



Public Facilities Manual (PFM) Project

Development Process Committee Phase 2 Update

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December 10, 2019

Today's Presentation

- Background
- Phase 2 Objectives
- Actions to Date
- Outreach
- Phase 2 Highlights
- Projected Schedule
- Easy Ways to Be Involved
- Contact Information



Background

December 4, 2018

Board of Supervisors approved “Phase 1” revisions to achieve flexibility & clarity in the land development review process.



Phase 2 (P2) Objectives

- Resolve Phase 1 issues requiring further vetting
- Align PFM with codes
- Remove replication
- Incorporate letters to industry
- Add new & updated guidelines



Actions to Date

- ✓ Developed a Phase 2 [PFM Project](#) website.
- ✓ **Completed:** Spring P2 Package - July 16, 2019.
- **In Progress:** Winter P2 Package.



Outreach to County Staff



PFM Project Team



Steering Committee



Technical Advisory Committee



Development Process Committee



Office of the County Attorney



Board of Supervisors Land Use Aides



Planning Commission Land Use Process Review Committee

Outreach to Citizens



PFM Project Website



Engineering Standards Review Committee (ESRC) Citizens



Zoning Ordinance Modifications (zMOD) ListServ



zMOD Citizens Working Group



Tree Commission



Geotechnical Review Board



Environmental Quality Advisory Council

Outreach to Land Development Industry



PFM Project Website



ESRC Land Development



Stakeholder Committee



zMOD Land Use Attorneys



Engineers and Surveyors Institute



Northern Virginia Building Industry Association



National Association for Industrial and Office Parks

Engineering Standards Review Committee (ESRC)

ESRC members include representatives from county staff, citizens & the land development industry.

- Paul Johnson
- Kevin Nelson
- Mark Liberati
- Keith Sinclair
- Theodore Britt
- James Clark
- Howard Guba
- Michael Kitchen
- Asad Rouhi
- Bryan Layman
- Kevin Pullen
- Dr. Robert Norwood
- Paul Norsci
- Ned Poffenberger
- Robert Scheller
- Bruce Titus
- Sandra O'Connell
- Don Lacquement
- Chad Crawford

Phase 2 Highlights

Street Lights



- ✓ Modernize Street Lights to Light Emitting Diode (LED) Fixtures.

General Information



- Incorporate Urban Design Guidelines in Commercial Revitalization Areas, Commercial Revitalization Districts & Mixed-Use Areas.
- Legislative Amendment to Decommission Solar Facilities.

Storm Drainage



- ✓ Provide Alternative Pipe Material for Storm Sewer.
- ✓ Require Dam Breach Inundation Zone Maps with As-Builts.
- Minor Storm Drainage Chapter Updates In-Progress.

Phase 2 Highlights



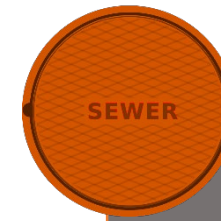
Streets

- Point to relevant Virginia Department of Transportation (VDOT) Standards & Specifications to Facilitate Design & Review of Streets.
- Clarify VDOT's Shared-Use Path.



Trails & Recreation

- Update Trails Information to Reflect the Countywide Trails Plan.



Sanitary Sewer

- Elevate Manhole Covers to Prevent Inflow.
- Remove Outdated Provisions such as Concrete Pipe.
- Verify Pipe Types, Ductile Iron Pipe Liners, & Easement Width Requirements for Deep Sewers.

Phase 2 Highlights



Tree Conservation

- Clarify Critical Root Zone Requirement.
- Update Resource Protection Area Planting Density Specifications (Potential P2 Item).



Geotechnical

- Set Residential Basement Elevation Above Groundwater Table.
- Incorporate Standards for the Use of Lime Stabilization.



Geotechnical

- Add Exploration Requirements for Deep Foundations.

Projected Schedule

Winter P2 Package:

- Outreach: April through December 2019.
- Public hearings start April 2020.



Easy Ways to Be Involved

- 1. Check out the [PFM Project](#) website.
- 2. Review the chapter edits - routinely.
- 3. Use the online feedback form or email.
- 4. Attend the public hearings.

Questions?

For more information:

[PFM Project Website](#)

<https://www.fairfaxcounty.gov/landdevelopment/public-facilities-manual-flexibility-project>

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