific public facility standards and Plan recommendations.

Location

Objective 32: Provide public sewer in accord with the approved sewer service area and in support of the county's land use objectives. (See Figure 4.)

- Policy a. Limit expansion of the approved sewer service area to areas which are planned for uses which require such infrastructure and which are contiguous to the existing approved areas.
- Policy b. Locate sewer lines to minimize impact on environmental features such as stream valleys, wetlands, and forested areas.
- Policy c. Expansion of the approved sewer service area should not occur until other public infrastructure is available or funded, or programmed in the Capital Improvement Program and is adequate to support development of the area already approved for sewer and the area proposed for expansion.

What are the facility types within the Plan?



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- **Public Schools**
- **Libraries**
- **Public Safety (Police, Fire & Rescue, Sheriff, Courts, and Animal Control)**
- **Utilities and Services (Water supply, Sanitary sewer, solid waste, drainage systems and improvements, County Vehicle Maintenance Facilities, Electrical and Land-Line Utility Services and Telecommunications Facilities)**

What is the intent of the Plan?



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To provide specific public facility guidance on the following:

- the appropriate general location of new facilities;
- appropriate specific locational criteria, such as site size, access, and screening for different facility types;
- service level standards which indicate the number of new facilities;
- methods for determining the specific need and appropriate timing of facilities;
- the acceptable character and extent of facilities and measures for attaining them.



How is the Plan Implemented?



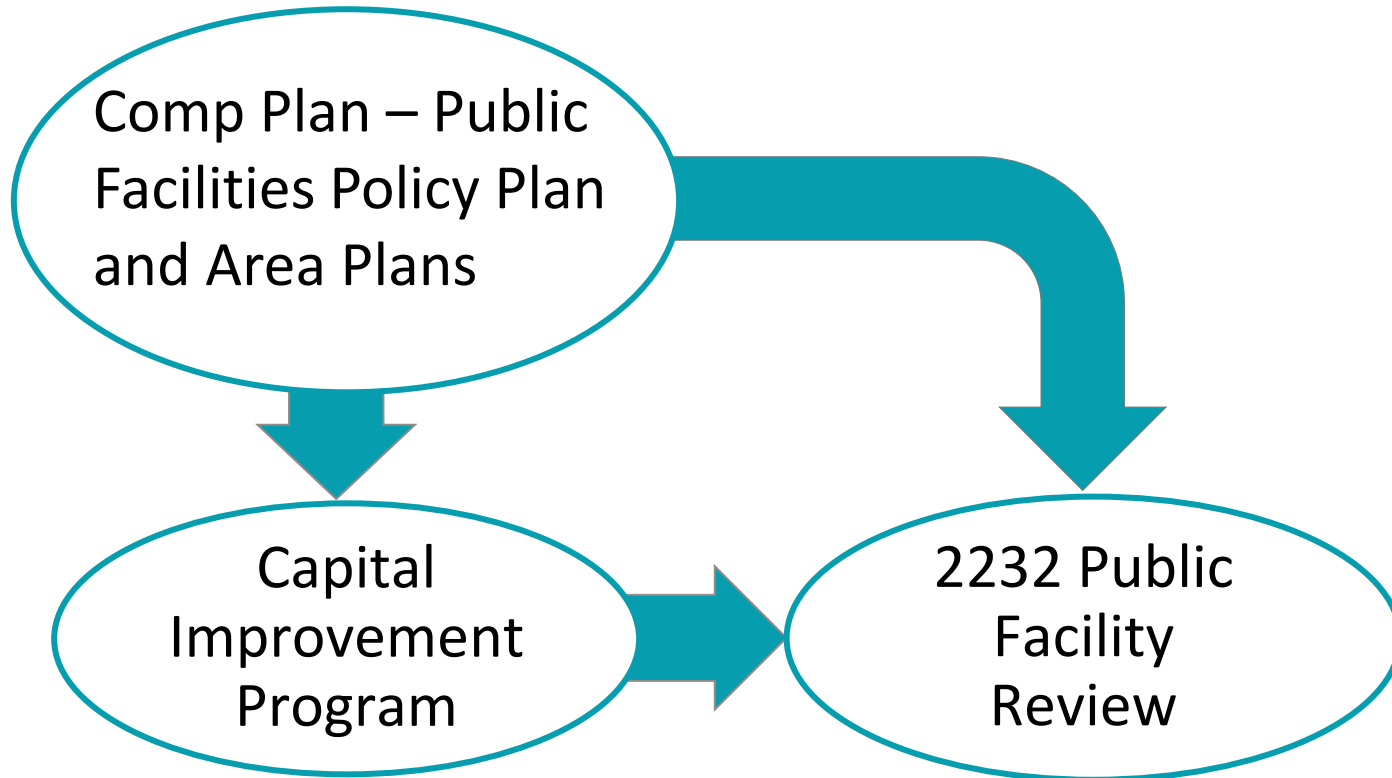
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- 1. 2232 Public Facility Review** - Section 15.2-2232 of the Code of Virginia - Requires a locality to have features shown in the comprehensive plan for “street...park or other public area, public building or public structure, public utility facility or public service corporation...”
- 2. Capital Improvement Program (CIP)** - Section 15.2236 of the Code of Virginia - Requires governing body to prepare and revise annually a CIP based on the comprehensive plan. Must include cost estimates and life cycle cost of facilities and means of financing.

