Policy Plan Amendment 2022-CW-2CP

Environment, Land Use, and Transportation Elements

Board of Supervisors Land Use Policy Committee

May 20, 2025

Policy Plan Amendment
Strategy for Revisions to Elements

- Review of existing objectives and policies.

- Coordination with Topic Leads team, Planning Commission Liaisons, the community, county agencies, and other non-county entities.

- Prepared research papers which can be found under "Outreach Phase II" of the project webpage.

- Alignment with recently adopted county plans and policies.

- Streamlined the elements.

- Reorganize structure of elements.

- Development of new objectives and policies.

- Updated appendices.

Environment Element

Policy Plan Amendment
Environment Element – Description of Changes

- Entire element has been edited to address Board Authorization.

- Highlights:
  - Modified introduction to add 'new' concepts and clarify connections;
  - Streamlined to reduce redundancies and eliminate outdated information;
  - Aligned with CECAP, Resilient Fairfax, One Fairfax, and other guiding documents;
  - Health concepts explicitly added;
  - New objective for equity;

Policy Plan Amendment
Environment Element – Recurring Comments

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Sustainable Site Design
Enhanced Green Building
Renewable Energy
Electric Vehicle Charging
Bird-Friendly Design

Climate Resiliency

Tree Canopy
Native Vegetation
Healthy Soils
Green Space Preservation
Biodiversity

Stormwater Management
Water Supply Protection
PFAS
Salt

Environmental Justice

Lighting

Data Centers

Programmatic Recommendations
Regulatory Requirements

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Environment Element – Enhanced & New Policies

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Objective	Proposed Revisions
2	Stormwater Management, PFAS, Salt, Water Supply Protection
5	Light Pollution
10	Soil health, Native vegetation, and Tree Canopy
11	Green Space Preservation
12 (New)	Equity
13	Sustainable Site Design, Enhanced Green Building, Renewable Energy, Electric Vehicle Charging, Bird-Friendly Design
Throughout	Addressing Changing Climate and Resiliency (e.g. GHG, flooding, heat)
Land Use Element	Data Center Guidelines

Policy Plan Amendment
Environment Element – Revised Structure

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ENVIRONMENTAL POLLUTION

- Objective 1: Air Quality and Greenhouse Gas Emissions
- Objective 2: Water Quality
- Objective 3: Potomac Estuary and Chesapeake Bay
- Objective 4: Transportation-Generated Noise
- Objective 5: Lighting

ENVIRONMENTAL HAZARDS & CLIMATE RESILIENCE

- Objective 6: Problem Soil Areas
- Objective 7: Flood Impacts
- Objective 8: Infrastructure Hazards/Utilities

RESOURCE CONSERVATION

- Objective 9: Environmental Quality Corridors
- Objective 10: Tree Cover, Vegetation, and Soil Health
- Objective 11: Open Space/Conservation Easements, and Conservation Corridors
- Objective 12: ~~Identify/Mitigate Impacts; Monitor/Enforce Policies~~ Equity
- Objective 13: Green Buildings, Greenhouse Gas Emission Reduction, and Improving Climate Resiliency

- Appendix 1 – Guidelines for Tidal Shoreline Erosion Control Measures

Policy Plan Amendment
Contact Information and Resources

- To learn more about the project, visit our project webpage:
  Plan Amendment 2022-CW-2CP | Planning Development (fairfaxcounty.gov)

- To review the current Environment Element, please visit:
  Document Viewer | Policy Plan

- To review the draft Environment Element text, please visit:
  Policy Plan Amendment Environment Element 4/1/2025

- To provide comments please contact: PlanForwardFFX@PublicInput.com

Questions and Discussion

Land Use Element

Adopted Plan Framework
Existing Countywide Land Use Objectives and Policies

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Land Use Pattern — 11 Objectives

Land Use Intensity — 1 Objective

Pace of Development — 1 Objective

Land Use Compatibility — 3 Objectives

Land Conservation — 1 Objective

https://online.encodeplus.com/regs/fairfaxcounty-va-cp/doc-viewer.aspx#secid-217

Adopted Plan Framework
Appendices

Guidelines for:

- Multifamily Residential Development
- Locating Shopping Centers and Child Care Facilities
- Cluster Development
- Drive-Thru Windows and Facilities
- Interim Improvement of Commercial Establishments
- Clustering of Automobile-Oriented Commercial Uses
- Neighborhood Redevelopment

- Residential Development Criteria
- Mobile Home Retention
- Transit-Oriented Development
- Higher Intensity Within Industrially Planned Areas
- Commercial Building Repurposing
- Continuing Care Facilities

https://online.encodeplus.com/regs/fairfaxcounty-va-cp/doc-viewer.aspx#secid-217

New Plan Framework
Restructuring Policies

Plan policies have been organized into **8 new categories** that better reflects our long-term goals

- Accommodate Future Growth (2 Objectives)
- Density and Intensity (1 Objective)
- Pace, Quality, and Types of Development (5 Objectives)
- Equitable Community Development (2 Objective)
- Economic Opportunity (1 Objective)
- Placemaking, Urban Design, and Arts (4 Objectives)
- Use-Specific Guidance (1 Objective)
- Development Criteria (5 Criteria)

Retail, Industrial, and Office Repurposing
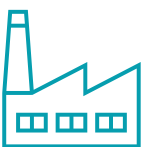
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Ground Floor Retail

Commercial repurposing proposals are largely addressed by the Performance Standards for Commercial Building Repurposing. However, additional policy considerations were introduced to better evaluate the location of ground-floor retail.

Office Repurposing

Office repurposing proposals will still need to meet the Performance Standards for Commercial Building Repurposing. However, additional performance-based strategies are being introduced to evaluate proposals for repurposing and redeveloping office buildings for alternative uses.

Industrial

Industrial uses contribute to a prosperous economic climate and provide employment opportunities in the county. A policy was added to maintain and preserve Industrial Areas as designated in the Concept for Future Development.

New Policies
Suburban Village Centers

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Characteristics of Suburban Village Centers

- Located within Suburban Neighborhoods

- Located along arterial roadways

- Neighborhood commercial hub

- Mix of uses and/or mixed-use

- Less intense than mixed-use centers

- May be appropriate for multifamily residential and townhomes

Objective 2

Objective 3

Objective 12

Objective 16

Criteria for Commercial Building Repurposing

New Policies
Placemaking & Arts

Placemaking [Objective 12]

New policies designed to facilitate creative patterns of use, with attention to the physical, cultural, and social identities that define a place and support its ongoing evolution for the benefit of all. Intentionally shaping open spaces and streets capitalizes on a local community's assets, inspiration, and potential to improve urban vitality, and create accessible, safe places.

Arts [Objectives 13 & 14]

The existing policies within the Visual Arts Element were relocated and reorganized in the Land Use Element under Placemaking, Urban Design, and Arts.

Equitable Development

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Equitable Development   Objectives 9 & 10

New policies encourage connecting communities and residents with economic opportunity, while acknowledging the cultural and economic foundations that make each community unique. This includes the appropriate consideration of displacement, equitable access to resources, and maintenance of a strong and diverse economic base.

New Criteria
Data Centers

Criteria Topic	Description
Land Use & Site Design	Encourage buffers that exceed zoning ordinance requirements; consider proximity to energy infrastructure
Building Design	High-quality design and materials; screening of loading functions
Green Building	LEED BD+C: Data Center Gold certification (or equivalent program)
Energy Demand	Coordination with energy providers; renewable energy sources; 1.2 PUE or lower
Water Demand	Coordination with water providers; identify water sources; efficiency strategies
Water Quality	Cooling systems monitoring; site design; fuel tank containment
Air Quality	Best available technology for backup generators
Noise	Exceed minimum code requirements
Repurposing	Consider adaptability for alternative future uses

Policy Plan Amendment
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- To review the current Land Use Element, please visit:
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- To review the draft Land Use Element text, please visit:
  Policy Plan Amendment Land Use Element 5/6/2025

