

# Policy Plan Amendment

NVBIA/NAIOP  
July 17, 2025



PLANNING & DEVELOPMENT



# Policy Plan Amendment

## Agenda



### 1 Project Overview and Timeline

### 2 Draft Plan Text Information and Overview of Changes

- Overall Changes
- Comprehensive Plan Overview
- Healthy Communities
- Land Use
- Transportation
- Environment
- Parks & Recreation

### 3 Questions and Discussion



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# Policy Plan Amendment

## Project Overview

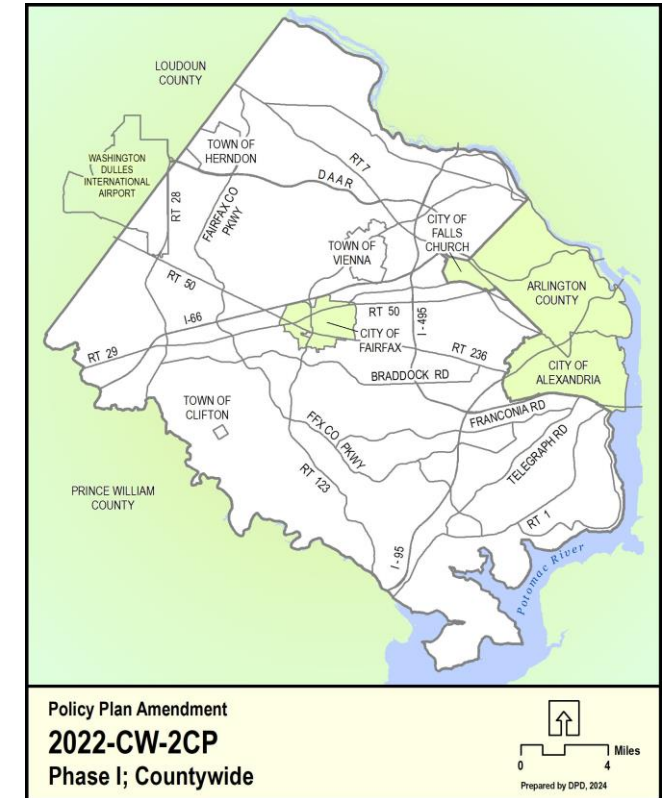
On December 6, 2022, the Board of Supervisors (Board) authorized a Plan amendment to review and update the entire Comprehensive Plan Policy Plan (Policy Plan) which was established in 1990. The Policy Plan, edited and amended in parts since adoption, needs a holistic update to ensure continued relevancy and applicability as a guidance document for all land development in Fairfax County.

As directed by the Board, the goals of a complete Policy Plan update are to:

1. Review, update, and streamline existing Policy Plan elements;
2. Add new Policy Plan elements as needed; and
3. Ensure the Policy Plan is in alignment with the Countywide Strategic Plan (Strategic Plan), the One Fairfax Policy, and other recently adopted policies and initiatives.

**Phase I Topics:** Preface, Land Use, Transportation, Environment, Parks & Recreation, Equity, Community Health, and Human Services.

**Phase II Topics:** Housing, Economic Development, Heritage Resources, and Revitalization, Visual & Performing Arts.



# Policy Plan Amendment 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

## March - May 2025

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

## January - April 2024

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

## June 2024 - February 2025

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 (9/10); Public Hearings PC (10/15), BOS (11/18); Commencement of Phase II

We  
Are  
Here

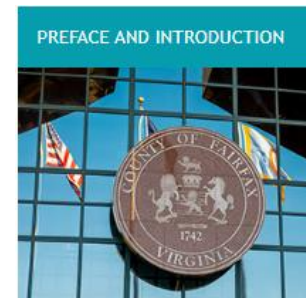


# Policy Plan Amendment

## Draft Plan Text Released



- [Comprehensive Plan Overview](#) (previously Preface and Introduction)
- [Healthy Communities](#) (new element)
- [Land Use](#)
- [Transportation](#)
- [Environment](#)
- [Parks & Recreation](#)



*Equity incorporated in each element*

# Policy Plan Amendment

## Overall Changes



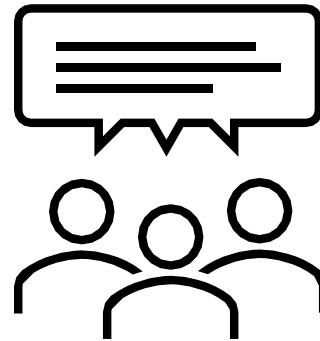
- Streamlined elements;
- Modernized language;
- Aligned with recently adopted or endorsed county plans;
- Equity addressed throughout elements;
- New objectives and policies added;
- Incorporated community feedback received.

