

The background features a large, faint watermark of the City of Fairfax seal. The seal is circular and contains the text "CITY OF FAIRFAX" at the top and "VIRGINIA" at the bottom. In the center of the seal is a depiction of a building, likely Old Town Hall, with the year "1805" below it. The seal is surrounded by decorative floral patterns.

City of Fairfax
Development Industry Meeting
June 12, 2024
5-7PM
Old Town Hall

Agenda

1. NVBIA Welcome
2. Ombudsman Introduction
3. City Manager Address
4. Fairfax City Economic Development
5. Staff Introductions
6. Technical Presentations
 - a. 2021 Building and Fire Code
 - b. VA Erosion & Sediment Control and Stormwater Management
 - c. Small Area Plans
 - d. Public Art
7. Process Improvements
8. Feedback

Presenters

Code Administration

- ❖ Steven Sites, Building Official and Chief Fire Marshal
Steven.Sites@fairfaxva.gov | 703-385-7847

Community Development and Planning

- ❖ Brooke Hardin, Director of Community Development and Planning
Brooke.Hardin@fairfaxva.gov | 703-385-7821
- ❖ Bereket Merzi, Deputy Zoning Administrator
Bereket.Merzi@fairfaxva.gov | 703-293-7130
- ❖ Jason Sutphin, Community Development Division Chief
Jason.Sutphin@fairfaxva.gov | 703-293-7155
- ❖ Paul Nabti, Planning Division Chief
Paul.Nabti@fairfaxva.gov | 703-385-7934
- ❖ Anna Safford, Urban Forester
Anna.Safford@fairfaxva.gov | 703-385-2026

Public Works

- ❖ Satoshi Eto, Public Works Program Manager
Satoshi.Eto@fairfaxva.gov | 703-273-6073
- ❖ Stefanie Kupka, Sustainability Program Manager
Stefanie.Kupka@fairfaxva.gov | 703-385-7816
- ❖ Melissa Pennett, Environmental Sustainability Specialist
Melissa.Pennett@fairfaxva.gov | 703-293-1661
- ❖ Addie Aufforth, Stormwater Program Specialist
Addie.Aufforth@fairfaxva.gov | 703-385-3489

Fairfax City Economic Development

- ❖ Nicole Toulouse, Senior Assistant Director of Economic Development
Nicole.Toulouse@fairfaxcityecondev.org | 703-385-6709

Real Estate

- ❖ Christine Johnston, Director of Real Estate
Christine.Johnston@fairfaxva.gov | 703-385-7844

Welcome

John Regan, President – Fairfax Chapter of the Northern Virginia Building Industry Association (NVBIA)



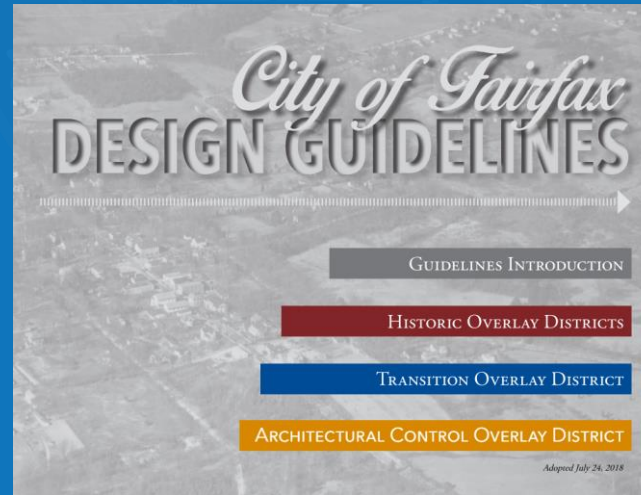
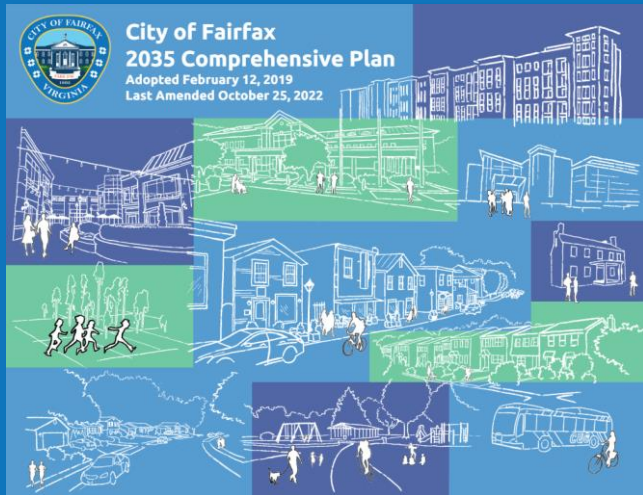
Event Sponsored By



Ombudsman Introduction

Tommy Scibilia, AICP

- City of Fairfax, 2016-2020
- Permit Expeditor in NYC, 2020-2021
- Township Planner in NJ, 2021-2023
- City of Fairfax, October 2023-Present



Ombudsman Introduction

ombudsman **noun**

om·buds·man (ˈäm-ˌbüdʒ-mən) 'öm-, -bədʒ-, -,man; äm-'büdʒ-, öm-

plural ombudsmen (ˈäm-ˌbüdʒ-mən) 'öm-, -bədʒ-; äm-'büdʒ-, öm-

- 1** : a person who investigates, reports on, and helps settle complaints : an individual usually affiliated with an organization or business who serves as an **advocate** for patients, consumers, employees, etc.

Source: Merriam-Webster.com



Ombudsman Roles

Internal

- ❖ Understand the development review process start to finish to identify sticking points.
- ❖ Meet with staff to identify processes that need improvement
- ❖ Meet with staff to identify communication barriers between Departments

External

- ❖ Liaison to the City for development community (residents, business owners, developers)
- ❖ Answer questions and troubleshoot
- ❖ Take recommendations
- ❖ Field complaints





City Manger Address



- **Background:** 2 kids (priority #1); Californian; Fluent in Spanish;
Major Strengths: Economic Development & Budget Management
- **Education**
 - Harvard University- Masters Degree in Public Policy
 - VLGMA/VA Tech- Local Government Management Certification
- **Local Government Experience**
 - City of Manassas Park- City Manager
 - Town of Lovettsville- Town Manager
 - City of Revere- Performance Management Analyst
- **Army Service (5 years)**
 - 2 tours to Afghanistan including managing local governments, infrastructure and economic development (Bronze Star)
- **Corporate/Private Sector Experience**
 - Booz Allen- Organizational Design and Business Processes (mapping and redesign)
 - IBM- Financial Management (Client and Internal)
- **Message to Development Community**
 - We are open for business! We will work to streamline our processes.





FAIRFAX CITY
ECONOMIC DEVELOPMENT

Welcome to Fairfax City

FAIRFAX CITY ECONOMIC DEVELOPMENT



Christopher Bruno

DIRECTOR, ECONOMIC DEVELOPMENT DEPARTMENT
CHRISTOPHER.BRUNO@FAIRFAXCITYCONDEV.ORG

Nicole Toulouse

SENIOR ASSISTANT DIRECTOR, BUSINESS INVESTMENT, ECONOMIC DEVELOPMENT DEPARTMENT
NICOLE.TOULOUSE@FAIRFAXCITYCONDEV.ORG

Matthew Easley

ASSISTANT DIRECTOR, FINANCE & OPERATIONS, ECONOMIC DEVELOPMENT DEPARTMENT
MATTHEW.EASLEY@FAIRFAXCITYCONDEV.ORG

Tara Borwey

PROGRAMS MANAGER, ECONOMIC DEVELOPMENT DEPARTMENT
TARA.BORWEY@FAIRFAXCITYCONDEV.ORG

Brittany Jones

MARKETING MANAGER, ECONOMIC DEVELOPMENT DEPARTMENT
BRITTANY.JONES@FAIRFAXCITYCONDEV.ORG

	1. Marketing	2. Operations	3. Partnerships	4. Real Estate Development & Reuse	5. Business Attraction & Development	6. Business Retention & Expansion	7. Place-Based Strategies	8. Special Initiatives
Strategies	Amplify in-house administrative communications functions and skillsets for purposes of promoting and achieving all EDO efforts.	Maintain strong executive leadership and instill day-to-day operations best practices that ensure a properly and efficiently run EDO.	Foster important organizational relationships, locally, regionally, and nationally, to leverage economic development opportunities benefiting all parties and the city as a whole.	Support efforts toward redevelopment or reuse of a building, site, or area, and collaborating frequently with applicants, prospective tenants, and other city departments throughout the development process.	Expand efforts to encourage firms from prioritized sectors from outside Fairfax City to locate headquarters or other operations within Fairfax City, and foster development and retention of homegrown businesses in Fairfax City.	Design systematic efforts to keep local businesses content at their present locations, or a new location within the city.	Pivot from playing all roles required of place-based strategies to one of intermediary and support of partners in providing creative placemaking features and events for public and private spaces.	Focus increased yet limited-time efforts and resources on strategically important and high priority initiatives that advance city-wide economic development goals.
Initiatives*	1.1 Hire one full-time marketing staff	2.1 Regularly communicate progress of EDO efforts	3.1 Continue maintaining/leveraging partnership	4.1 Create/maintain internal database of available, promising sites	5.1 Continue seeking businesses/headquarters in prioritized sectors	6.1 Reassess post-pandemic business needs	7.1 Embolden trusted groups with leadership of successful efforts/ events	8.1 Evaluate need/formation of a Northfax BID
	1.2 Develop a Comprehensive Marketing Plan	2.2 Provide business tracking for metric-based evaluations	3.2 Support partners in retention, expansion, attraction & development	4.2 Identify highest and best use for city and EDA-owned sites	5.2 Continue/ expand resources for site selection and tours	6.2 Prioritize effectively proven Shop Local Efforts	7.2 Consider place-based strategies, as needed and as resources allow	8.2 Provide case manager/liason to applicants
	1.3 Prioritize marketing guidance/collateral for EDO efforts	2.3 Efficiently budget EDO and EDA activities, grants, and programs	3.3 Strengthen partnership with GMU	4.3 Identify underutilized properties needing investment/ redevelopment	5.3 Continue/ expand incentives for relocation to Fairfax City	6.3 Discover expansion and site selection needs for targeted sectors		8.3 Add special projects, as needed and as resources allow
	1.4 Develop and maintain EDO website	2.4 Efficiently manage EDO contracts, grants	3.4 Facilitate creation of collective incubation infrastructure	4.4 Create predevelopment funding grant	5.4 Continue support for/coordination with MEC & other incubation	6.4 Ensure equitable distribution of property improvement incentives		
	1.5 Enable non-profits to take on neighborhood marketing, over time	2.5 Maintain a safe, hospitable, and equitable work environment	3.5 Collaborate with city staff on future planning efforts affecting ED	4.5 Continue/ expand property improvement incentives	5.5 Continue with at least one dedicated staff & add as programs grow	6.5 Continue with at least one dedicated staff & add as programs grow		
		2.6 Continue EDA meeting & Commissioner management		4.6 Contribute more to Comprehensive and SAP planning processes				
		2.7 Continue lease and property management of EDA-owned properties		4.7 Provide one dedicated staff to actions in this element				
		2.8 Update job descriptions to be in line with framework						

* Listed initiatives are paraphrased. The full text is presented in the following pages.



