

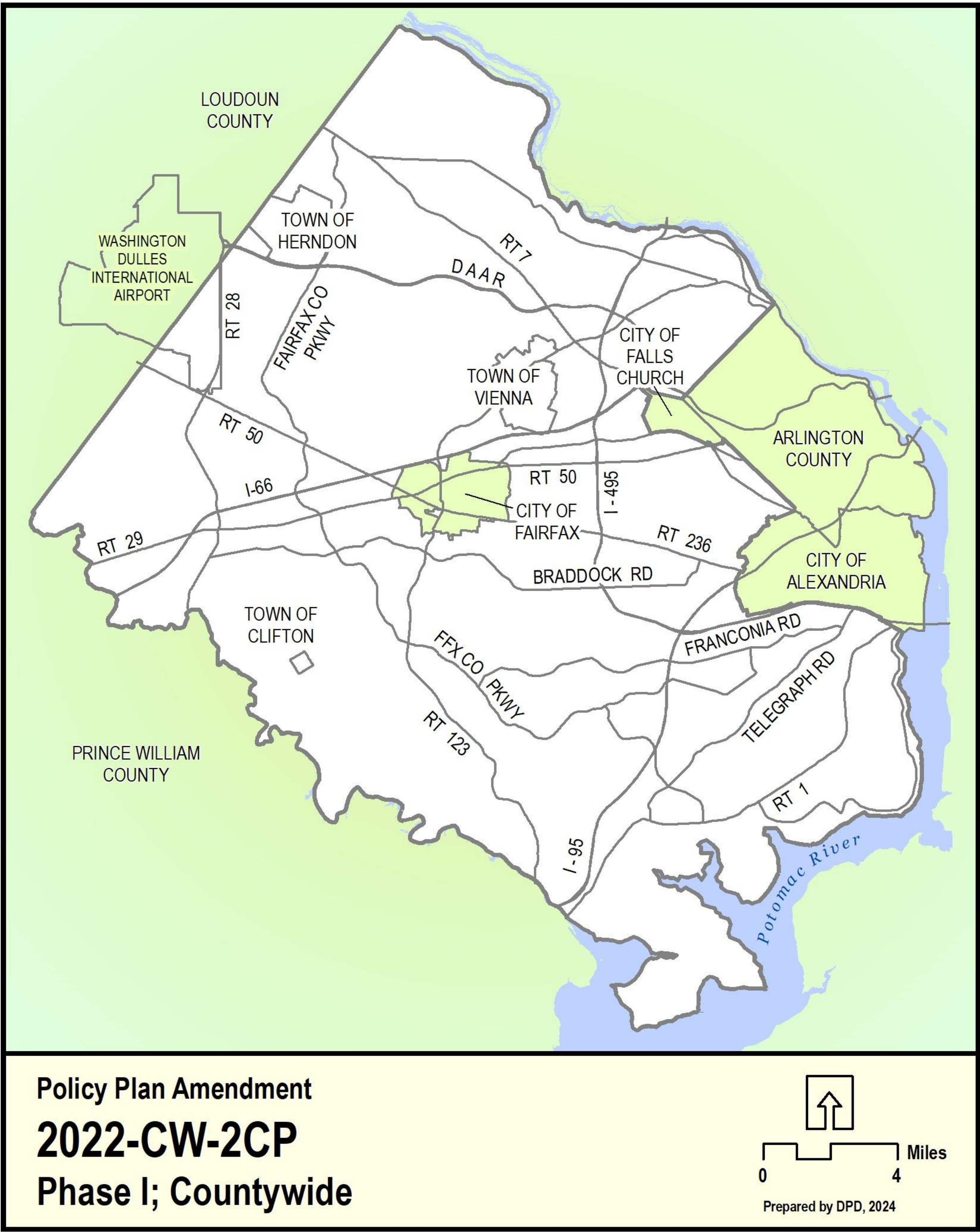
On December 6, 2022, the Board of Supervisors (Board) authorized a Plan amendment to review and update the entire Comprehensive Plan Policy Plan (Policy Plan) which was established in 1990. The Policy Plan, edited and amended in parts since adoption, needs a holistic update to ensure continued relevancy 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

## January - 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 - 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