How does the Plan Inform the Implementation of Public Facility Projects?



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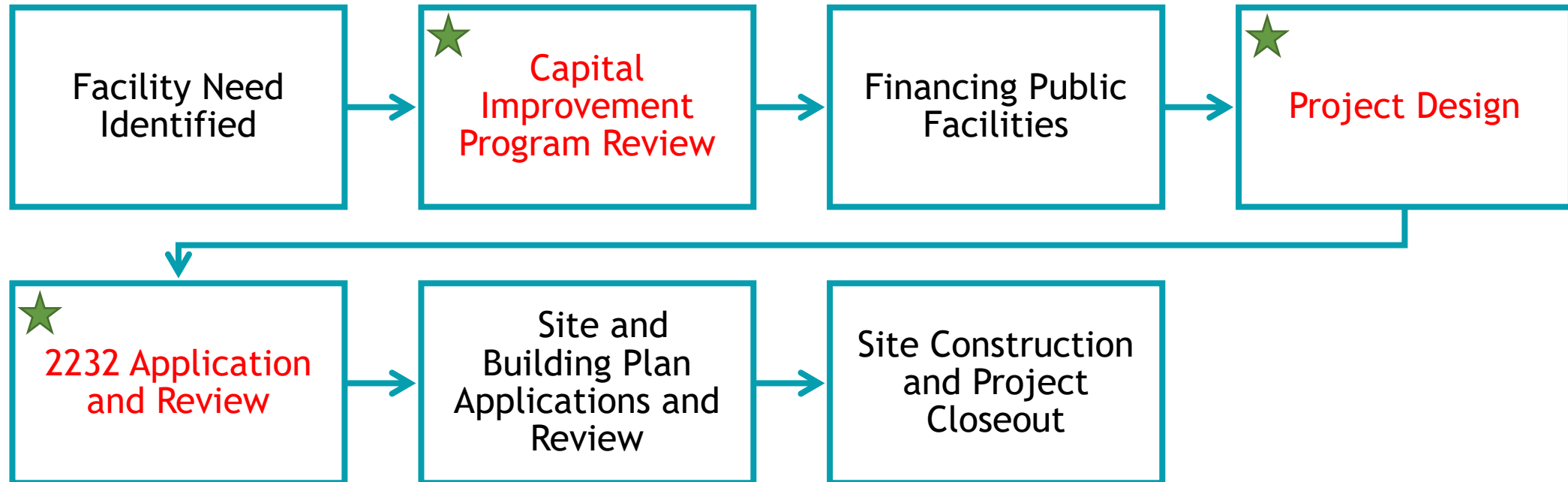


- Applicant’s proposal
- Review of proposed projects
 - 2232 (Staff and Planning Commission)
 - CIP (Staff, Planning Commission, and Board of Supervisors)

The Typical Evolution of a Public Facility Project



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★ Opportunity for Public Input

Why update the Plan?