Our Why

Grow Fairfax City's tax base

- Promote best-use real estate development and reuse transactions based on Small Area Plans and Comprehensive Plan
- Reduce vacancies by attracting new tenants
- Foster a successful business ecosystem by providing connections for companies to win work
- Create interesting places to shop and spend

Key Data



Vacancy Rates

- Fairfax City Overall Vacancy: 6.6%
- DC Area Overall Vacancy: 10.6%
- Fairfax City Office Vacancy: 9.5%
- DC Area Office Vacancy: 17%
- Fairfax City Retail Vacancy: 2.7%
- DC Area Retail Vacancy: 4.3%
- Fairfax City Apartment Vacancy: 4.8%
- DC Area Apartment Vacancy: 6.7%

Average Rents

- Fairfax City Office: \$24.50/sf
- DC Area Office: \$39.19/sf
- Fairfax City Retail: \$39.18/sf
- DC Area Retail: \$32.55/sf
- Fairfax City Apartments: \$2,488/mo
- DC Area Apartments: \$2,114/mo

Community Profile

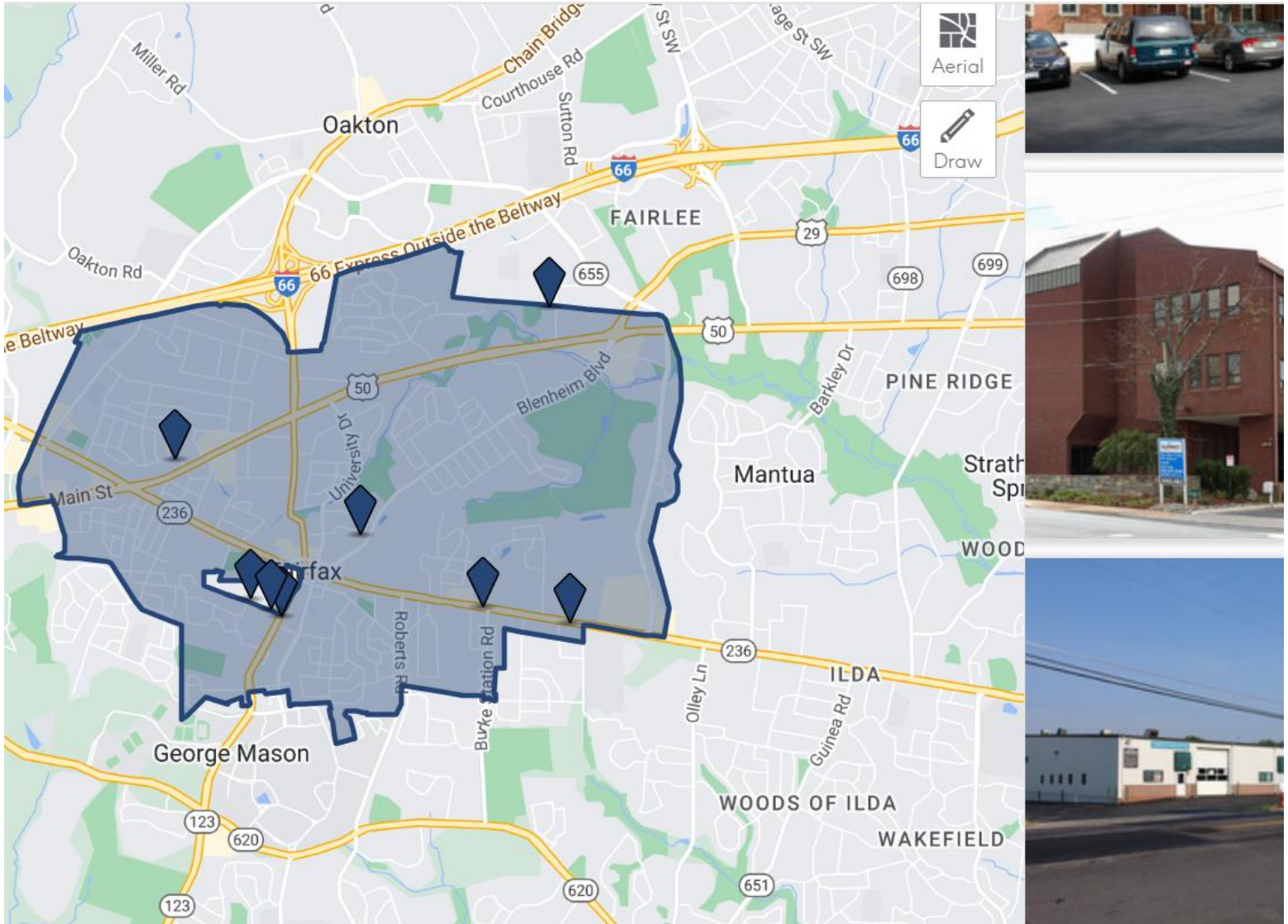
- Median Family Income: \$128,708
- Population: 24,835
- High School Graduate or Higher: 92%
- Unemployment Rate: 2.4%
- Employers in City: 1,897

Real Estate Assistance



<https://gofairfaxcity.com/business-assistance/property-search>

iaabylst

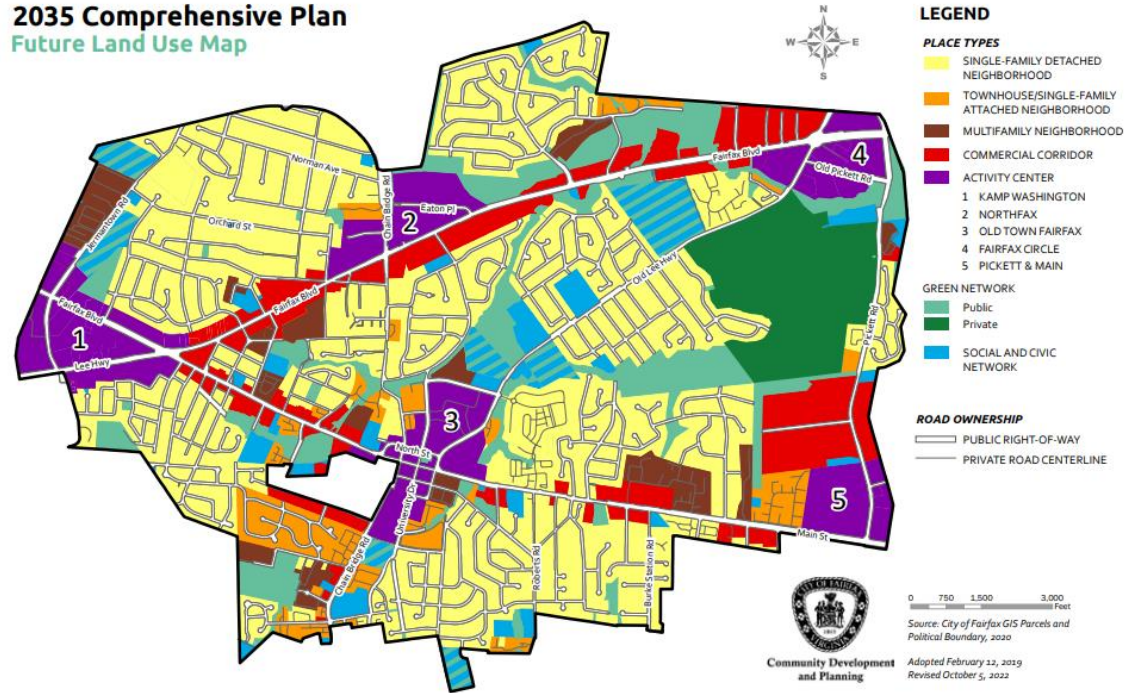


REAL ESTATE

Property Search

- Online tool for publicly listed site options
- 1:1 assistance for reputable developers for unlisted opportunities

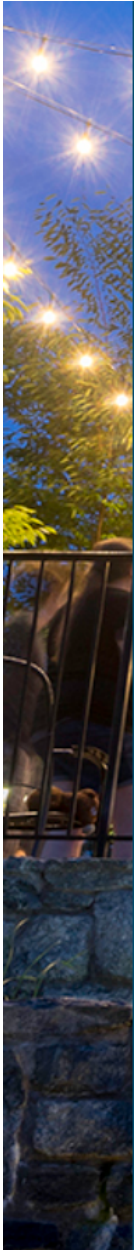
2035 Comprehensive Plan Future Land Use Map



Small Area Plans

- FCED works with the Planning team to identify sites that the small area plans envision for a higher and better use.
- FCED works with property owners and potential developers to help realize the vision of the City.
- Our role is non-regulatory

1. Kamp Washington
2. Northfax
3. Old Town
4. Fairfax Circle
5. Pickett & Main



N29 WillowWood Plaza
Residential Phase I

N29 WillowWood Plaza
Residential Phase II

Northfax Chain Bridge

Northfax West

Ourisman KIA

Park Rd - Townhomes

Paul VI

Popeyes - Fairfax Blvd

Taco Bell

TDC Acquisitions, LLC at
Davies Property

The Highlands at Mantua

The Ox Fairfax Block A

Tommy's Carwash

West Drive Homes -
10642 West Drive

+ Neighborhood Renaissance

+ Board Meetings

Pre-Application

- [Northfax Chain Bridge](#) (3575 Chain Bridge Road & 10464-10480 Fairfax Boulevard)
- [Gatewood Plaza](#) - 10201 Fairfax Blvd

Application Under Review

- [Circle Gateway](#) (3250 Blenheim Boulevard)
- [Courthouse Plaza-Upper Story Residential/Mixed Use](#) (10300 Willard Way)
- [N29 WillowWood Plaza Residential Phase I](#) (10306 Eaton Place)
- [N29 WillowWood Plaza Residential Phase II](#) (10300 Eaton Place)
- [Ourisman KIA](#) (10641, 10601 Fairfax Blvd and 10595 Warwick Ave)
- [Taco Bell](#) (10120 Fairfax Boulevard)
- [TDC Acquisitions, LLC at Davies Property](#) (4131 Chain Bridge Road)
- [The Highlands at Mantua](#) (9495 Silver King Court)
- [The Ox Fairfax Block A](#) (4020 University Drive)
- [Tommy's Carwash](#) (9917 Fairfax Blvd)

Approved

- [9571 Fairfax Boulevard](#)
- [Boulevard Marketplace](#) (10120 Fairfax Boulevard)
- [City Centre West](#) (10501 Main Street)
- [Fairfax Presbyterian Church](#) (10723 Main Street)

PROJECTS UNDER REVIEW

- CD&P and city staff in pre-application or pre-application of 12 submissions.
- Economic Development is non-regulatory and doesn't provide comment.
- Encourage attendance of the Development Review Team meeting before submission.
- FCED assists before an application is submitted to talk through concepts to encourage development that fits in the City's long-term vision and economic development goals.

Recent Developments





Kamp Washington - **The Moxley**

- 403 apartment units
 - 24 affordable units
 - \$2,773/mo avg
 - 4.7% vacancy
- 25,000 sf retail -100% leased
- 4,000 sf office



Fairfax Circle- Scout on the Circle

- 400 apartment units
 - \$2,794/mo avg
 - 4.5% vacancy
- 29,196 sf retail -100% leased
- 54,000 sf grocery store
- 1 mile from Vienna Metro
- 34,000 VPD along Rt 50, 28,000 VPD along Fairfax Blvd



Old Town – The Flats on University

- 267 apartment units
- Student housing

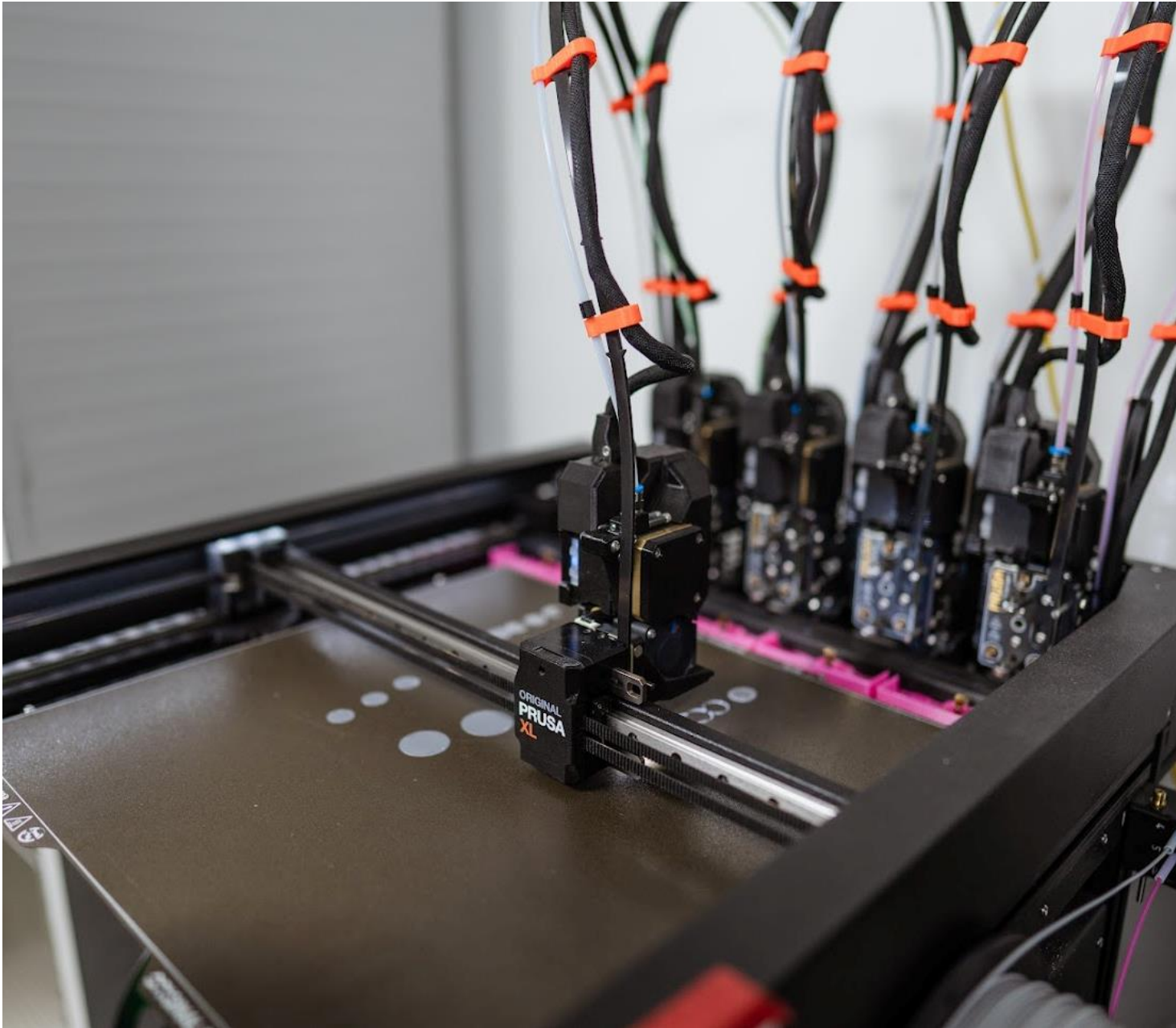
Business Assistance





Lease Incentive for Fairfax Tenants (LIFFT)

- Grant is awarded to new or expanding business in 20 priority office buildings.
- Minimum 3 year lease required.
- Grant amount is determined based on square footage and pre-determined multiplier of \$5-\$8/sf based on the building's tax impact.
- Example:
 - Therapy Company ABC
 - 3251 Blenheim Blvd
 - 5,000 sf
 - \$7.50 multiplier
 - \$37,500 Grant**



Technology Zone Tax Abatement

- For new or substantially expanding businesses primarily involved in technology-based products, processes, or services.
- Benefit from exemptions for up to five years of Business License (BPOL) taxes. The exemption starts with 100% in Year One, decreasing by 20% each subsequent year until Year Five.
- 5 year lease minimum.