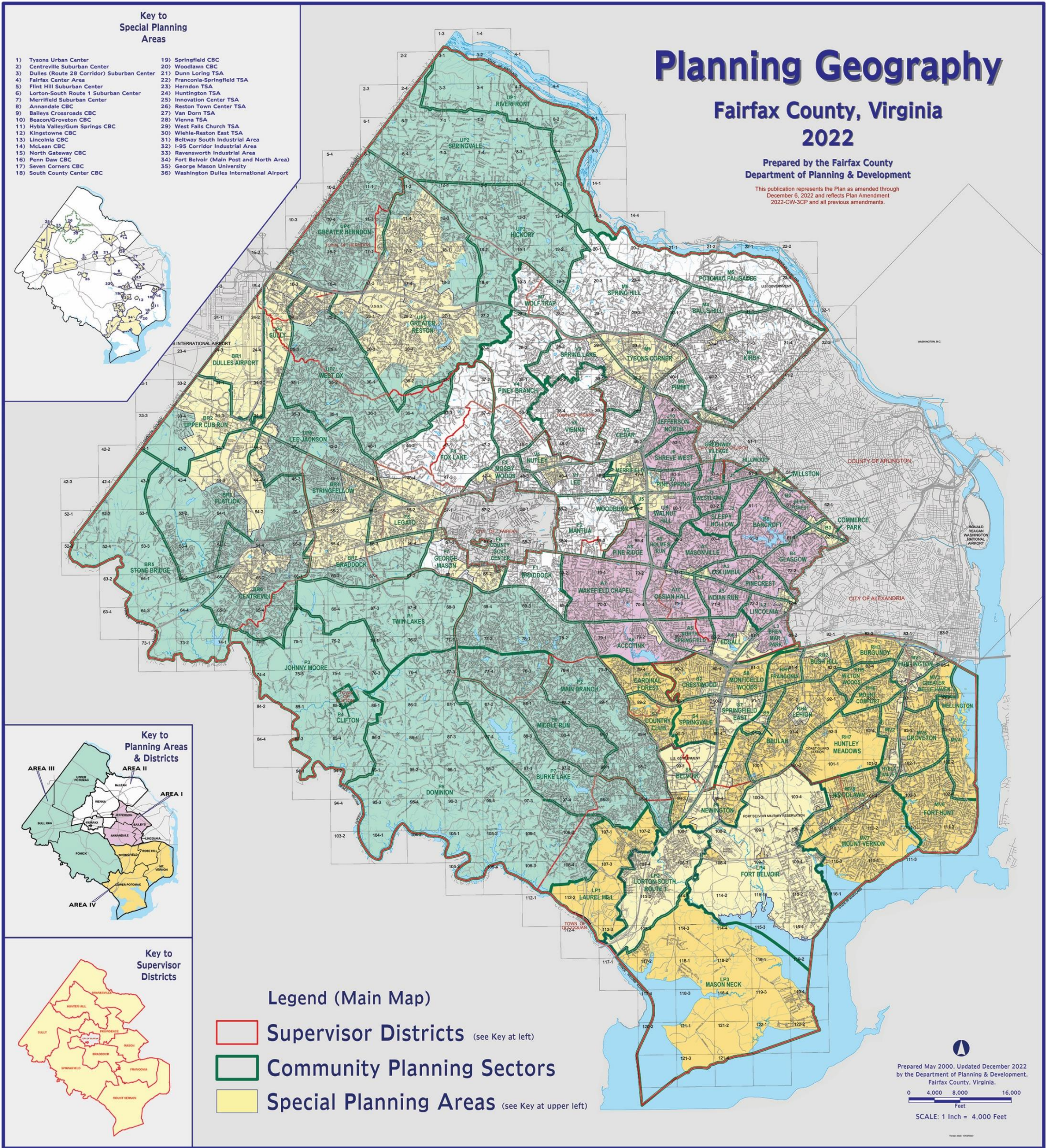
# What is Planning?



The purpose of planning is to ensure that Fairfax County’s excellent quality of life will continue. Through the planning process, county residents, business owners and community organizations help shape Fairfax County’s land use and open space pattern. A well-planned community provides compatible land uses, as well as transportation networks, public facilities and parks. In addition, a well-planned community protects its environmental and heritage resources. Planning helps to ensure that the Fairfax County community continues to be attractive, safe, and prosperous.

## What is the Comprehensive Plan? What issues are addressed through planning?

The Comprehensive Plan (the Plan) is required by state law to be used as a guide to decision-making about the natural and built environment by the county’s Board of Supervisors, and others such as the Planning Commission and the Board of Zoning Appeals. It is also a guide for county staff and the public to use in the planning process. The Comprehensive Plan consists of the Policy Plan, four Area Plan volumes, and a Plan Map. The Policy Plan volume includes general countywide policy on land use, transportation, housing, the environment, heritage resources, economic development, and public facilities, including public parks, recreation and trails. The Area Plans contain detailed long-range planning recommendations organized by geographic areas of the county. The Plan recommends how land should be used, but not when development will occur. The Plan Map illustrates the recommended land use, but must be used with the Plan books to fully understand what is planned.



# What is the Policy Plan and how is it used?



The Policy Plan contains Board of Supervisors goals, policies and objectives regarding land use, transportation, housing, the environment, human services, public facilities, parks and recreation, revitalization, economic development and heritage resources.

