



Policy Plan Amendment Status Update 2022-CW-2CP

Board of Supervisors Land Use Policy Committee

May 14, 2024



PLANNING & DEVELOPMENT

Policy Plan Amendment

Agenda



1. Purpose and Background
2. Board Authorization
3. Phase I Topics and Approach
4. Phase I Internal Policy Audit Summary
5. Timeline
6. Board Discussion

Policy Plan Amendment

Purpose of Comprehensive Plan and Relation to Regulatory Documents



- Comprehensive Plan Policy Plan: Provides countywide guidance on **land use vision** along with goals, objectives, and policies to achieve the vision.
- Comprehensive Plan Area Plan Volumes: Provide specific guidance and considerations to ensure compatible development within an identified area.
- Zoning Ordinance: Regulates land use and implements Comprehensive Plan for the orderly and controlled development of the County.
- Public Facilities Manual (PFM): Provides guidelines governing the design of new development.

Policy Plan Amendment Background

- Established in 1990
- Updated on ad-hoc basis
- Appendices added over time
- Need for holistic review



Policy Plan Element	Created
Preface	1990
Land Use	1990
Transportation	1990
Housing	1990
Environment	1990
Economic Development	1997
Heritage Resources	1990
Public Facilities	1990
Human Services	1990
Parks & Recreation	1990
Revitalization	2002
Visual & Performing Arts	2010

Policy Plan Amendment

Board Authorization



Update and Streamline

1. Trends and looking forward
2. Eliminate obsolete, redundant, or superseded policies
3. Update to reflect new policies and priorities
4. Ensure references, data, and other information is accurate

Policy Plan Amendment

Board Authorization



**Align with
Strategic
Plan and One
Fairfax**

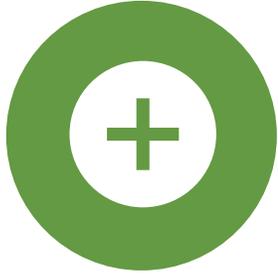
1. Ensure policies are in harmony with the Countywide Strategic Plan
2. Consider relationship to Community Outcome Areas of the Strategic Plan
3. Ensure policies are in harmony with One Fairfax Policy
4. Align with additional Board-adopted and -endorsed policies and plans

Policy Plan Amendment

Board Authorization



Consider adding new policies and/or integrating into existing Policy elements:



**Add New
Policies**

- Equity
- Community Health
- Resilience

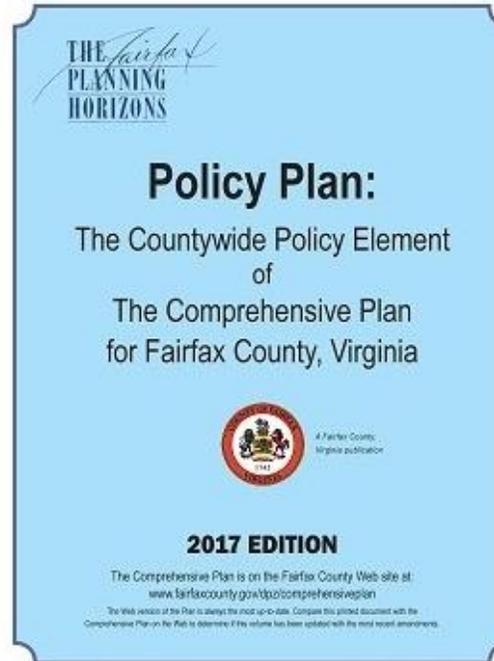
Policy Plan Amendment

Overview of Phases and Topics



Phase I

- Preface
- Land Use
- Transportation
- Environment
- Parks and Recreation
- Human Services
- New: Community Health, Equity



Phase II

- Housing
- Economic Development
- Heritage Resources
- Revitalization
- Visual & Performing Arts
- Chesapeake Bay Supplement*

*May overlap with Environment work in Phase I

Policy Plan Amendment

Phase I Overview: 2022 - 2024 Recap



- Board Authorization
- Phase I Element Identification and Process Development
- PC Policy Plan Committee Establishment and Meetings
- Staff Team Assembly
- Staff Research on Policy Plan History and Use
- Consultant Research on National Trends (Office, Industrial, Retail)
- Internal Policy Audit Completion
- Outreach Process and Plan Development

Policy Plan Amendment

Internal Policy Audit Findings



- Total Objectives, Policies, and Appendices in Policy Plan (excluding Public Facilities Element)
 - 103 Objectives
 - 63 Objectives need modification/new policies to address Board documents
 - May need new Objectives to address new policies
 - 40 Objectives need minor editorial changes to bring into present/future
 - 474 Policies
 - Almost all need to be updated in some capacity (refined, modernized, edited, removed)
 - 25 Appendices
 - Some can be removed based on Zoning Ordinance overlap

Policy Plan Amendment Proposed Timeline



December 2022 - 2023

BOS Authorization; PC Policy Plan Committee Established; Phase I Topics Identified; Internal Research; Internal Policy Audit Completion

May - June 2024

BOS LUPC Meeting; Joint BAC/PC Committee Coordination and Mtgs.; Informational Outreach Phase

January - May 2025

Community Check-In Phase; Community Feedback Report/Draft Plan Guidance Published; Policy Development/Outreach Continues; BOS and PC Committee Mtgs

We
Are
Here

January - April 2024

Internal Research; Outreach Plan Finalization; PC Policy Plan Committee Mtgs

June - December 2024

Focused Topic Outreach Phase; PC Policy Plan Committee Mtgs, BOS Updates & Committee Mtgs; Staff Research; Policy Development Begins

June - Fall 2025

Policy Refinement; Phase I Staff Report Development and Publication; Schedule PC/BOS Public Hearings; Phase II Commencement



Policy Plan Amendment

Board Discussion



- Specificity of policies in Policy Plan;
- Phase I timeline.



Policy Plan Amendment

Contact Information



- To learn more about the project, visit our project webpage: [Plan Amendment 2022-CW-2CP | Planning Development \(fairfaxcounty.gov\)](https://fairfaxcounty.gov/planning-development/2022-cw-2cp)
- To review the current Policy Plan, please visit: [Policy Plan \(encodeplus.com\)](https://encodeplus.com)
- To provide comments or potential policy considerations please contact: PlanForwardFFX@PublicInput.com
- For general questions, please contact: Corinne.Bebek@fairfaxcounty.gov





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