Façade and Interior Improvement Grant (FIIG)

- Reimburse 50% of expenses for customer facing façade or interior improvements to retail stores or centers.
- Up to \$20,000 per applicant.
- Program on pause until refunded

EMAIL:

nicole.toulouse@fairfaxcityecondev.org

SOCIAL:

@gofairfaxcity

LINKEDIN:

Nicole-Toulouse



SUBSCRIBE TO OUR BUSINESS BULLITEN:



Nicole Toulouse

SVP, BUSINESS INVESTMENT

Staff Introduction

Steven Sites – Chief Fire Marshal and Building Official
Code Administration

- Building permit process
- Site plan review, fire service features
- Residential rental permits
- Fire prevention code permits

Staff Introduction

Brooke Hardin – Director of Community Development & Planning

- Zoning
- Current Planning/Land Use
- Long Range Planning
- Fairfax Renaissance Housing Corporation

Staff Introduction

Bereket Merzi – Deputy Zoning Administrator *Community Development and Planning*

- Permits (use, grading, tree, building-for zoning requirements, signs, home occupations, temporary use, etc.)
- Administrative items (administrative adjustments, alternative compliance, shared parking, etc.)
- Site plans, plans of development, as-builts, house grading plans
- Bond administration
- Subdivisions
- Floodplain Permits
- Resource Protection Area (RPA) development review
- Variances, Special Exceptions that go to the BZA
- Enforcement inspections and violations (signs, noise, development conditions, use, etc.)
- Zoning Compliance Letters and written interpretations
- Proffer and development condition tracking
- Land use file management
- Front counter customer service & intake
- Staff to the Board of Zoning Appeals (BZA)



Staff Introduction

Jason Sutphin – Community Development Division Chief
Community Development and Planning

- Rezoning, Planned Development Reviews
- Special Use Permits, Special Exceptions that go to City Council
- Certificates of Appropriateness
- Staff to the Board of Architectural Review



Staff Introduction

Paul Nabti – Planning Division Chief
Community Development and Planning

- Comprehensive Plan
- Small area planning
- Urban Forestry program
- Zoning Ordinance text amendments
- Demographic and economic data
- Mapping and modeling
- Staff to the Planning Commission
- Pedestrian Plan, Safety Action Plan, and Old Town Circulation Study



Staff Introduction

Anna Safford – Urban Forester
Community Development and Planning

- Tree removal permits
- Plan review - tree conservation plans, landscape plans, and assists Chesapeake bay review
- Construction inspections (pre, post, and tree violations as needed)
- Final landscape inspections
- Updating city's tree preservation and planting standards and guidelines for development (underway)
- Tree canopy assessments (semi-regularly as new imagery is available)
- Urban Forest Master Plan - new long-range plan to outline city urban forest goals, areas of focus, and policy needs



Staff Introduction

Satoshi Eto – Public Works Program Manager
Public Works

- Plan review – E&S, SWM, wastewater, PFM compliance, constructability & maintenance.
- VSMP permitting
- Construction inspections – E&S, BMPs, VSMP permit and SWPPP compliance
- Wastewater connection fees
- ROW permits



Staff Introduction

[Satoshi Eto on behalf of]

Chloe Ritter – Multimodal Transportation Planner

Public Works

- Multimodal transportation access to and circulation within sites
- Streetscape/sidewalk and transportation network improvements consistent with Comprehensive Plan
- Traffic impacts on surrounding street network
- Transportation demand management
- Compliance review (PFM, ADA/PROWAG, MUTCD, etc.)



Staff Introduction

Melissa Pennett – Environmental Sustainability Specialist

Stefanie Kupka – Sustainability Program Manager

Public Works

- Promote sustainable urban development
- Align development projects with sustainability goals

Green building policy is under development to:

- Improve energy efficiency
- Reduce greenhouse gas emissions
- Conserve water
- Make buildings and the community more resilient
- Promote renewable energy
- Protect wildlife and natural spaces
- Reduce waste
- Improve indoor environmental quality
- Cost savings through reduced utility bills



Staff Introduction

Christine Johnston – Real Estate Assessment Director

- Modeling and projecting potential real estate tax revenue attributed to new construction in the near term and future (5+years) in concert and support of the city's budget quarterly and annual budget process.
- Analyzing feasibility studies.
- Deed research in the event plans/plats differ from real estate assessment records.
- Valuation and supplementation of real estate assessments attributed to new construction.



Technical Presentation

Steven Sites – Chief Fire Marshal and Building Official
2021 Virginia Building and Fire Codes



Virginia Code Development Process

- Virginia building and fire codes are state regulations promulgated by the Board of Housing and Community Development.
- International Code Council (ICC) model codes are incorporated by reference.
- Updated on a three-year cycle.
- Participation is encouraged through the “cdpVA” website.



Applicable Code

The effective date of the current codes and regulations is January 18, 2024

- Uniform Statewide Building Code
 - Part I: Virginia Construction Code
 - Part II: Virginia Existing Building Code
 - Part III: Virginia Property Maintenance Code
- Statewide Fire Prevention Code
- Industrialized Building Safety Regulations
- Amusement Device Regulations.



One-Year Grace Period

Between January 18, 2024 and January 18, 2025

Applications submitted for building permit may choose to
comply with either:

2021 Codes

or

2018 Codes



Technical Presentation

Satoshi Eto – Public Works Program Manager

Addie Aufforth – Stormwater Program Specialist

Zoning Ordinance Revisions:

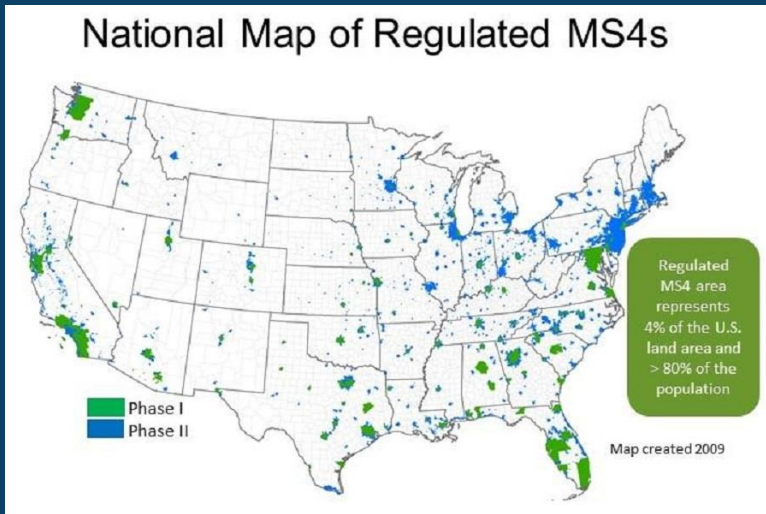
- Erosion & Sediment Control
- Stormwater Management
- Chesapeake Bay

The Need for Zoning Ordinance Revisions

- Current Zoning Ordinance includes:
 - Storm Drainage Facilities §4.16
 - Erosion & Sediment Control §4.17
 - Chesapeake Bay Preservation §4.18
- These sections were last updated in 2016.
- The need to update the city's ordinances is due to revisions to these sections of state code that will become effective July 1, 2024.
- DEQ has required localities to implement an ordinance that is compatible with the revised state code by July 1, 2024.
- DEQ released model ordinance in March 2024. Staff has worked with our stormwater compliance consultant to develop these revisions to the city's zoning ordinance.
- Includes revisions recommended by staff from administration of the current ordinance.
- This presentation will provide a summary of the significant revisions.

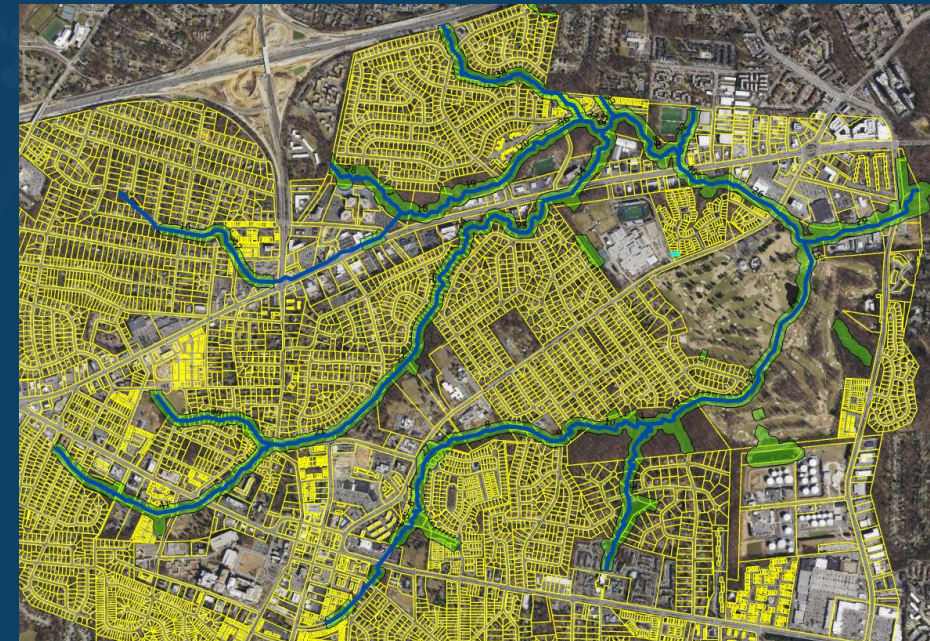


Program Overview



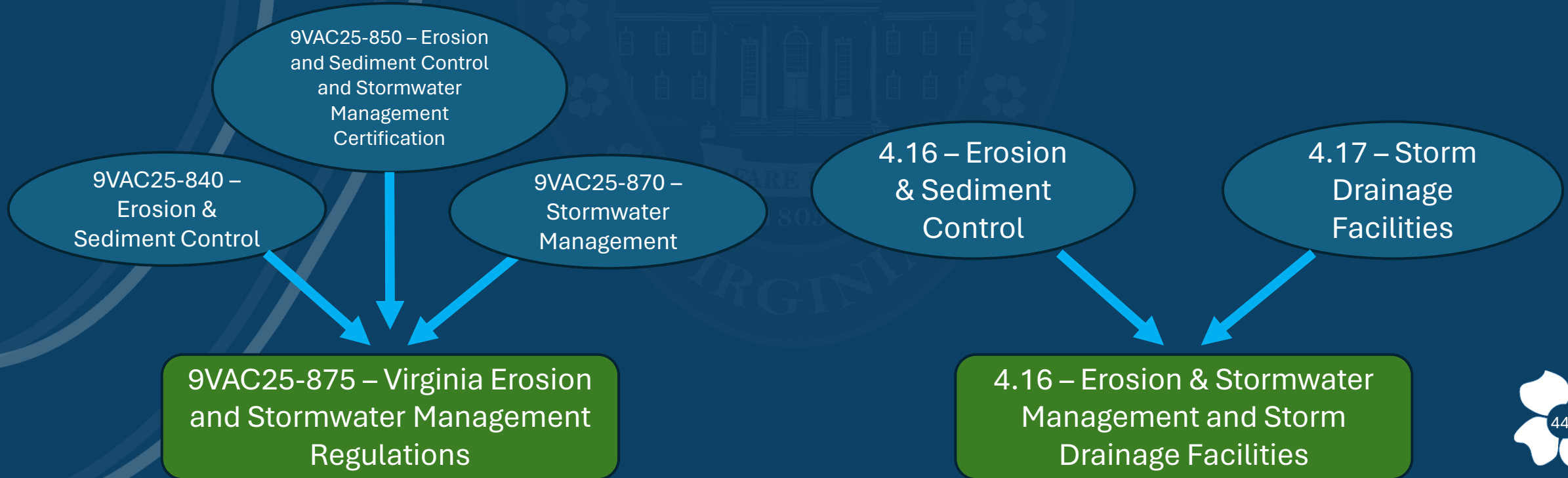
- The city is a Phase II Small Municipal Separate Storm Sewer System (MS4). The city has a municipal stormwater permit through DEQ.
- The MS4 permit requires that the city administrate water quality programs that include erosion & sediment control and stormwater management.