The Policy Plan is used when considering Plan amendments and provides a vision for future land use within Fairfax County. The Policy Plan is implemented through the review of development applications and guides the staff recommendations for topics like land use, environment, transportation, parks and recreation, and more!

## Planning in Action!: Franconia Governmental Center and Kingstowne Regional Library Project (Kingstowne Consolidated Facility) – RZ 2021-LE-002

In 2021 the Board of Supervisors approved the Department of Public Works and Environmental Services (DPWES) rezoning application request for a property in the Franconia District. This property will be home to the new Kingstowne Consolidated Facility which is being constructed by DPWES. The facility will co-locate the Franconia Police Station, Franconia District Supervisor’s Office, the Franconia Museum, an active adult center, childcare center, and Kingstowne Community Library. To implement this project, a zoning application was required to go through the Department of Planning and Development’s (DPD) development review process and ultimately be approved by the Board of Supervisors. Through the review of the application, DPWES and DPD worked together to implement goals and policies from both agencies – including the implementation of Comprehensive Plan policies. Staff from the agencies were able to successfully implement policies related to green building certification, electric vehicle charging, natural landscaping, public open space, traffic flow and site traffic patterns, and site design.



The preface provides the foundation for the elements or chapters of the Policy Plan by establishing a vision and goals for land use planning in Fairfax County. The various elements then provide their objectives and policies that should be derived or aligned with the preface goals. In addition, the preface should provide a contextual overview of land use planning in the county to establish the justification for the overall policy plan and future land use planning across the county.

Key Considerations:

- Countywide Strategic Plan Community Outcome Areas;
- Building on the existing framework of the Policy Plan and its current goals;
- Modernizing language to reflect current and future planning priorities;
- Receiving feedback from the community on the how their interest may align with the new goals or Community Outcome Areas of the Countywide Strategic Plan and how those relate to land use planning goals, and potential objectives and policies;
- Updating the history of land use in Fairfax County;
- Updating comprehensive plan monitoring;
- How to infuse the One Fairfax Policy and Equity into the foundation of the policy plan’s goals and other elements of the Policy Plan.



Countwide Strategic Plan and Existing Preface Goals Crosswalk												
		Comprehensive Plan Goals										
								Growth and Adequate Public Facilities	Adequate Public Services	Affordable Housing	Economic Development and Opportunities	
		Quality of Life	Land Use	Transportation	Environmental Protection	Energy Conservation						
Strategic Plan Goals	Cultural and Recreational Opportunities	ALIGNS	ALIGNS				ALIGNS	ALIGNS				
	Economic Opportunity	ALIGNS	ALIGNS					ALIGNS	ALIGNS	ALIGNS		
	Effective and Efficient Government	ALIGNS	ALIGNS				ALIGNS	ALIGNS				
	Empowerment and Support for Residents Facing Vulnerability	ALIGNS	ALIGNS					ALIGNS	ALIGNS			
	Environment and Energy	ALIGNS	ALIGNS		ALIGNS	ALIGNS		ALIGNS				
	Healthy Communities	ALIGNS	ALIGNS				ALIGNS	ALIGNS				
	Housing and Neighborhood Livability	ALIGNS	ALIGNS				ALIGNS	ALIGNS	ALIGNS			
	Lifelong Education and Learning	ALIGNS	ALIGNS					ALIGNS				ALIGNS
	Mobility Transportation	ALIGNS	ALIGNS	ALIGNS			ALIGNS	ALIGNS				
	Safety and Security	ALIGNS	ALIGNS					ALIGNS				
		Comprehensive Plan Goals										
		Human Services	Culture and Recreation	Open Space	Revitalization	Regional Cooperation	Private Sector Facilities	Public Participation	Financial Planning and Management	Mointoring	Visual and Performing Arts	
Strategic Plan Goals	Cultural and Recreational Opportunities	ALIGNS	ALIGNS	ALIGNS								ALIGNS
	Economic Opportunity				ALIGNS		ALIGNS					
	Effective and Efficient Government	ALIGNS				ALIGNS		ALIGNS	ALIGNS	ALIGNS		
	Empowerment and Support for Residents Facing Vulnerability	ALIGNS			ALIGNS							
	Environment and Energy			ALIGNS								
	Healthy Communities	ALIGNS										
	Housing and Neighborhood Livability											
	Lifelong Education and Learning	ALIGNS										
	Mobility Transportation											
	Safety and Security	ALIGNS				ALIGNS						

An equitable community is where all residents have opportunity to fully participate in the region's economic vitality, contribute to its readiness for the future, and connect to its assets and resources. As the Countywide Strategic Plan is implemented, the County will focus on transforming areas where residents face economic, educational, health, housing and other challenges to accessing opportunity. The One Fairfax policy commits Fairfax County to considering equity in the creation and implementation of county policy – to intentionally, comprehensively and systemically identify and address barriers to and gaps in opportunity, and to intentionally and strategically direct resources to fill the gaps.