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Align with Countywide strategies, agency strategies and community input

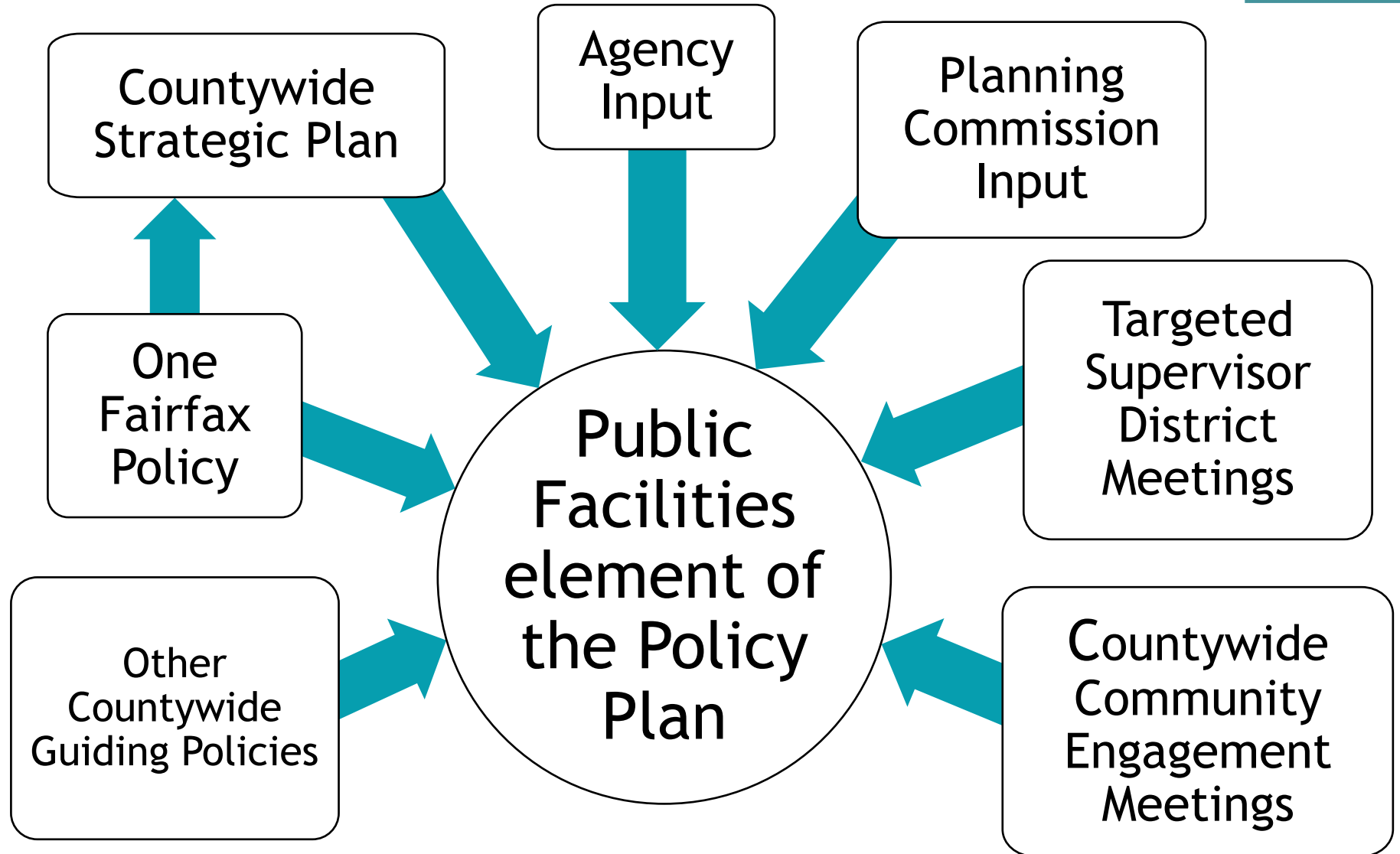
- Capital Improvement Program (CIP)
- Countywide Strategic Plan
- One Fairfax Policy
- Updated Agency/Departmental Policies and Strategies
- Community Input



How is the Public Facilities element of the Policy Plan being updated?