- The Chesapeake Bay Preservation Act requires localities to apply performance criteria to development and use of areas that can have impacts to water quality.
 - The Resource Protection Area (RPA) is a vegetated buffer that extends 100' from each bank of a stream. It is intended to remain undisturbed and in a natural condition.
 - The entire city is established as a Resource Management Area (RMA).
 - The Chesapeake Bay Preservation section of the Zoning Ordinance has satisfied the requirements of the CBPA.
- DEQs role is to oversee local programs and provide technical/policy assistance.



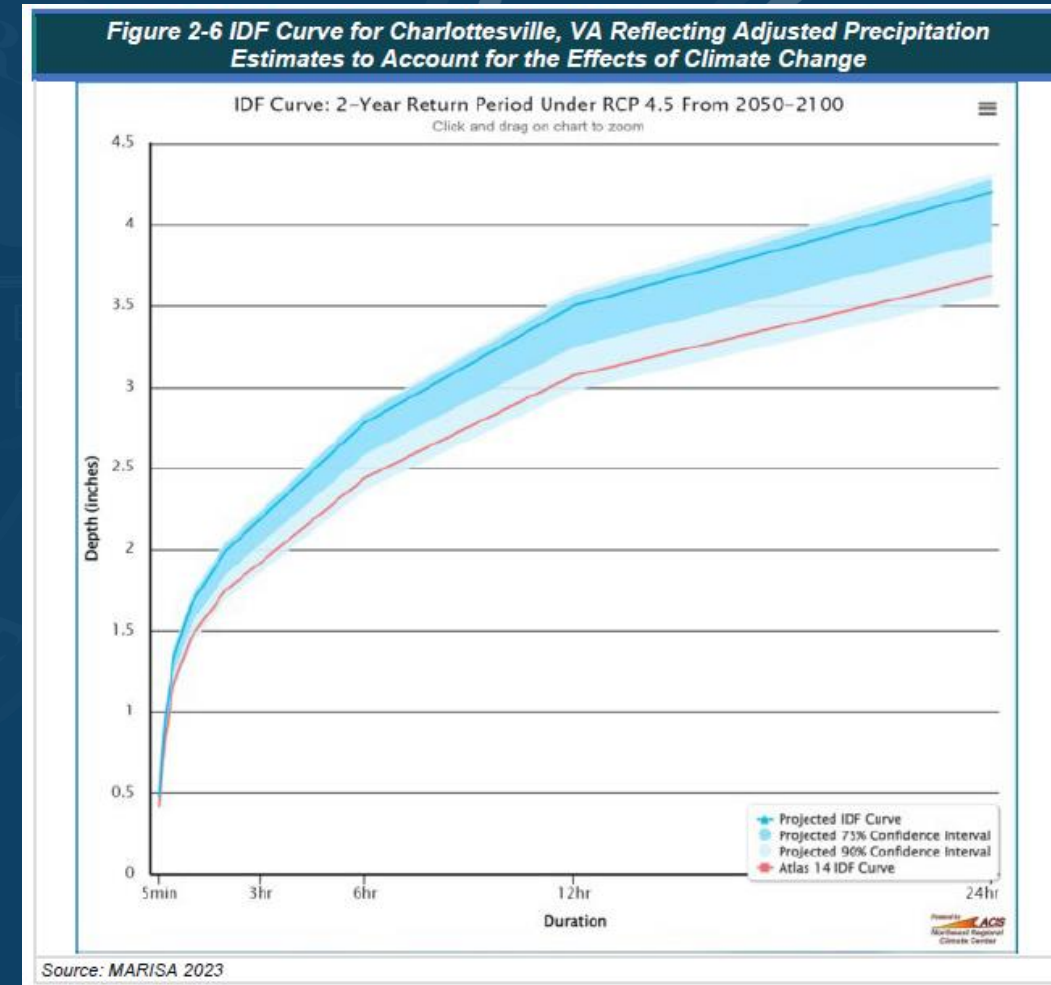
Summary of Key Ordinance Changes

- Erosion & Sediment Control and Stormwater Management have been combined into a single section, §4.16 Erosion & Stormwater Management and Storm Drainage Facilities
 - Mirrors the layout of the revised state code.
 - E&S and SWM have had parallel and overlapping procedures. One of DEQ's goals is to consolidate.
 - Revisions are part of a broader DEQ initiative to consolidate these two groups by amending design manuals, specifications, and certification course content.



Summary of Key Ordinance Changes

- Climate Change and sea level rise assessment required for any disturbance or development within the RPA.
 - Only applies to RPA. DEQ has confirmed this applies to tidal and non-tidal areas.
 - Requirement to assess the proposed development's impact to the RPA in consideration of climate change and sea level rise over the following 30 years, and to mitigate those impacts.
 - Additional DEQ guidance and training will be provided.
 - Not anticipated to be a common occurrence. Development within the RPA is already restricted by the CBPA.
 - Will likely be a component of redevelopment within the Fairfax Circle SAP.



Summary of Key Ordinance Changes

Revised references to state water quality and quantity requirements, and design standards.

Definitions - State code includes numerous new and revised definitions. Incorporated by reference to the city's Zoning Ordinance.

All references to the city's Virginia Stormwater Management Program (VSMP) have been revised to VESMP (Virginia Erosion and Stormwater Management Program).



Summary of Key Ordinance Changes

- Added mature tree regulations -
 - New definition for consistent administration of regulations
 - Climate Change Assessment - maximizes preservation of buffer vegetation and mature trees
 - All CBPAs - removal of mature trees only allowed where necessary
 - RPAs - requirement to mitigate removal of any mature tree, restore impacted buffer, and to maximize buffer function (canopy, understory, shrub, & groundcover)
- Improved administration of tree conservation regulations -
 - References added to 6.10 Tree Removal Permits and 4.5 Landscaping to meet compliance to 4.18
 - 4.18 exemptions requires 6.10 permit and 4.5 standards to be met
- Implementation –
 - Regulations support upcoming Public Facilities Manual's *Tree Preservation and Planting Guide*
- Next steps –
 - VA Dept. of Forestry review of city's tree regulations and recommendations for comprehensive tree ordinance (*Fall 2024*)



Summary of Key Program Changes

- New water quality review standards.
 - The Virginia Runoff Reduction Method (VRRM) is used to calculate stormwater compliance.
 - Includes reduction in load limits from 0.41lbs of phosphorous per acre, per year to 0.26lbs for all net increases to impervious area. This is an increase in water quality requirements.
 - 10-20% reduction in load from the predevelopment condition for all other areas (existing requirement).
 - The land cover types have been Forest, Managed Turf, and Impervious. Mixed Open is a new additional land cover type.
 - DEQ has stated that a 1-year transition period will be in place July 1, 2024 to June 30, 2025, where both current and new standards will apply.
 - New standards will fully apply to developments on and after July 1, 2025.
- Anticipated outcomes:
 - More BMPs will be used to meet requirements.
 - Runoff reduction (volume reduction) will be used to meet water quality requirements, which would provide additional water quantity reductions.

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name:

Date:

Linear Development Project? No

Site Information

ENTER AREAS IN DATA INPUT CELLS FOR RESULTS

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →

Maximum reduction required: --

The site's net increase in impervious cover (acres) is: --

Post-Development TP Load Reduction for Site (lb/yr): --

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed					0.00
Impervious Cover (acres)					0.00
					0.00

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed					0.00
Impervious Cover (acres)					0.00
Area Check	OK.	OK.	OK.	OK.	0.00

Site | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | Water Quality Compliance | Runoff Volume and CN | Summary | Constants | Notes

1 year transition period only applies to VRRM compliance calculations.

Summary of Key Program Changes

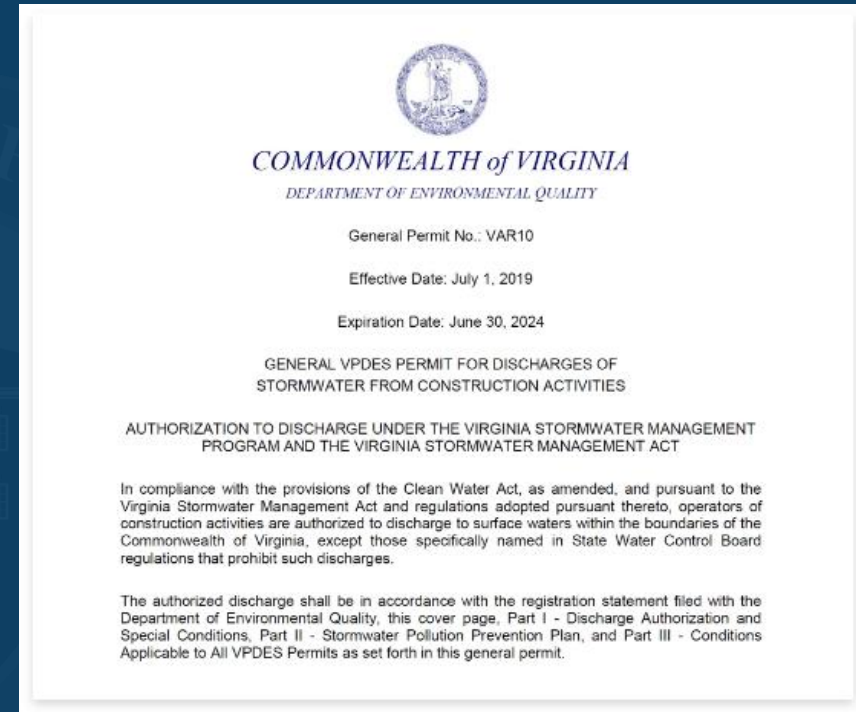


- New Stormwater Handbook becomes effective July 1, 2024
- Consolidates and supersedes:
- Two new BMPs can be used to meet water quality requirements:
 - Regenerative stormwater conveyance (stream restoration)
 - Tree planting. Water quality credit only for trees that are above and beyond any other requirements, such as canopy coverage.



Summary of Key Program Changes

- New Construction General Permit becomes effective July 1, 2024.
 - DEQ required new registration statements by May 1 for all permits that are expected to be active on July 1 and beyond.
 - DEQ has begin reissuing new Construction General Permits.
- Turbidity Monitoring Requirements
 - Part of the new Construction General Permit.
 - DEQ requires that sediment be monitored for dewatering activities. Construction site operators will need to take and test water samples for excess sediment with a turbidity meter, *and document findings*.
 - Applies to all watersheds with a sediment related impairment. All watersheds in the city have a sediment related TMDL. Will apply to all construction activities in the city under a DEQ permit (land disturbing activities 1AC or more).



Application of Standards

- New Stormwater Handbook becomes effective July 1, 2024
 - Consolidates and supersedes:
 - 2011 & 2013 BMP Clearinghouse Design Specifications
 - 1999 Virginia Stormwater Management Handbook, Vol I & II
 - 1992 Erosion & Sediment Control Handbook
 - 1989 Chesapeake Bay Local Assistance Manual
 - Numerous DEQ Guidance Memos
 - Any proposed impacts to the RPA must consider climate change and sea level rise.
 - Mature tree protection requirements effective.
 - New Construction General Permit is effective
 - Turbidity monitoring requirements in place.
-
- July 1, 2024 – June 30, 2025 – VRRM 3.0 and 4.1 can be used to demonstrate stormwater compliance.
 - Two new BMPs can be used to meet water quality requirements through VRRM 4.1:
 - Regenerative stormwater conveyance (stream restoration)
 - Tree planting. Water quality credit only for trees that are above and beyond any other requirements, such as 10-year canopy coverage.
 - Mixed Open landcover can be used through VRRM 4.1

No Mix/Match:

Use of regenerative stormwater conveyance, tree planting, or mixed open landcover = VRRM 4.1, including 0.26lbs/ac/yr loading limit.



Next Steps

- June 10, 2024 – Planning Commission, Motion to Amend
- June 11, 2024 – City Council, Work Session
- • June 24, 2024 – Planning Commission, Public Hearing
- June 25, 2024 – City Council, Public Hearing
- July 1, 2024 – New ordinance is effective:
- July 1, 2024 – June 30, 2025 – VRRM 3.0 and 4.1 can be used to demonstrate stormwater compliance.
- July 1, 2025 – VRRM 4.1 must be used to demonstrate stormwater compliance.