## Key Considerations:

Equitable Community Development Principles should be incorporated into all policy elements of the Policy Plan.

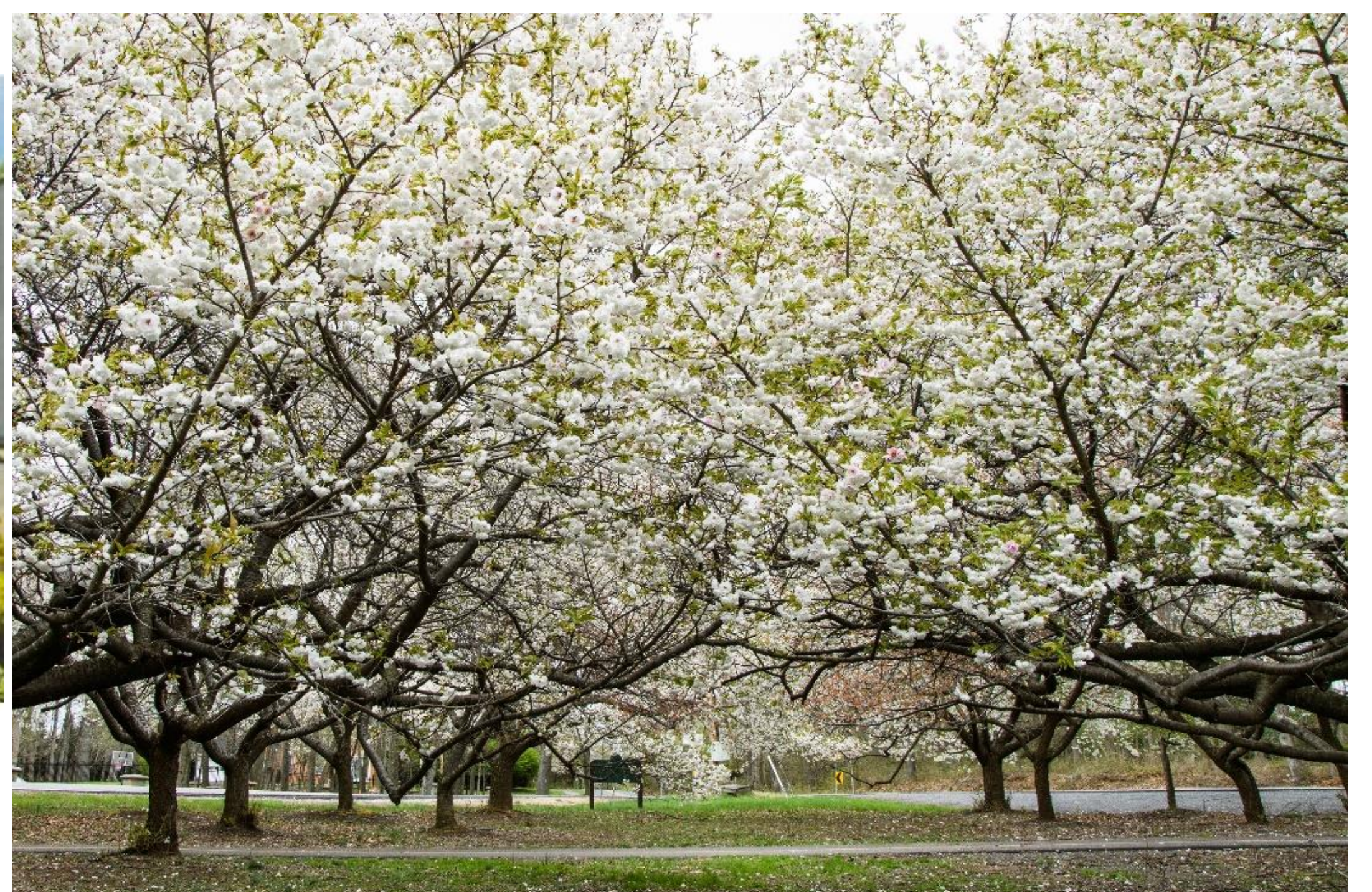
### **Promoting Access to Opportunity**

- Understand Opportunity and Vulnerability
- Target Interventions to Build Opportunity
- Target Interventions to Connect to Opportunity
- Encouraging the Development of an Inclusive Economy



### **One Fairfax Areas of Focus**

- A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.
- A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations.
- A parks and recreation system that is equitable and inclusive by providing quality facilities, programs, and services to all communities; balancing the distribution of power.
- Community and economic development policies and programs that promote wealth creation and ensure fair access for all people.
- Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport.
- A multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions that are based on the principles associated with sustainability, diversity, and community health.



