

Policy Plan Amendment Community Meetings

February 2025



PLANNING & DEVELOPMENT



Policy Plan Amendment

Agenda

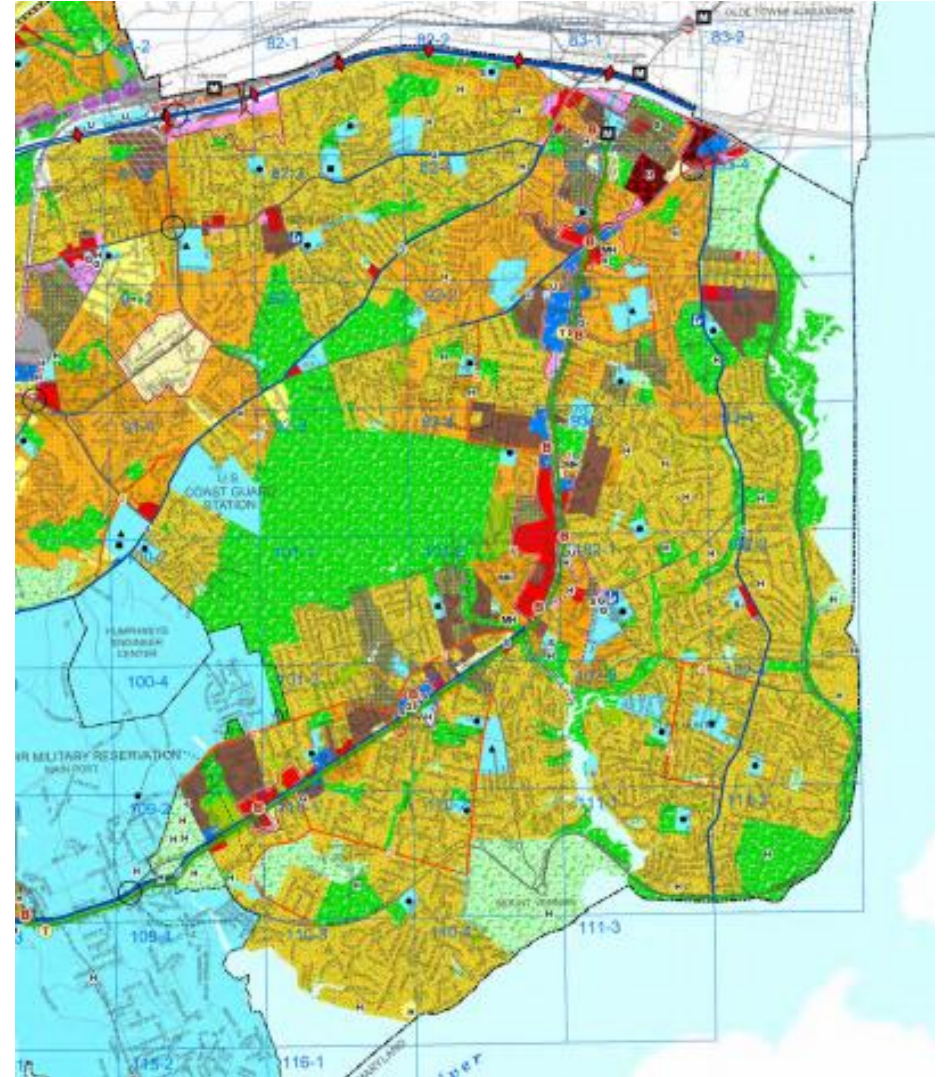
- 1 Purpose of Comprehensive Plan
- 2 Project Overview and Timeline
- 3 Research and Topic Information
 - Introduction/Preface
 - Equity
 - Community Health
 - Land Use
 - Environment
 - Parks & Recreation
 - Transportation
- 4 Questions and Discussion



Policy Plan Amendment

Purpose of Comprehensive Plan

- The purpose of the Comprehensive Plan is to set policies to manage growth and development, and **balance the preservation of other resources, such as environmental resources.**
- The Plan reflects the community's long-term land-use vision for the future.
- The Plan is also a legally required document, however, it is important to note that the Plan provides recommendations, and is not law, like the Zoning Ordinance.