Technical Presentation

Paul Nabti – Planning Division Chief
Small Area Plans

Livable Fairfax

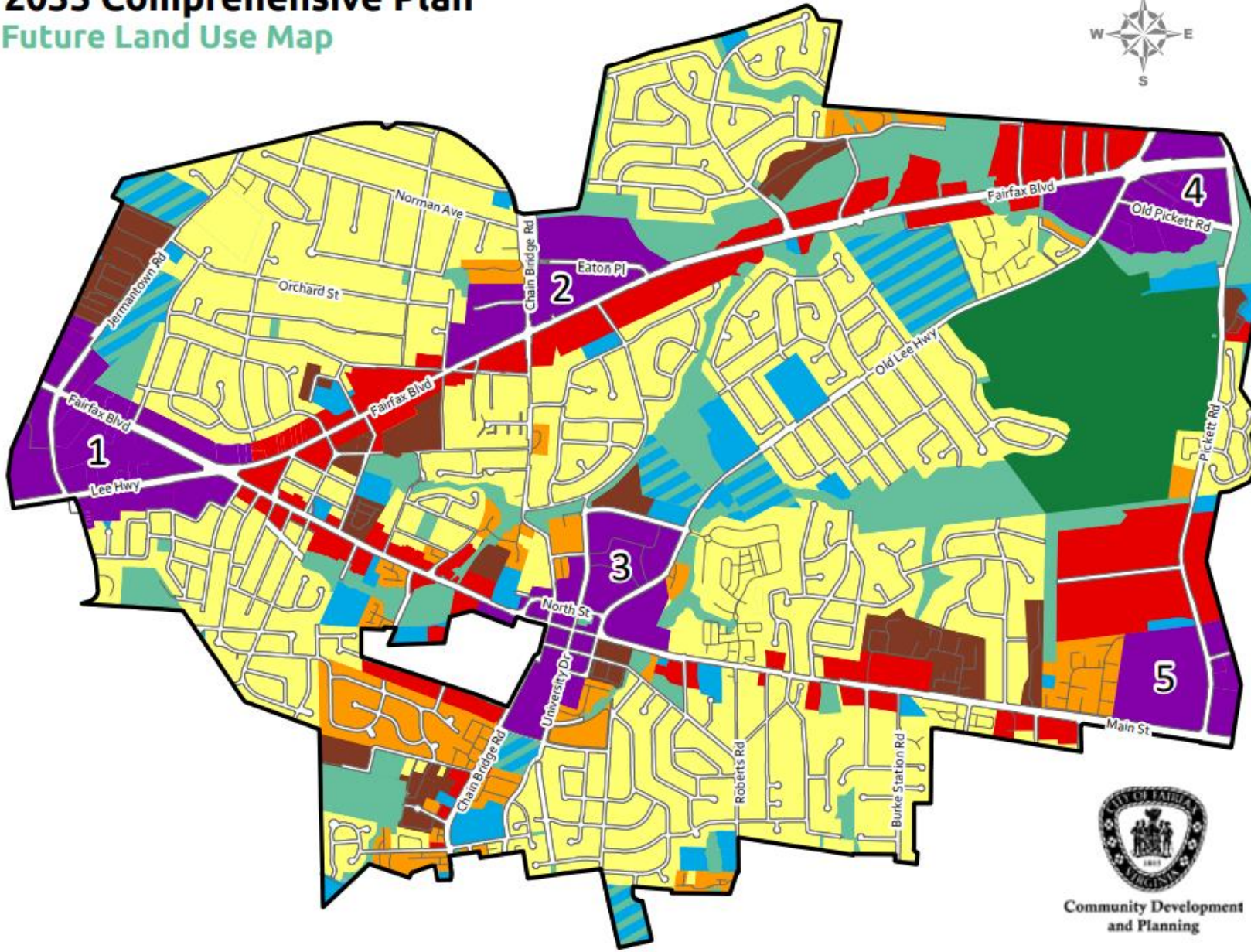
Giving voice to the community's vision for the future



2035 Comprehensive Plan

2035 Comprehensive Plan

Future Land Use Map



LEGEND

PLACE TYPES

- SINGLE-FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- ACTIVITY CENTER
- 1 KAMP WASHINGTON
- 2 NORTHFAX
- 3 OLD TOWN FAIRFAX
- 4 FAIRFAX CIRCLE
- 5 PICKETT & MAIN

GREEN NETWORK

- Public
- Private
- SOCIAL AND CIVIC NETWORK

ROAD OWNERSHIP

- PUBLIC RIGHT-OF-WAY
- PRIVATE ROAD CENTERLINE



Community Development
and Planning

0 750 1,500 3,000
Feet

Source: City of Fairfax GIS Parcels and
Political Boundary, 2020

Adopted February 12, 2019
Revised October 5, 2022

What is a Small Area Plan?

State Code: “a portion of a comprehensive plan... that is specifically applicable to a delineated area within a locality rather than the locality as a whole.”



City of Fairfax
Comprehensive Plan



Northfax
Small Area Plan

Purpose

Goals of Small Area Plans:

- Build consensus and vision
- Coordinated development strategy
- Incorporate existing analyses, plans and studies
- Identify needs and obstacles
- Provide clear direction for public and private development
- Enable proactive marketing

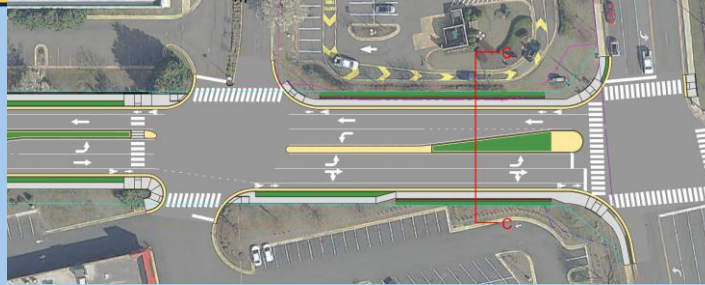


Who Uses Small Area Plans?

**Community
Members**



**Public
Sector**



**Private
Sector**



Plan Framework

Action CCAC2.3.5 – Provide individual small area plans for each of the Activity Centers that clearly demonstrate:



- Desired mix of uses
- Residential density
- Building intensity
- Design aesthetic
- Street locations and multimodal connections
- Infrastructure improvements
- Parking
- Open space



Goals and Concepts

OLD TOWN

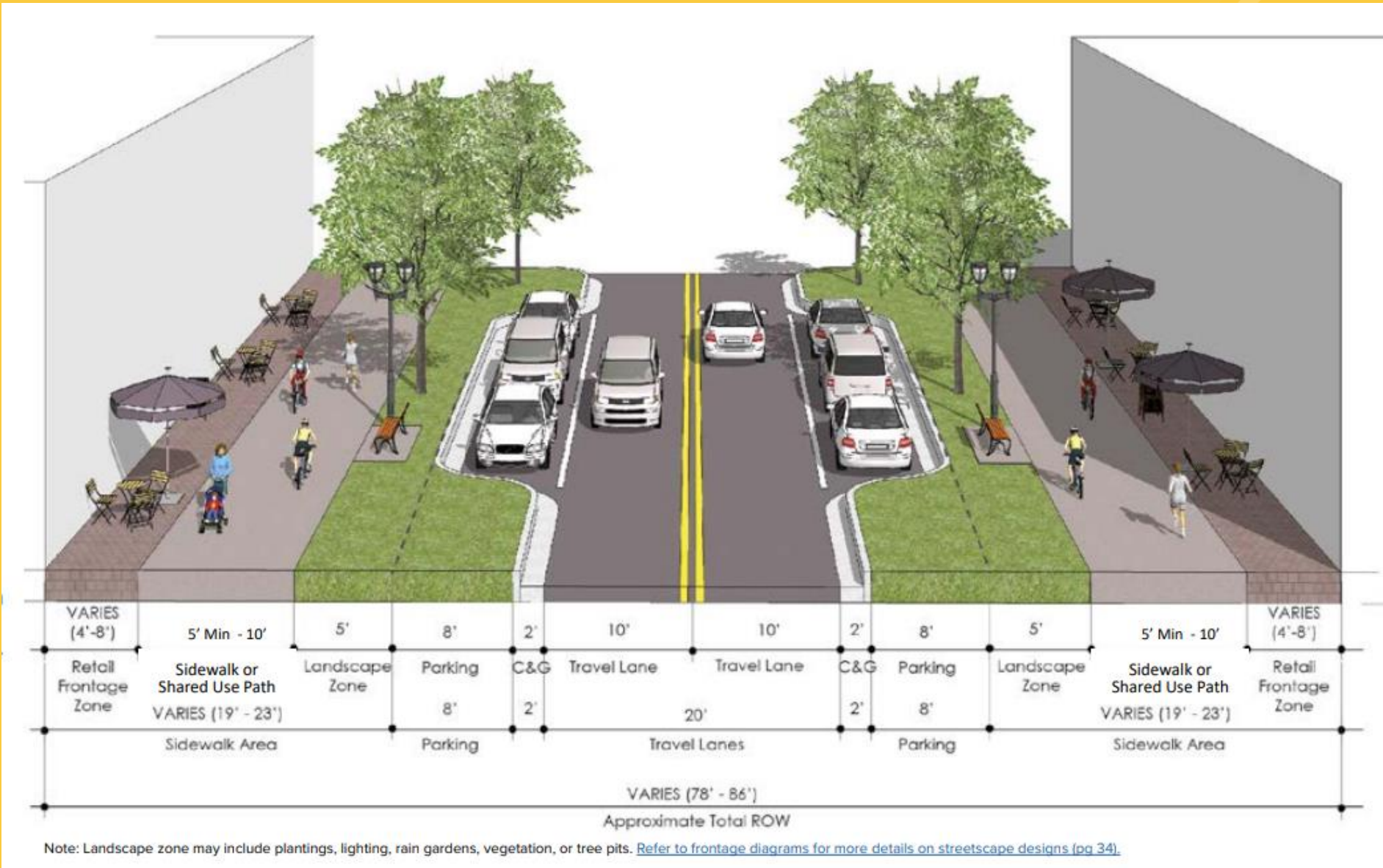
1. RE-IMAGINING OLD TOWN AS A CULTURAL DESTINATION
2. INJECTING COLOR INTO THE HISTORIC DOWNTOWN
3. CREATING A NEW ARTS WALK
4. DOWNTOWN AS A PEDESTRIAN PRECINCT
5. ENCOURAGING SUPPORTING LAND USES IN A MIXED-USE ACTIVITY CENTER
6. "THE SPINE" - A NEW SHARED-USE PATH CONNECTING THE CITY



Transportation Network



Transportation Network



Open Space Network

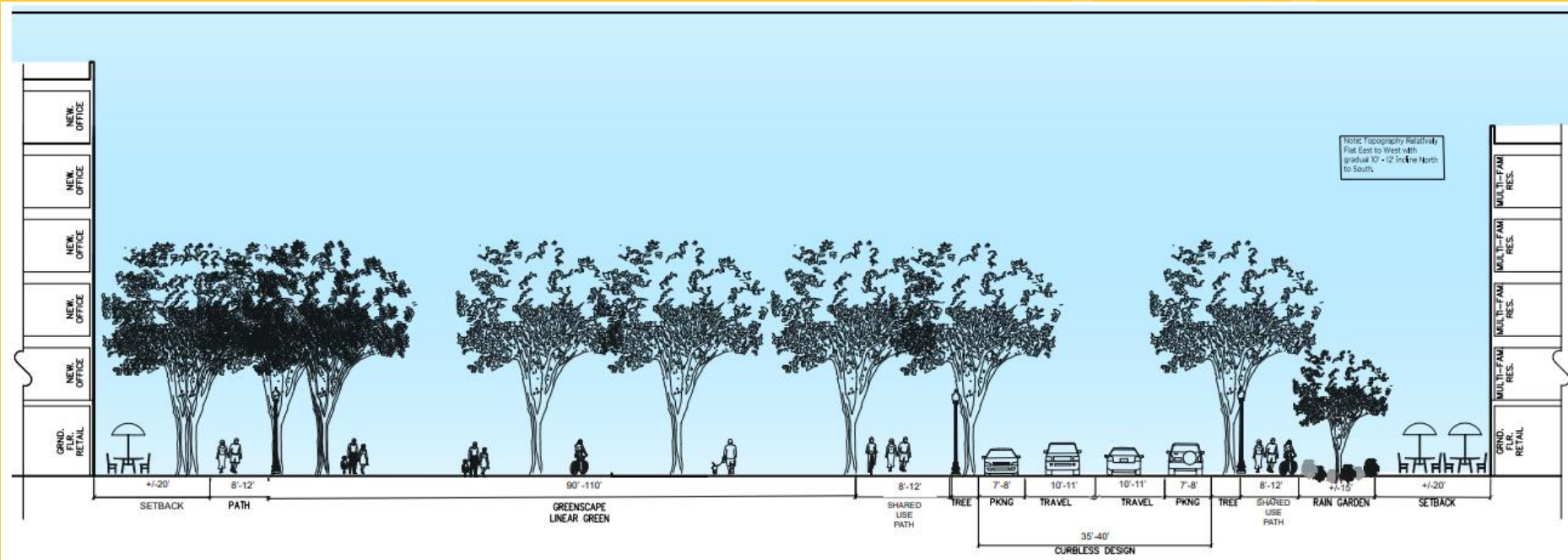
PROPOSED GREEN SPACE



MAP KEY

1. Large Public Park - Northfax East
2. Large Gathering Space- Northfax West
3. New Connection to Trail System + Neighborhoods
4. New Connection to George Snyder Trail
5. Proposed Trails and Courtyards Above Culvert Utility System
6. Linear Park along Orchard Street

Open Space Network



THE LINEAR PARK - DETAILS NORTH OF EATON PLACE

The urban plan calls for a large green space connected to the linear park to the south and to Accotink trail system to the north.