**Community health** represents the physical and mental well-being, and quality of life of all persons who live, work, and play in a community. Factors that determine community health include **access to health care and human services**, a variety of **transportation options**, opportunities and ease to **engage in physical activity**; availability of and access to **healthy foods**; **air and water quality**; and fostering a **sense of belonging** through social connections.

Communities that prioritize these factors are more resilient, attract residents, employees, and businesses. A healthy community means that that no one is disadvantaged from achieving their potential because of social position or circumstance. Planning and development activities that focus on community health are vitally import to Fairfax County’s residents and businesses, as well as long-term economic success.

What would make your community healthier?

How can land use impact community health?

- In 26 neighborhoods at least 1 in 5 (20%) of adults say they get not physical activity outside of work.
- Nearly 1 in 4 (24%) of Fairfax County adults are obese.
- 1 in 12 (8%) of adults in Fairfax County have been diagnosed with diabetes.



**Key Considerations:**

- **Health Care and Human Services** – Services are provided through a network of county agencies and community partners that support the well-being of all who live, work and play in Fairfax County
- **Active Living** – Residents are able to live physically active lives no matter their ability, where they live, or their income level.
- **Food Systems** – Fairfax County supports the production and distribution of healthy, nutritious food and access to food for everyone.
- **Climate Health, Green Infrastructure, and Healthy Buildings** – A healthy environment is the foundation for a healthy community; this includes the natural environment, the air, water, and the indoor environment.
- **Social Connection** - All people are respected, understood, and connected; residents are empowered and supported to live independent lives to their fullest potential in a community that promotes physical and mental well-being.



WHAT ARE LAND USE POLICIES?

The county's land use policies aim to maintain a high quality of life for residents, support balanced development, ensure access to public services and transportation, and promote environmental sustainability. The land use section of the Policy Plan outlines long-term strategies for guiding growth while enhancing existing communities.

WHAT EMERGING LAND  
USE TOPICS ARE WE  
NOTICING?

A growing need for more housing, shifts in demand for office and retail spaces, and the loss of industrial land opportunity.



WHAT LAND USE TOPICS  
ARE YOU NOTICING?

What new land use topics should the county consider?



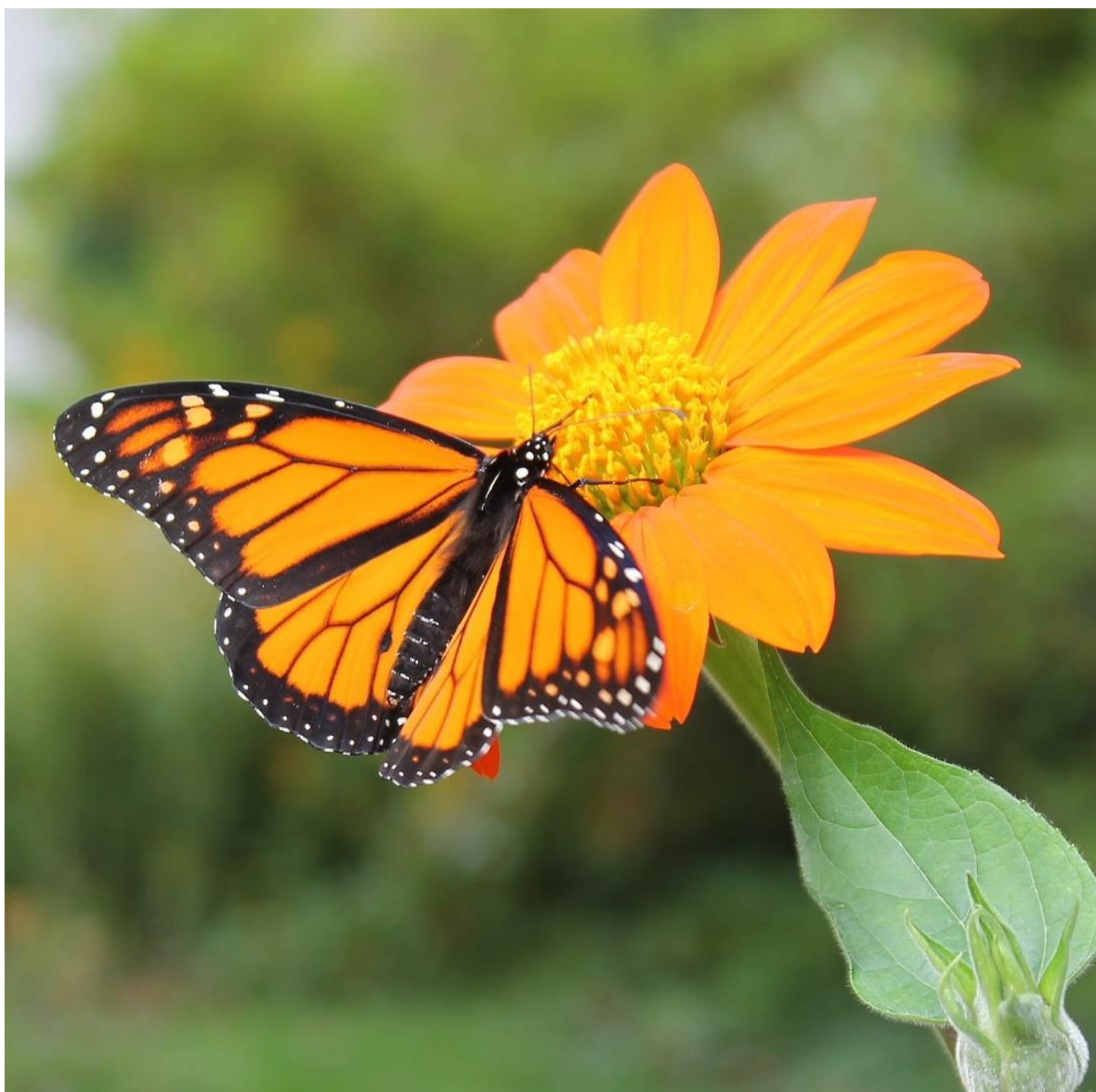
The Environment includes people and everything that is around us, which includes both living (biotic) and nonliving (abiotic) things, such as soil, water, air, other animals, plants, and fungi, respectively. The environment encompasses all parts of the county, including the built environment. These areas provide a diversity of habitats, from stream corridors to urban tree canopies. The built environment is a significant part of people’s exposure to nature.