Policy Plan Amendment Project Overview

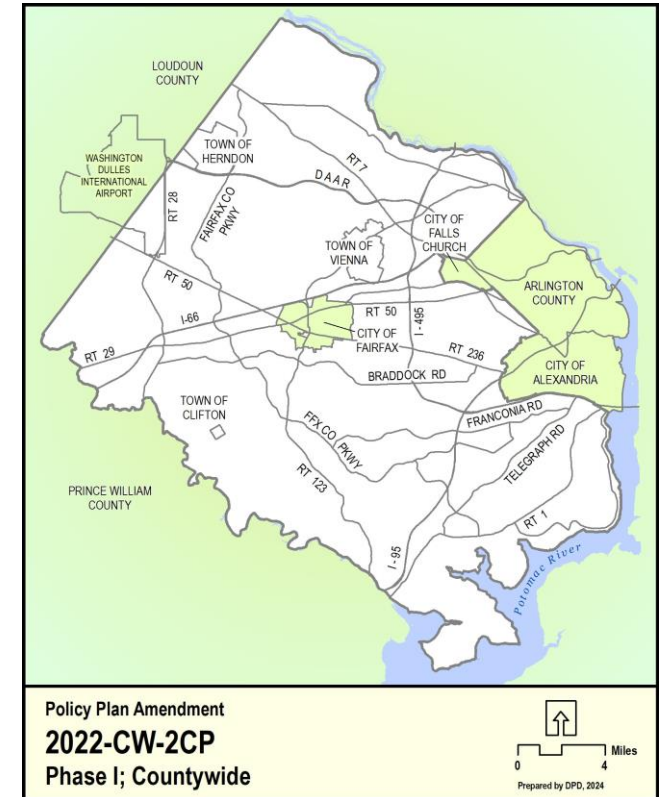
On December 6, 2022, the Board of Supervisors (Board) authorized a Plan amendment to review and update the entire Comprehensive Plan Policy Plan (Policy Plan) which was established in 1990. The Policy Plan, edited and amended in parts since adoption, needs a holistic update to ensure continued relevancy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

We
Are
Here

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; PC/BOS Public Hearings; Commencement of Phase II



Policy Plan Amendment

Introduction Chapter



- What is the intent of the Policy Plan Introduction?
 - Show how the Comp Plan is used (Policy Plan elements, Area Plans/Plan Amendments/Development Review, Concept for Future Development)
 - Establish Goals for the Policy Plan and provide more context on those goals (issues related to land use)
 - Provide context about the planning process (Implementation/Plan Monitoring/Citizen Participation)

Policy Plan Amendment

Introduction Chapter



- Improve flow and focus on the intent of the Policy Plan
 - Move State Code Proffer Section to Appendix
 - Move History Section to Appendix
- Modernize language and introduce new planning/land use priorities
 - Update the context of the document to reflect more recent trends and issues facing the county
 - The purpose of focused development within mixed use centers
 - Provide access to land uses and amenities that contribute to the quality of life for all residents (affordable housing, employment, commercial services, public facilities, parks and recreation, healthy communities, among others)
 - Develop a Land Use Vision and a revised set of goals to reflect current day priorities

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Development of Land Use Vision and Goals

Key Themes Developed through Review Process

- Alignment with Countywide Strategic Plan
- Develop Land Use Vision Statement
- Goals should be visionary that set a high-level expectation of what “we want the county to be in the future.”
- Establish an overarching Land Use Goal
- Establish new goals for equity and healthy communities
- Transportation goal should be more focused on urban design concepts such as streetscape and multimodal design
- Recognize and establish a tone that all the goals are interrelated and should not be considered outside of the context of the other goals



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Draft Land Use Vision



The county will plan for growth by providing diverse housing options, ample employment and business opportunities, essential services, and preserve a natural environment for future generations. Communities will be designed to be safe, walkable, and well-connected by multimodal transportation options with cultural, recreational, and healthy spaces that foster a sense of place and ensure a high quality of life for all people.

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Draft Goals



- Promote a dynamic, strategic, efficient, and ordered pattern of land uses.
- Advance equitable development in land use planning.
- Prioritize access to affordable housing.
- Promote health through land use planning.
- Provide access to arts, culture, recreation, and lifelong learning.
- Plan for Environmental Sustainability.
- Plan for Economic Opportunity and Resiliency.
- Promote Safe, Welcoming, and Walkable Urban Design.

Policy Plan Amendment Equity



Equitable Development Definition

Fairfax County is a place where all people live in communities of opportunity with the ability to engage fully in decisions that affect their lives and neighborhoods.