The concept image above demonstrates a large green gathering space for recreation and events anchored by adjoining retail, office, and residential uses. Ideally, the curb-less street - critical for the retail along the linear green - will continue north to distinguish this important main street through the study area.

As the neighborhood develops, future attention will need to focus on property consolidation, potential programming of the green space (i.e. playgrounds, playing fields, green spaces), and sustainability measures that could be implemented to make this park a successful green space.

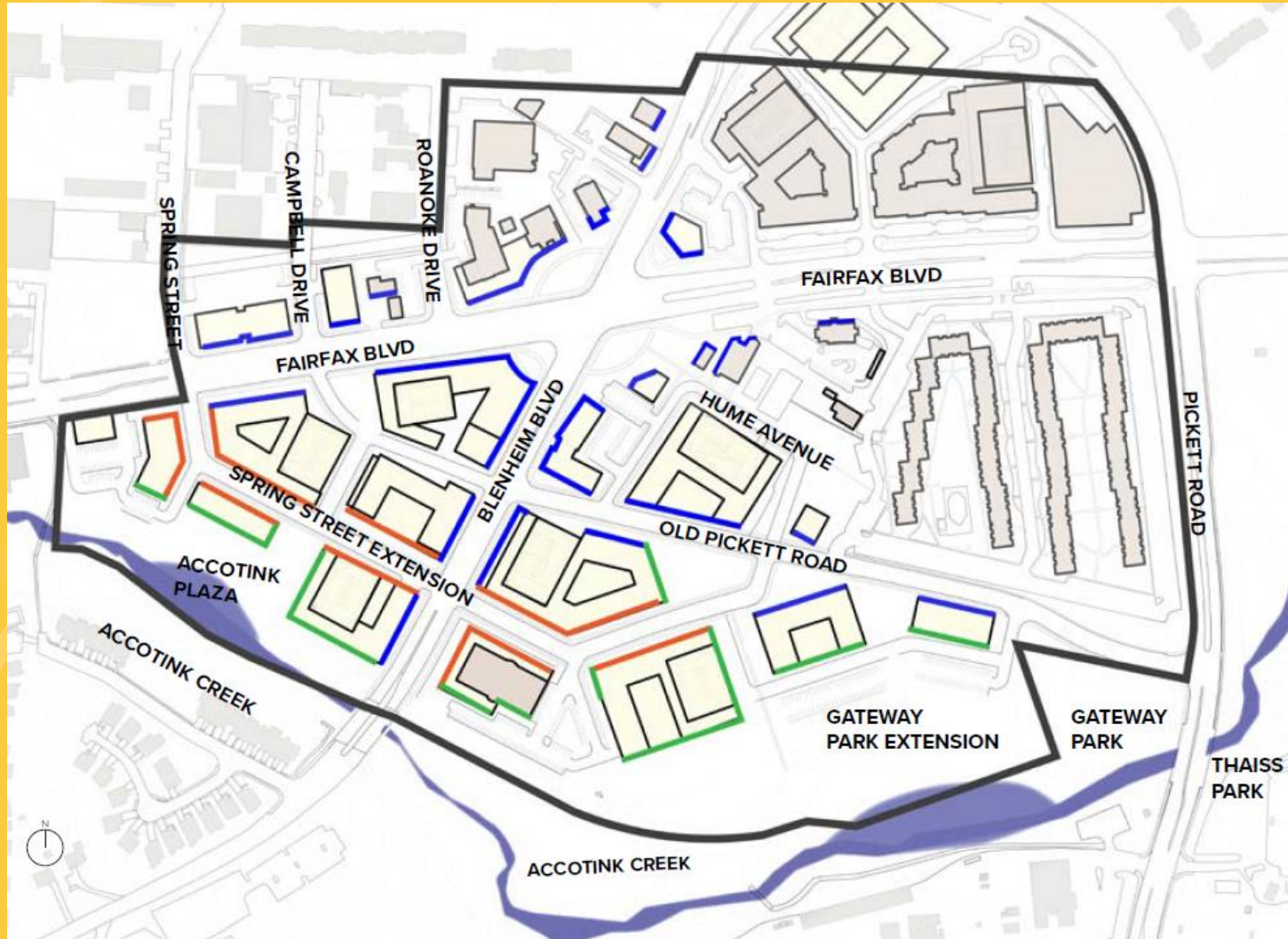


Example of public open space with mature trees and a sense of nature



Site Plan

Frontages



Frontages

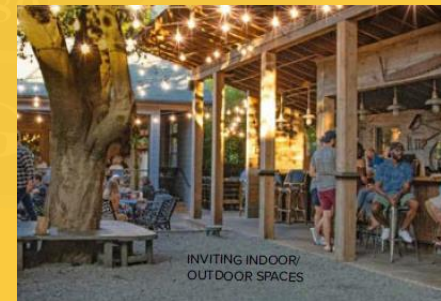
Active Frontages



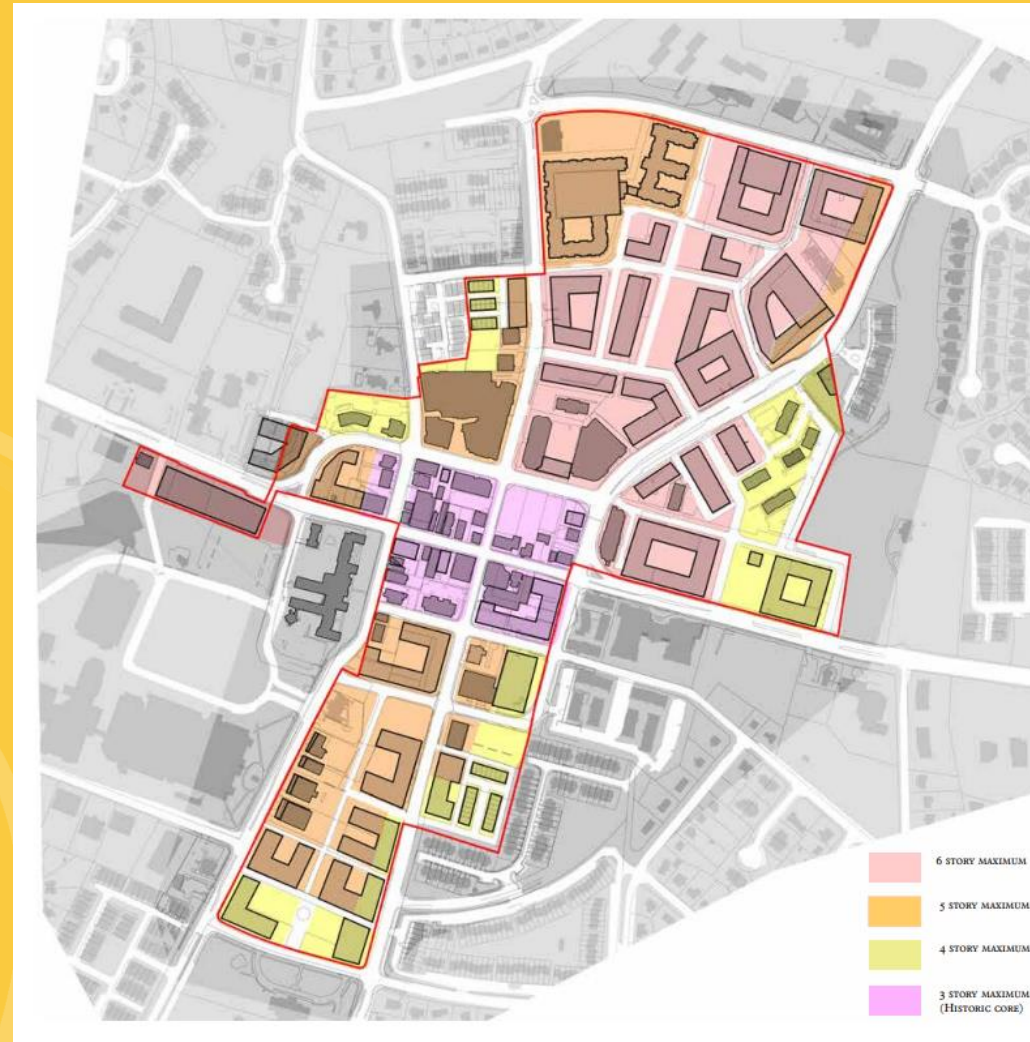
Flexible Frontages



Green Frontages



Building Heights (and Character)



Building Heights (and Character)

HISTORIC CORE



OLD TOWN



HISTORIC CORE

- TYPICAL LAND USES
 - HISTORIC BUILDINGS
 - CULTURAL USES
 - PARKS
 - RETAIL / RESTAURANTS
 - OFFICES
 - MULTIFAMILY CONDO
 - MIXED-USE AND HOUSING
- HEIGHT LIMITS
 - 3 STORY MAXIMUM / PRESERVATION OF HISTORIC STRUCTURES
- CHARACTER
 - HISTORIC DOWNTOWN

RESIDENTIAL ADJACENT ZONES

- TYPICAL LAND USES
 - RESIDENTIAL TOWNHOUSE
 - LIMITED MIXED USE / MULTIFAMILY
 - PARKS + GREENSPACES
- HEIGHT LIMITS
 - 4 STORY MAXIMUM
- CHARACTER
 - RESIDENTIAL ZONES THAT ARE HARMONIOUS TO NEIGHBORING SINGLE FAMILY AND TOWNHOUSE USES

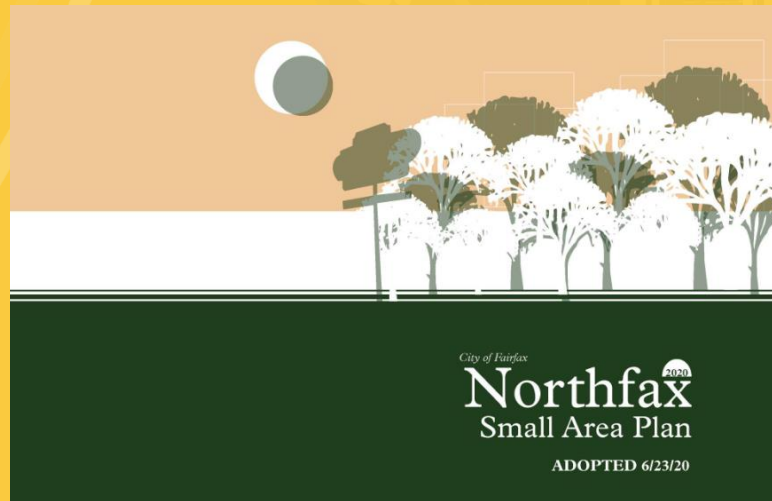
HISTORIC SENSITIVE INFILL + TRANSITIONAL LAND USES

- TYPICAL LAND USES
 - MULTIFAMILY RESIDENTIAL
 - MIXED USE
 - RETAIL
 - OFFICES
 - PARKS + GREENSPACES
- HEIGHT LIMITS
 - 5 STORY MAXIMUM
- CHARACTER
 - TRANSITIONAL CHARACTER FROM RESIDENTIAL NEIGHBORHOODS TO DOWNTOWN OR HIGHER DENSITIES

NEIGHBORHOOD NODE

- TYPICAL LAND USES
 - MULTIFAMILY RESIDENTIAL
 - MIXED USE
 - RETAIL/OFFICES
 - PARKS + GREENSPACES
- HEIGHT LIMITS
 - 6 STORY MAXIMUM
- CHARACTER
 - NEW MIXED-USE NEIGHBORHOODS WITH OPEN SPACE AND RETAIL

Questions/Thoughts



fairfaxva.gov/smallareaplans

Technical Presentation

Megan DuBois – Cultural Arts Manager
Public Art

What is Public Art?