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Questions and Discussion

Transportation Element

Policy Plan Amendment
Transportation Element – Changes

Overall Revisions

- ✓ Noted redundancies in objectives and policies, outdated terminology
- ✓ Removed dated information
- ✓ Updated transportation objectives
- ✓ Aligned with new policies, plans and strategies
- ✓ Coordinated with other Policy update teams

New Structure – Order of Objectives and Policies

- ✓ Reorganized structure – new objectives directly supported by new policies
- ✓ Promote active transportation, transit, safety, equity
- ✓ Recognize relationship with land use and the environment
- ✓ Recognized trends and technology to continually go forward

Policy Plan Amendment
Transportation Element – Public Comment

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Comments
- Need more sidewalks, bike lanes.
- Too much traffic, cars.
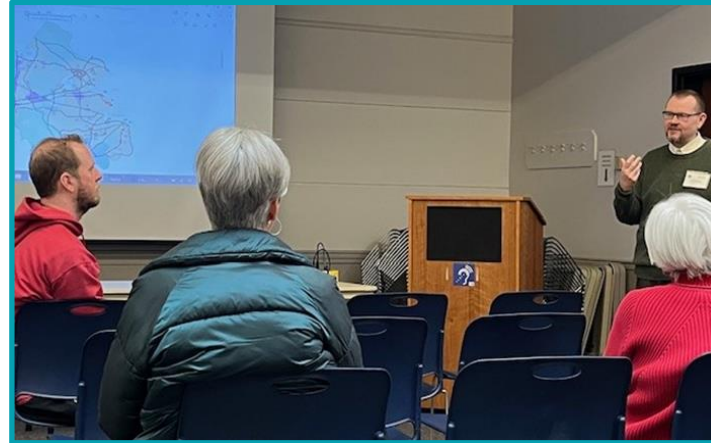- Increase bus service.
- Manage through traffic.

Support
- Excited for update.
- Should've done sooner.
- Love active streets, mobility.

Safety
- Too many accidents with pedestrians.
- Need more (and safer) crosswalks.
- Better lighting.

Future
- Support electric cars and charging.
- Fix roads.
- Improve safety for peds, bikes, vehicles.
- Reduce traffic congestion.
- Fund more bike lanes and trails.
- Carbon reduction.
- Flexibility with policies, regulations.
- Autonomous vehicles.
- Test new technologies.

Planning and Design
- Transit-Oriented development & 15-min neighborhoods.
- Telework & TDM.
- Widely accessible transit, BRT.
- Add street trees.

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Transcription Element – New Objectives

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New #	Revised Objective	Policy Themes
1	Multimodal Transportation System	Travel options, streetscapes and placemaking, improve access
2	Land Use & Transportation	Complementary system with multimodal connections
3	Active Transportation	Develop and enhance active facilities, micromobility, promote walkable and bikeable communities
4	Public Transit	Increase public transportation, improve facilities/services, expand Metrorail and BRT options
5	Safety	Prioritize safety for vulnerable users of facilities/services, upgrade non-standard streets
6	Transp. Demand Management (TDM)	Promote and implement strategies, reduce SOVs, flexible work schedules
7	Technology & Infrastructure	Improve and maximize operations for all modes, support and adapt to emerging technologies
8	Transportation & Environment	Minimize adverse impacts on community, environment, reduce vehicle emissions
9	Community Engagement	Collaborate with public and stakeholders for transportation projects, design, and prioritization
10	Funding	Identify and secure funding to fully implement the planned multimodal system

Policy Plan Amendment
Transportation Element – Figures & Appendices

Revised Figures
- ✓ Large-scale maps found in Comprehensive Plan Policy Maps webpages
- ✓ Online versions are up-to-date

Appendices 1-4
- ✓ Revisions to text for readability and understanding
  - Roadway system functional classification
  - Transit services and facilities
  - Bike and trail classifications, definitions
  - Right-of-way needs and cross-sections updated, e.g. revised dimensions for vehicles and active transportation needs

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  Document Viewer | Policy Plan

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Questions and Discussion

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