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Planning Commission Input

- Planning Commission Land Use Process Review Committee Meetings
 - April 22, 2021
 - November 18, 2021
 - October 6, 2022
 - November 17, 2022
 - Additional meetings to be scheduled



To watch past meetings please go to:

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives>

Agency Input



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DPW Capital Facilities	Department of Management and Budget	Office of Environment and Energy Coordination	Police	Fire	Libraries	Animal Shelter
Housing and Community Development	DPW Urban Forestry	DPW Wastewater	DPW Stormwater	DPW Solid Waste	Health and Human Services	Neighborhood and Community Services
Family Services	Fairfax-Falls Church Community Service Board	Cable and Consumer Services	Facilities Management	DPD Heritage Resources	DPD Environmental Review	DPD ZED/ZAD
Information Technology	Revitalization Office	Circuit Court	General District Court	Juvenile and Domestic Relations District Court	Sheriff's Office	FCDOT
Department of Vehicle Services	Park Authority	Dominion Energy	Public Schools	Executive's Equity Team	County Attorneys	Emergency Management
Board Offices	Fairfax Water	Department of Animal Shelter	Office of Economic Initiatives	Vehicle Services		

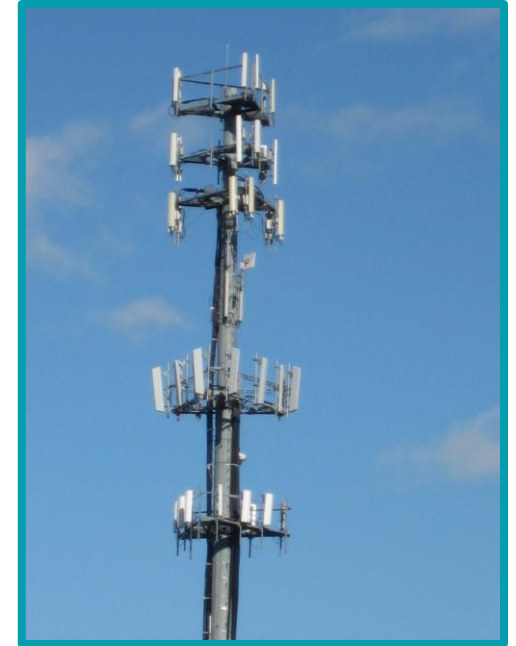
Agency Input



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Planning for new facilities

- Lack of available existing building space and land
- More expansion and rehabilitation of existing facilities
- More vertical development
- Competing interest for space among agencies and non-profits
- More opportunistic - rezonings/proffers, collocations, etc.



Agency Input

Co-location

- All agencies interested in co-location opportunities
- Determining potential mix of uses that are most compatible
 - HHS services, non-profits and other facilities
 - Opportunity to expand more affordable housing
 - Security and privacy issues
 - Programming and maintenance of facilities after constructed



Agency Input



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One Fairfax Policy and Countywide Strategic Plan

- Integrate equity into the Public Facilities Policy Plan
- How are agencies thinking about equity?
 - Various levels of initiatives from agencies depending on services provided



Project Timeline

Nov - Dec 2022
Community Input Meetings

Nov 17, 2022
Planning Commission
Land Use Process
Review Committee

Feb-Mar 2023
Advertise Draft Language to
the public / Provide
Community Input Meetings

Jan 2023
Provide Draft
Language Public
Facility element of
the Policy Plan to PC

Apr 2023-TBD
Begin Review
and Approval
Process for PC
and BOS

2023-2024
Phase II
Update
Area Plans

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Questions / Discussion



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