- Any piece of art or experience designed to be for everyone, a form of collective community expression
- Can be any size, shape or medium,
 - Most are murals or sculptures



Benefits of Public Art

- Makes your development stand out!
- Give people a reason to visit and stay awhile
- Creates a sense of place



Public Art Process in the City

- The Board of Architecture Review/Planning approves the where, the Commission on the Arts approves the what
- For the Commission on the Arts I need
 - Mock up of the piece
 - An artist statement
 - Bio of the artist, great to have CV as well
 - Photos of previous work by the artist
- The Public Art Committee review the submission, and will either decide to bring it to the Commission on the Arts or have suggestions
- Once the Commission on the Arts vote to approve the art work you are set
- The public art committee meets on the second Tuesday of the month, the Commission on the Arts meets on the third Tuesday



Public Art Resources

- <https://artsfairfax.org/publicartlocator/>
- <https://www.americansforthearts.org/by-program/networks-and-councils/public-art-network>
- Megan DuBois, Cultural Arts Manager City of Fairfax



Process Improvements

Electronic Plan Review

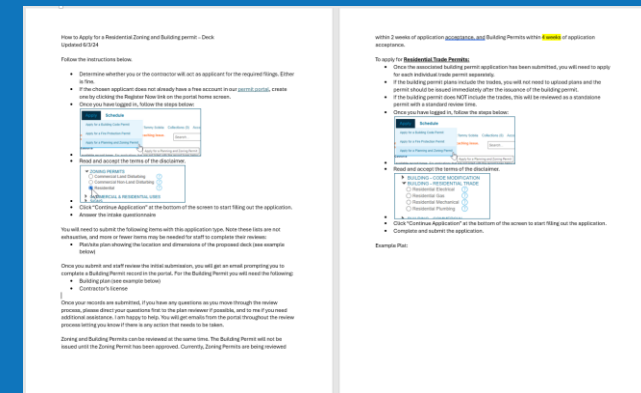
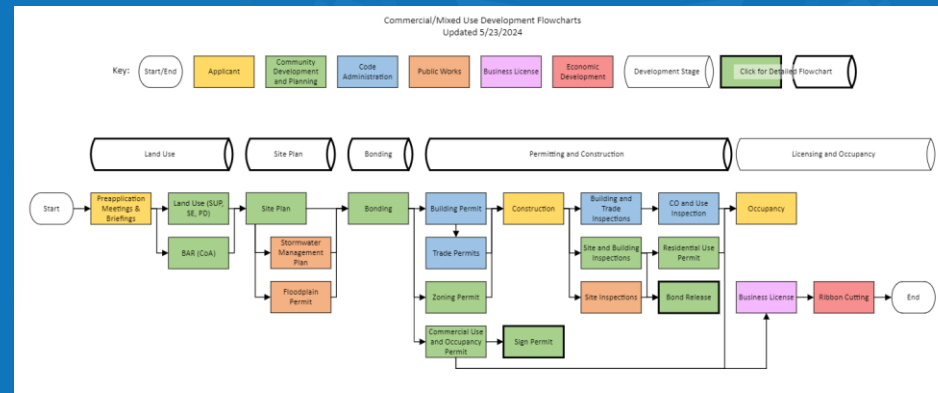
PMT Records

Inspections Streamlining

Recommendations by Industry

'Development Hub'

- ❖ One-stop shop for permits, licenses, land use applications, etc.
- ❖ Portal
- ❖ Review metrics
- ❖ Permit wizard
- ❖ Permit library
- ❖ Org charts



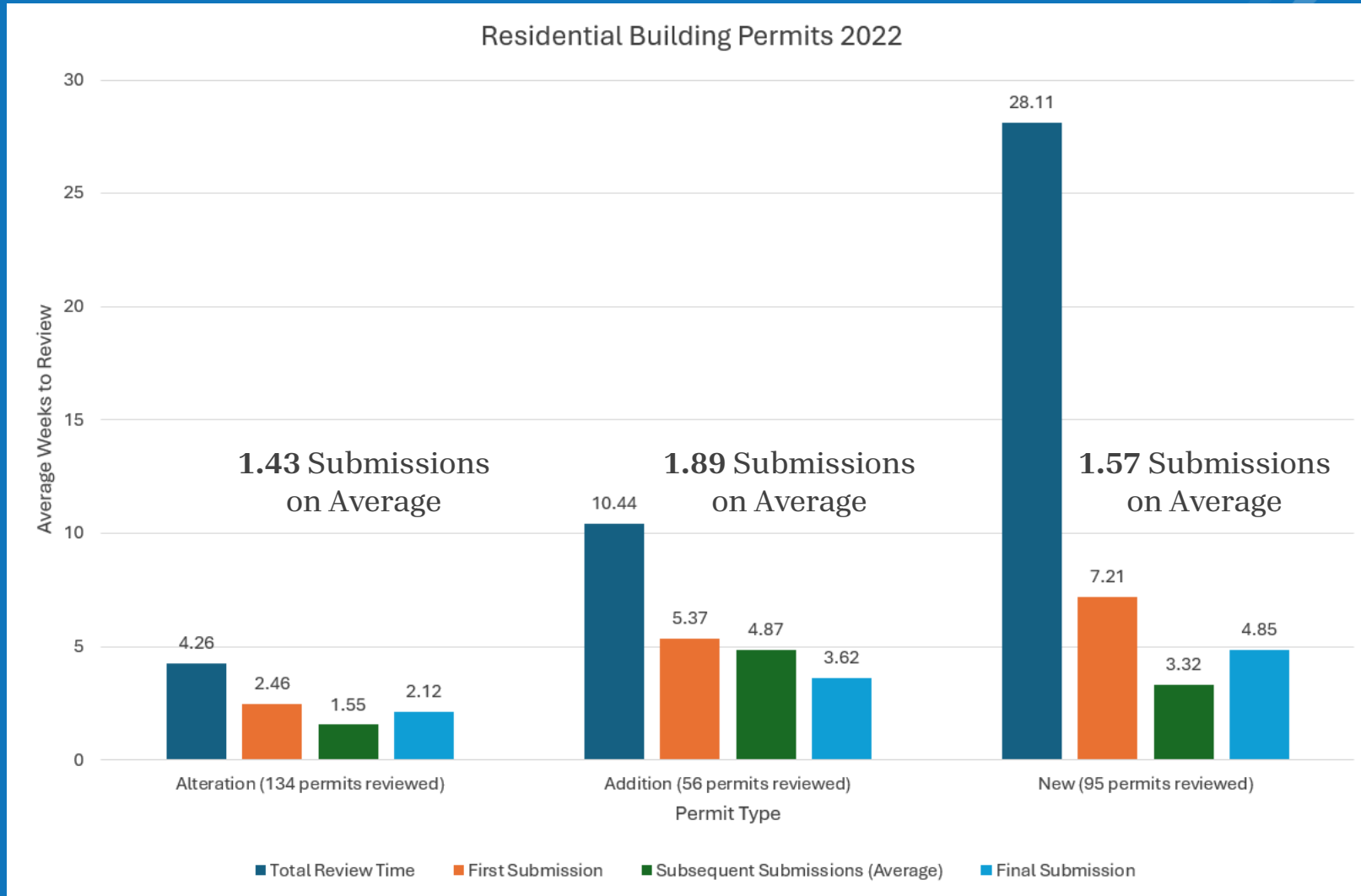
Process Improvements

Portal Updates

Priorit	To Do Items	Description	Status D	Status Notes	Anticipated Complete	Type	Task Siz	Status	Requirement Owner	Department
-2	Management report in Accela.	How long specific things are taking in popular record types (building and trade permits, site plans,	5/22/24	Meeting to discuss prelim results, feedback given.		Research	M	IT Working	Tommy	All
-2	Blue Beam Integration	IT to work with Velosimo to create two workflows that integrate Accela, for further workflow integration by IT over time.	5/23/24	Meeting with Velosimo and IT to discuss feedback from Tommy and multiple document types triggering sync.		New	XL	IT Working	Tommy	All
-2	Open payments	Allow people not affiliated with a record to pay application fees. Include a link for payment in invoice emails (remember to include new fixture fee custom invoice emails, see PW tab)	6/10/24	Yaser to set up a meeting with Cindy to demo for Tommy.		Enhancement	S	In Progress	Tommy	All
-1	BP+ZP Combined Workflow (PMT)	Combine ZP and BP into a single record type that results in the issuance of a BP and/or ZP. The new record type will be PMT (Permit).	3/13/24	3/13/24 - Tommy sent IT updated workflow diagram with new plan review statuses (Not Required, Review Passed, Review Passed with Conditions, Resubmission Required).		New	XL	IT Ready	Tommy	All
0	Document Type: Plan (for Planning and Zoning Applications)	Remove "site plan", "building plan", "floor plan". Just have "plan" and have the applicant distinguish in the description field. This is to avoid conflicts with the bluebeam integration and to make it simpler to require specific attachments to be uploaded before they can submit.	5/23/24	Cindy and Yaser to discuss with Velosimo whether the integration can apply to multiple document types. If so, keep site plan, building plan, floor plan.		Enhancement	S	In Progress	Tommy	CDP
0	Property Owner Email Required	Make property owner email a required field and push all ACA auto emails to owners as well as applicants. The purpose is to hold applicants accountable for any delays in their actions and keep the owners informed as to the status of the project. Consider having a check box for if the owner does not have an email to provide.	6/11/24	Yaser to set up in test. Tommy then will send a screenshot to Chief Sites and Laszlo to make sure they are okay with it before addign to all record types.		New	S	In Progress	Tommy	All
2	Password Reset	Yaser to train Tommy and the permit techs to reset ACA portal passwords.				Research	S	Not Started	Tommy	All
3	Outdoor Dining Permit	Move seasonal outdoor dining permits to ACA				New	M	Not Started	Tommy	CM
4	Multiple contacts for one record	Set up additional contacts for records so notification emails can get sent to multiple recipients.				New	M	Not Started	Tommy	All
5	Application Wizard	Answer a series of questions and be told what applications are required.	3/20/2024	Possible use for OpenForms using the decision tree template.		New	XL	Not Started	Tommy	All
6	Business Licenses	Bring business licenses into ACA/Accela	5/16/2024	Gisella sent link to Accela demo on Business License module: https://more.accela.com/2024-0508-Business-Licensing-Webinar-LP-On-Demand-TY.html		New	L	Not Started	Tommy	Revenue



Process Improvements: Metrics

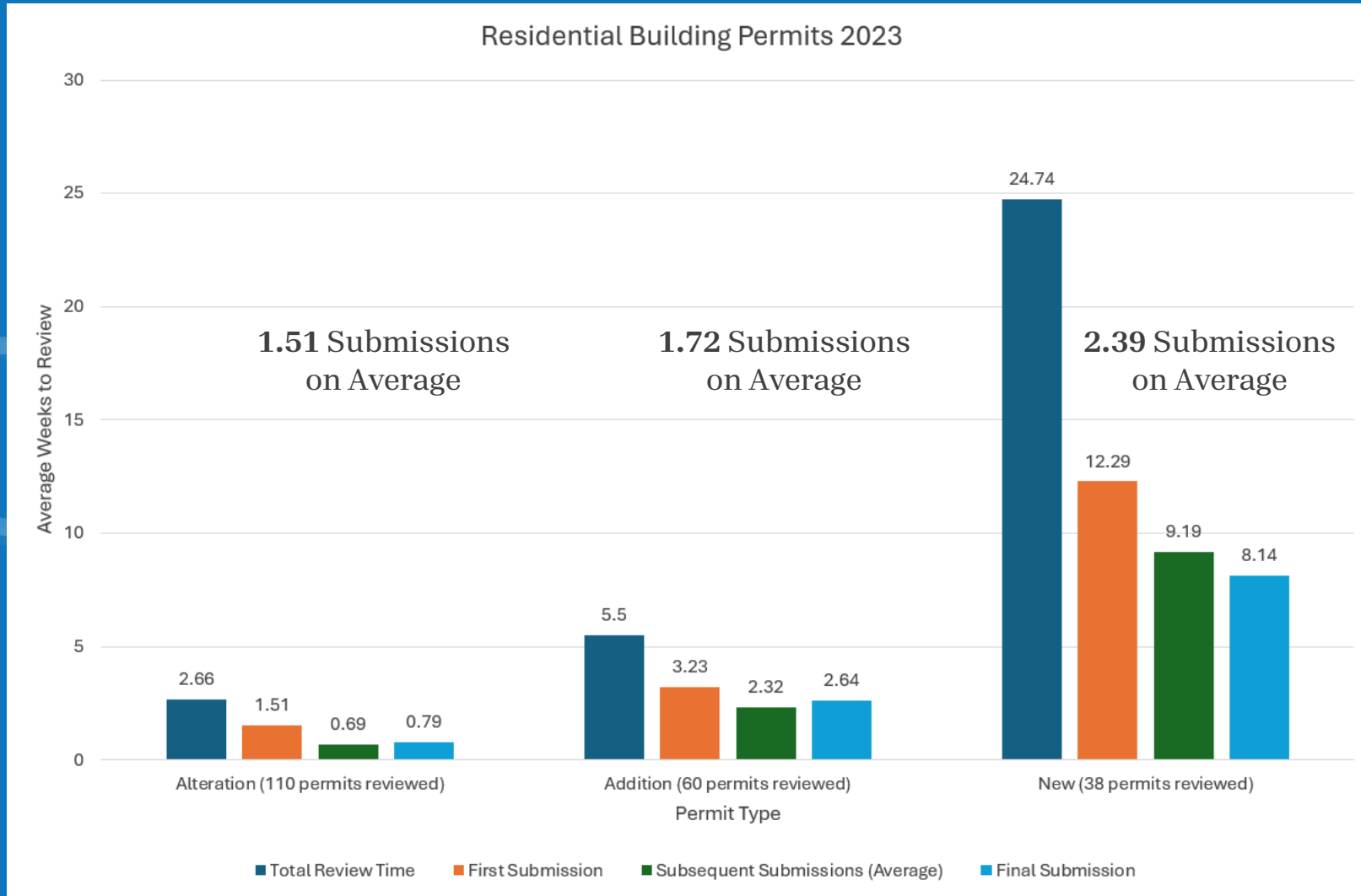


Current Target

❖ 4-6 weeks per sub.