Metropolitan Washington Council of Government (COG) Principles

Regional Equitable Development Principles

Process principles:



1. Acknowledge history and repair past harms



2. Practice inclusive and meaningful community engagement



3. Commit to Internal capacity with community transparency



4. Advance economic mobility and opportunity



5. Prevent residential, commercial, and cultural displacement



6. Expand affordable housing options and preserve existing affordability



7. Support and strengthen diverse community values



8. Promote people-centered multi-modal mobility and connectivity



9. Develop healthy and safe communities



10. Promote and regulate for environmental justice

Strategic Plan Access to Opportunity Framework

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

Policy Plan Amendment Equity

Strategic Plan Principles

Cultural and Recreational Opportunities

CRO 4. Ensure land development practices integrate the needs of the community to achieve the equitable (and culturally and racially sensitive) development of cultural and recreation facilities, areas and venues.

Economic Opportunity

EO 6. Use data, disaggregated by population and place, to promote and encourage land development so that investment in communities connects people to opportunity and mitigates residential and commercial displacement.

Effective and Efficient Government

EEG 4. Improve public participation and engagement opportunities to ensure all facets of the community are represented and have the physical, technological, and language access necessary to engage and participate in community discussions and decisions.

Empowerment and Support for Residents Facing Vulnerability

ESRFV 3. Identify root causes of vulnerabilities affecting residents and use those insights to inform policy and practice and target interventions to prevent vulnerability.



Healthy Communities

HC 1. Integrate considerations of health, well-being and equity into the development, implementation and evaluation of land use, transportation and housing policies and ordinances.

Housing and Neighborhood Livability

HNL 12. Protect current residents from displacement where neighborhoods are changing rapidly by addressing impacts such as higher housing costs and higher costs of living.

Mobility and Transportation

MT13. Prioritize safe, healthy, accessible transportation options for all with a focus on equitable access for residents facing economic, health, housing and other challenges.

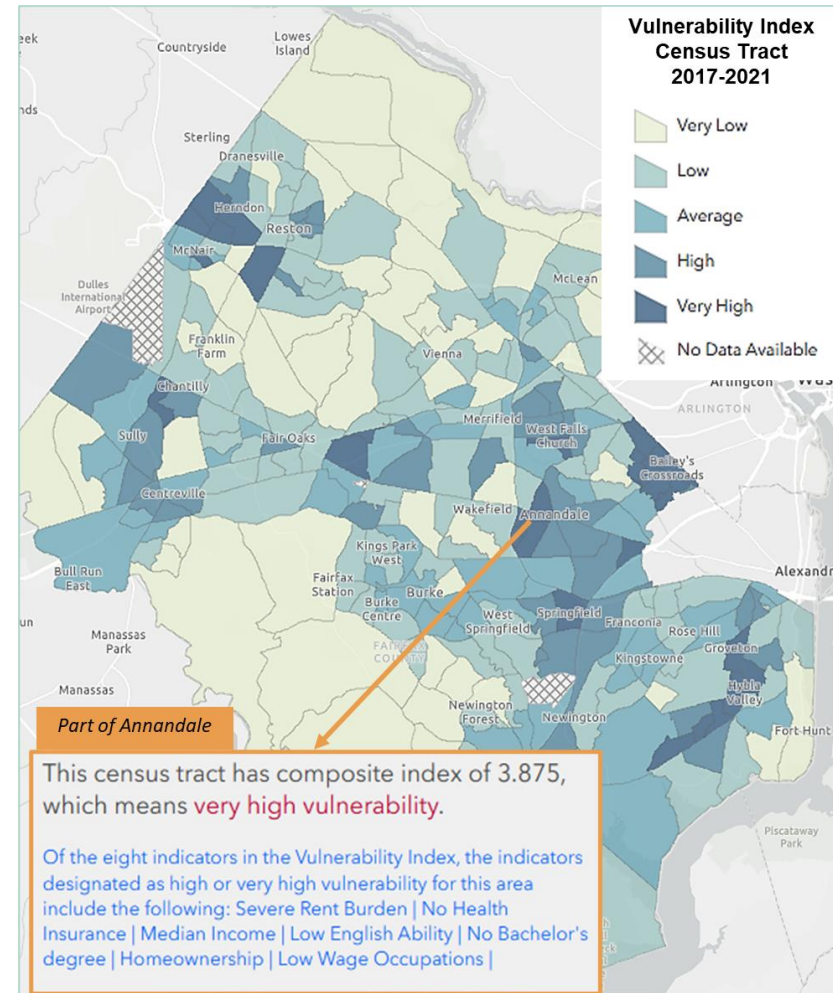
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Equity



Draft Policy Recommendations to Advance Equitable Development

1. Include an overarching Equitable Development Policy Plan principle to guide development of targeted policies in the individual elements of the Policy Plan to ensure access to opportunity, especially for low opportunity communities.
2. Strengthen the Policy Plan commitment to Inclusive Community Engagement to ensure all voices are part of the county's planning and decision-making processes.