Built landscapes have the capacity to protect and regenerate natural systems and enhance the ecosystem services that they provide. Ecosystem services are goods and services of direct and indirect benefit to humans that are produced by ecological processes that involve the interaction of living elements, such as vegetation and soil organisms, and non-living elements, such as bedrock, water, and air. Healthy ecosystems perform many functions. Their economic value is significant, and they protect people’s investments.



## Key Considerations:

- Challenges, such as extreme heat, extreme weather, flooding, and environmental degradation.
- Resiliency, or, the ability to adapt to a stressor.
- The preservation, enhancement, and restoration of ecological features.
- Ecological integrity and connectivity within the county and across the region.
- Tree canopy, native vegetative communities, healthy soils, healthy waterways, and enhanced biodiversity.
- Linkages between human health and a healthy environment.
- Equity, which ensures that all people have access to environmental resources.
- Forest regeneration and the negative impacts of invasive plants and an overpopulation of deer.
- The role of each site in the creation of a healthy environment.
- Sustainable building and site design practices; ecological design.
- Remediation of environmental hazards.
- Stormwater Management.



The Transportation system in Fairfax County serves the community by providing a multimodal network promoting mobility, safety and quality of life for residents, businesses and visitors. Through planning, coordinating, funding, creating and implementing, a multimodal system can be achieved consistent with community values.

Transportation Policies provide the structure for the continued development of the county’s transportation system as the county continues to grow in population and employment, while planning for the changing characteristics of the transportation systems.