Process Improvements: Metrics

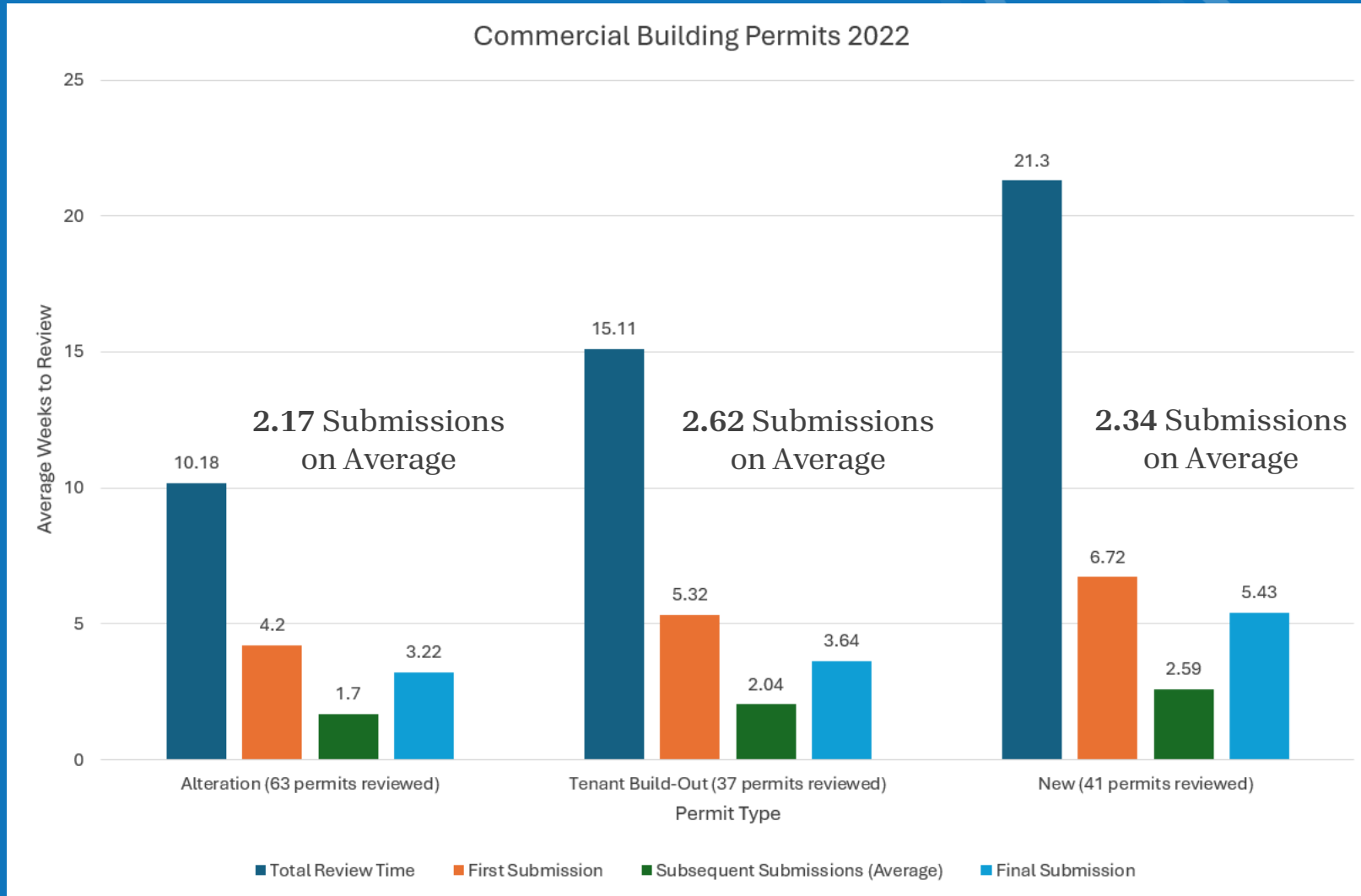


Current Target

❖ 4-6 weeks per sub.



Process Improvements: Metrics

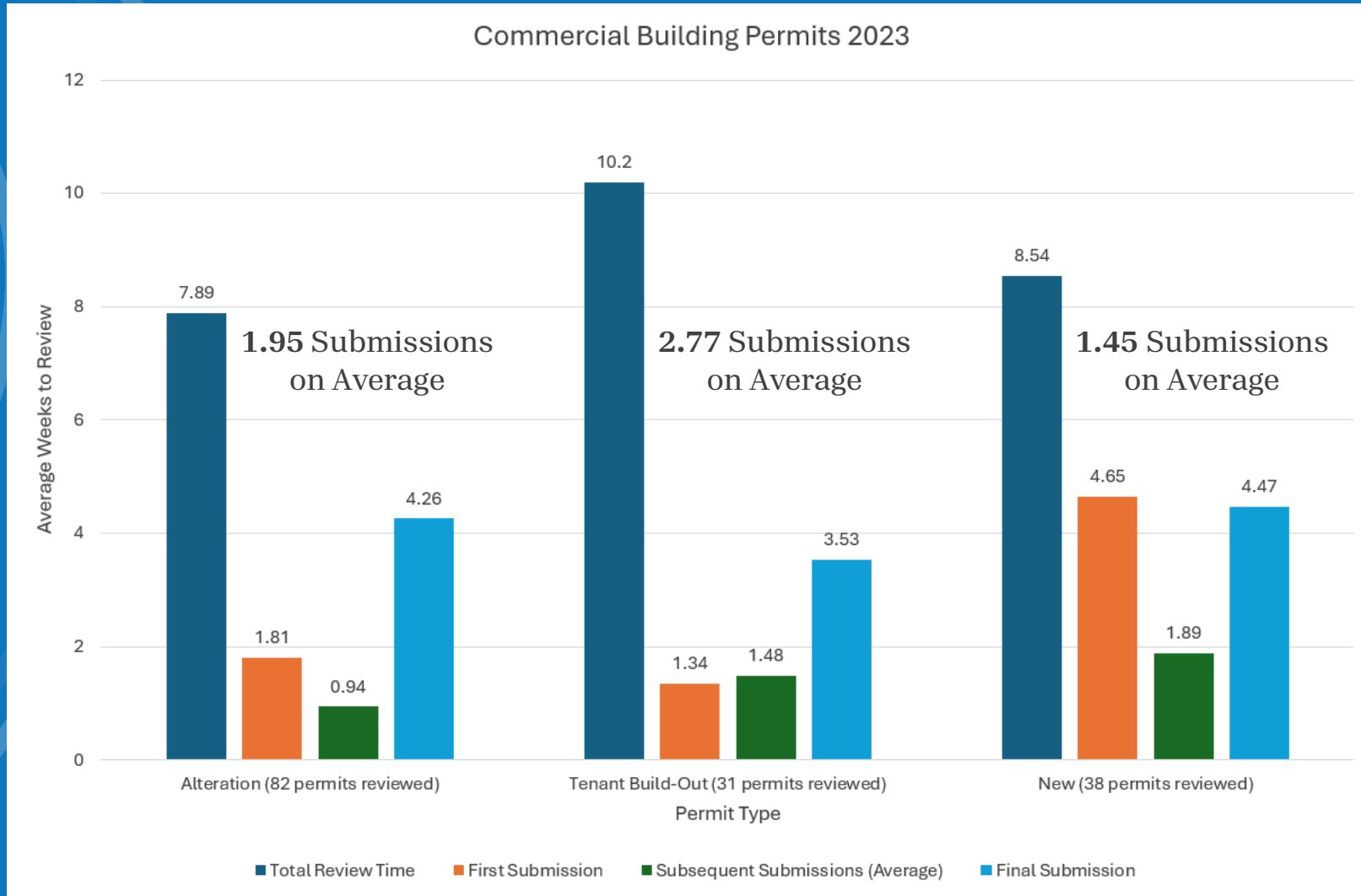


Current Target

❖ 4-6 weeks per sub.



Process Improvements: Metrics



Current Target

❖ 4-6 weeks per sub.



Process Improvements: Metrics

Site Plans, Average Total Review Time

2021

- ❖ Major (3): **14.29** months total
 - ❖ 5 submissions (avg)
 - ❖ First sub: 2.19 months
 - ❖ Subs. subs: 1.85 months

❖ Minor (0): --

- ❖ --
- ❖ --
- ❖ --

2022

- ❖ Major (4): **9.16** months total
 - ❖ 2.5 submissions (avg)
 - ❖ First sub: 2.23 months
 - ❖ Subs. subs: 1.29 months

❖ Minor (1): **5.77** months

- ❖ 2 submissions
- ❖ First sub: 2.19 months
- ❖ Subs. subs: 1.85 months

2023

- ❖ Major (1): **14.23** months total
 - ❖ 4 submissions
 - ❖ First sub: 2.13 months
 - ❖ Subs. subs: 1.28 months

❖ Minor (1): **5.03** months

- ❖ 1 submission
- ❖ First sub: 2.19 months
- ❖ Subs. subs: 1.85 months

Targets

- ❖ Initial submission: 60 days (1.97 months)
- ❖ Subsequent submissions: 45 days (1.47 months)



Feedback and Q&A

Likes



Dislikes

Tommy.Scibilia@fairfaxva.gov

571-546-5115

Thank you!



HOURS & LOCATION

3950 University Drive #102,
Fairfax, VA 22030
(571) 407-5218

Open Daily

Sunday-Thursdays 11AM-9PM

Friday-Saturday 11AM-10PM



Hours

Mon-Sat: 11am - 9pm

Sun 11am - 8pm

10416 Main Street, Fairfax, VA 22030



Tommy.Scibilia@fairfaxva.gov

571-546-5115

Presenters

Code Administration

- ❖ Steven Sites, Building Official and Chief Fire Marshal
Steven.Sites@fairfaxva.gov | 703-385-7847

Community Development and Planning

- ❖ Brooke Hardin, Director of Community Development and Planning
Brooke.Hardin@fairfaxva.gov | 703-385-7821
- ❖ Bereket Merzi, Deputy Zoning Administrator
Bereket.Merzi@fairfaxva.gov | 703-293-7130
- ❖ Jason Sutphin, Community Development Division Chief
Jason.Sutphin@fairfaxva.gov | 703-293-7155
- ❖ Paul Nabti, Planning Division Chief
Paul.Nabti@fairfaxva.gov | 703-385-7934
- ❖ Anna Safford, Urban Forester
Anna.Safford@fairfaxva.gov | 703-385-2026

Public Works

- ❖ Satoshi Eto, Public Works Program Manager
Satoshi.Eto@fairfaxva.gov | 703-273-6073
- ❖ Stefanie Kupka, Sustainability Program Manager
Stefanie.Kupka@fairfaxva.gov | 703-385-7816
- ❖ Melissa Pennett, Environmental Sustainability Specialist
Melissa.Pennett@fairfaxva.gov | 703-293-1661
- ❖ Addie Aufforth, Stormwater Program Specialist
Addie.Aufforth@fairfaxva.gov | 703-385-3489

Fairfax City Economic Development

- ❖ Nicole Toulouse, Senior Assistant Director of Economic Development
Nicole.Toulouse@fairfaxcityecondev.org | 703-385-6709

Real Estate

- ❖ Christine Johnston, Director of Real Estate
Christine.Johnston@fairfaxva.gov | 703-385-7844