# Policy Plan Amendment

## Comprehensive Plan Overview



- New addition: Countywide Land Use Vision
- Updated goals to align with Strategic Plan.
- Identifies how Comprehensive Plan is used, implemented, and monitored.
- Outlines legal authority, purpose, and scope.





# Policy Plan Amendment

## Healthy Communities



- New element!
- Policy themes:
  - Promote Active Living
  - Grow Food Systems
  - Create Opportunities for Social Connection
  - Promote Climate Health
  - Ensure Equitable Access to Healthcare and Human Services





# Policy Plan Amendment

## Land Use



- Full element has been restructured. Appendices absorbed into Plan text.
- Updated policies to align with trends for office, retail, and industrial uses.
- New policies and topics within Land Use Element:
  - Suburban Village Centers
  - Data Centers
  - Equitable Development
  - Placemaking and Arts



# Policy Plan Amendment

## Transportation



- Full element has been restructured.
  - Streamlined to 10 objectives with supporting policy recommendations.
- Updated appendices 1-4 and maps.
- More explicit promotion of active transportation, safety, and equity.
- Recognition of the relationship with land use and environment.
- Emphasis on Comprehensive Transportation Assessments (CTA) and multimodal connections.



# Policy Plan Amendment

## Environment Element Changes



- Updated policies to align with CECAP and Resilient Fairfax.
  - LEED Certified to LEED Silver for residential development in activity centers.
  - Emphasis on climate resiliency and adaption.
- Formalized policies:
  - R-C District 50% undisturbed open space.
  - Bird-friendly design.
  - Natural landscaping.
- New objective and policies for equity.
- Development of countywide stormwater management guidance.



# Policy Plan Amendment

## Environment - Proposed Countywide Stormwater Management Guidance: Menu of Options



### Water Quality Control

- |  |  |
|--|--|
| a. Retain the first inch of rainfall on-site. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent practical. | b. Provide stormwater management measures that are sufficient to attain the Rainwater Management credit in the most current version of LEED. |
|--|--|

&

### Water Quantity Control

- |   |   |   |
|---|---|---|
| a. Mimic undeveloped (good forested) conditions to the maximum extent practicable, to not generate excess stream power that alters channel morphology or increases erosion, and to reduce flood risk. | b. For development with impervious surfaces at or exceeding 40%: reduce the peak runoff rate for the 2-year 24-hour storm in the existing condition by at least 30% | c. For development with impervious surfaces below 40%: reduce the peak runoff rate for the 2-year 24-hour storm in the existing condition by at least 20% |
|   |   | And use the Energy Balance method to reduce the peak runoff rate to good forested condition <u>when warranted by downstream conditions</u> .              |



# Policy Plan Amendment

## Parks & Recreation



- Updates to address equity and incorporate the Parks, Recreation, Open Space, and Access (PROSA) Strategy into the element.
  - Improve 10-minute walk access to FCPA Parks.
  - Enrich habitat connectivity between environmental corridors.
  - Enhance access to complete park experiences.
  - Analyze and prioritize recreation needs and projects with an equity lens.
- Phase II will include updates to levels of park service standards, park classifications, urban parks policies and guidelines, and resource management.



# Policy Plan Amendment

## Resources and Contact Information



- To learn more about the project and review draft Plan text, please visit: [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/policy-plan)
- To provide comments or potential policy considerations please contact: [Corinne.Bebek@fairfaxcounty.gov](mailto:Corinne.Bebek@fairfaxcounty.gov)

### Important Dates:

- Staff Report Published: September 10<sup>th</sup>
- PC Public Hearing: October 15<sup>th</sup>
- BOS Public Hearing: November 18<sup>th</sup>





# Questions and Discussion



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PLAN  
FORWARD



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