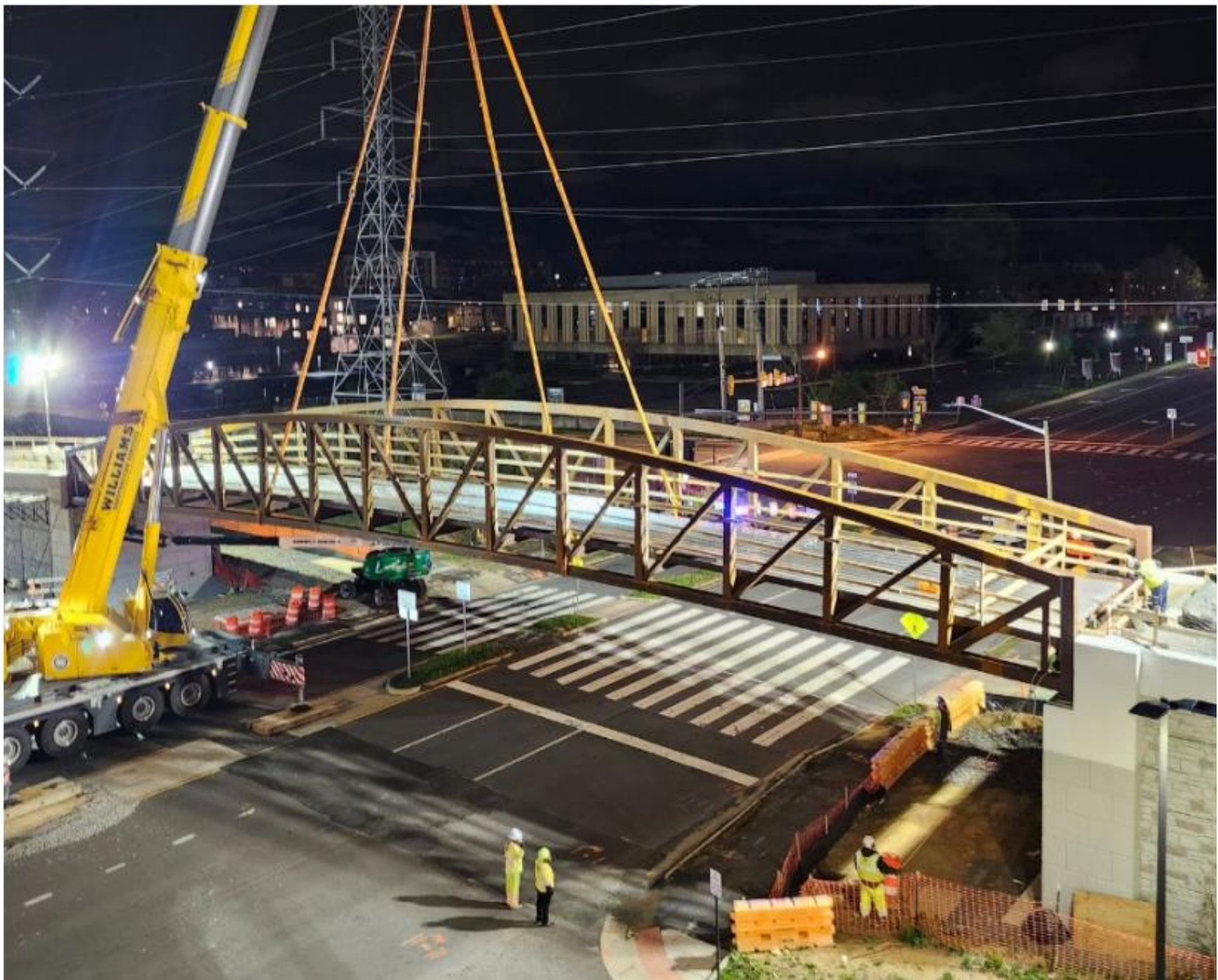
Tell Us About Your Mobility Options:

- Which Mode of Transportation Did You Take to Get to This Meeting?
- Do You Feel Safe When Using the County’s Transportation Network?
- What Mode of Transportation Would You Like to Use, but You Currently Don’t or Can’t?

**Give Us Your Ideas for New Transportation Policies...**

Existing Themes and Key Considerations:

- How Residents, Businesses, Visitors and Goods Move Efficiently, Affordably and Safely
- Where Well-Designed and Maintained Networks of Roads, Sidewalks, Trails and Transit Options are Available
- Transportation Policies Updated to Account for Increased Development and Travel Demand
- A Multimodal Transportation System that:
  - Ensures Safety for Users of Facilities and Services
  - Provides Choices for Getting Around
  - Balances Efficiency for All Modes
  - Reduces Single Occupant Vehicle Use
  - Increases Public Transportation and Active Transportation
  - Improvements are Cost-Effective
  - Continues to Provide Quality Facilities and Services
  - Includes New County Plans, Policies and Strategies
  - Identifies Funding Needs and Potential Funding Sources for Services and Facilities Improvements



W & OD Pedestrian Bridge over Wiehle Avenue (at Sunset Hills Road), Reston



Fairfax Connector New Electric Bus



Jones Branch Connector over I-495 in Tysons (plan above, completed below)



What are  
**Complete Streets?**

**Space for PEDESTRIANS**

Curb ramps, crosswalks, and curb extensions to make it easy for walking or rolling pedestrians to cross streets and access destinations

**Space for BIKES**

Designated connected routes and low-stress facilities that support people riding bikes, e-bikes and scooters

**Space for CARS**

Design cues to encourage slower speeds and driver awareness of vulnerable road users

**Space for MASS TRANSIT**

Bus shelters, transit-only lanes, and signal priority to create transit-friendly roadways

**Space for SHARED MOBILITY**

Designated curb-side space for shared bike and scooter parking that separates users from traffic, and keeps sidewalks clear and safe

**Space for RESTING**

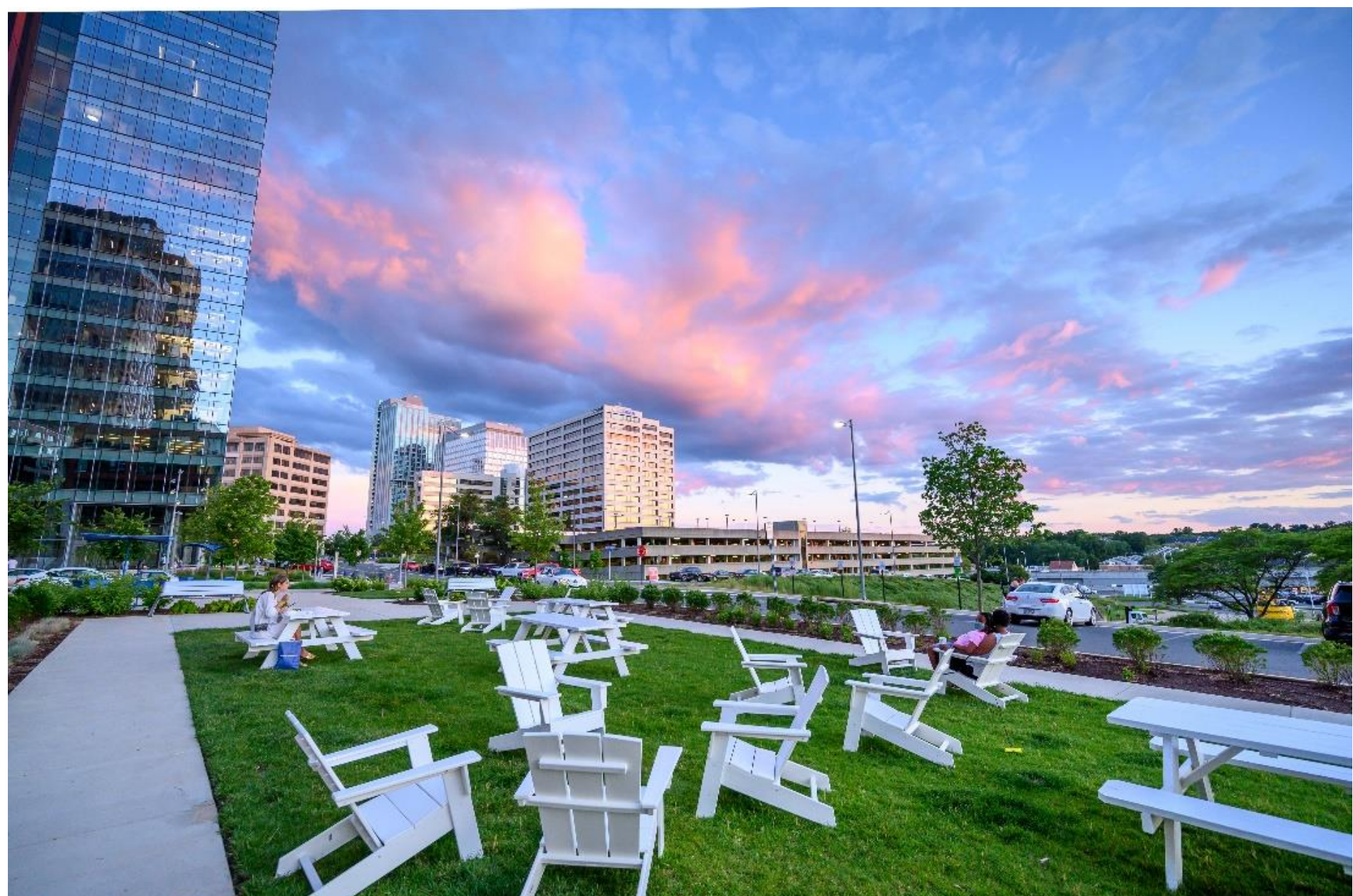
Street furniture, street trees for shade, pedestrian-scale lighting, and public green spaces that promote gathering and social interaction

The role of the county’s nationally-recognized park system plays a vital role in shaping the landscape and quality of life for county residents. Within the context of the Comprehensive Plan, the policies on parks and recreation focus on the provision of public facilities and human services, the conservation and management of natural and cultural resources, informing the county’s pattern of urban growth development at all scales, and accomplishing these goals in a way that fosters equity and inclusion so that all county residents and visitors can benefit from the park system.

While the Policy Plan update focuses on Fairfax County, it is important to note that many agencies play a role in administering an integrated park system: the Fairfax County Park Authority, Northern Virginia Regional Park Authority, City of Fairfax, City of Falls Church, Town of Herndon, Town of Vienna, Town of Clifton, Fairfax County Public Schools, the Fairfax County Department of Neighborhood and Community Services, George Mason University, the Commonwealth of Virginia, National Park Service, and federal Bureau of Land Management, as well as private landowners, the development community and nonprofits.

Key Considerations:

- Need for the update: recent changes
  - Park System Master Plan
  - Countywide Strategic Plan
  - Needs Assessment
  - Parks Recreation Open Space and Access Strategy
  - Natural Resource Management Plan
  - Cultural Resource Management Plan
- Equity
- Service delivery
- Resource Protection/Management
  - Environmental
  - Heritage
- Healthy communities
- Walkability to parks/trail strategy



What is your favorite part about your neighborhood?