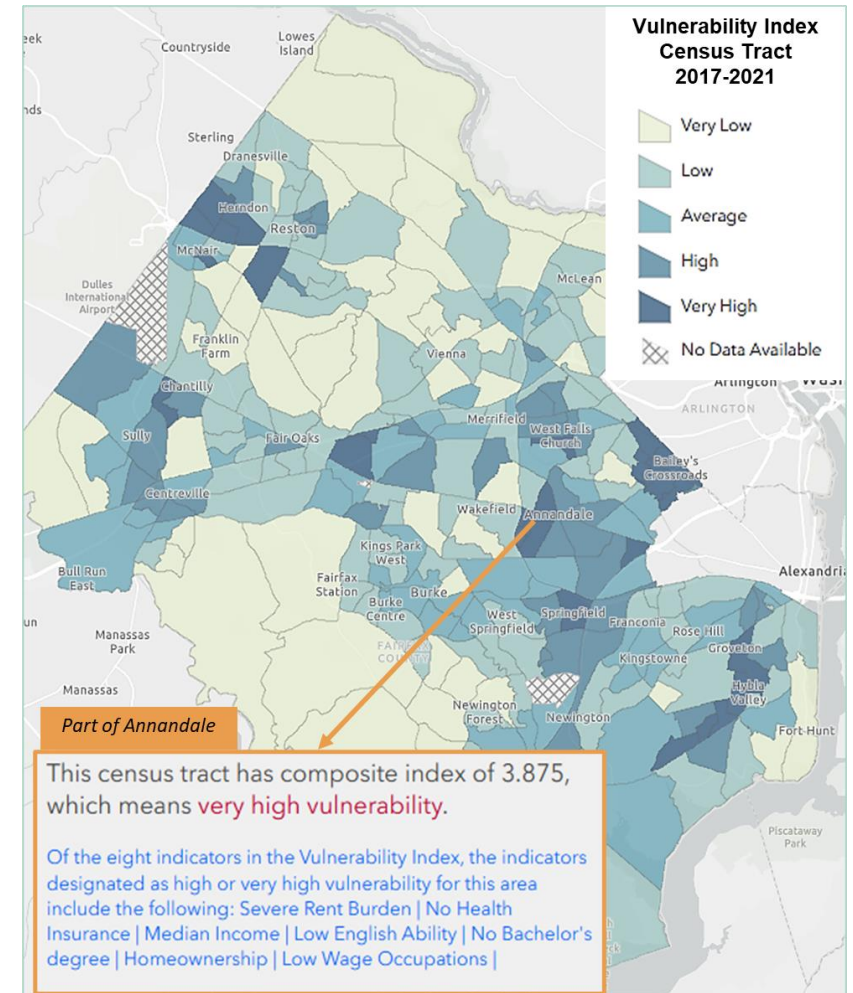
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Equity



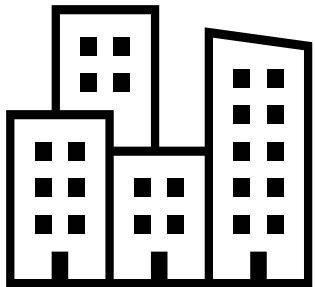
Draft Policy Recommendations to Advance Equitable Development

3. Create Policy Plan objectives in all Policy Plan elements that recommend the use of appropriate equitable development tools (ex. cultural planning area or zoning designation, community land trust, etc.) to support the Strategic Plan Communities of Opportunity framework.
4. Include objectives in the Land Use Element based on the Strategic Plan strategies related to displacement.
5. Conduct a study of commercial and residential displacement in Fairfax County to review the existing supportive framework and identify policy and program gaps that further displacement risk, especially in rapidly changing neighborhoods. Evaluate the feasibility and policy trade-off of tools to help mitigate displacement.



Good land use planning can strengthen public health

Public health and urban planning have a shared history



They both aim to improve quality of life

Today, we know that planning and urban design can shape health over the long term by influencing:

- How and where we exercise
- What food choices are available
- Air and water quality
- Where and how people can connect to one another



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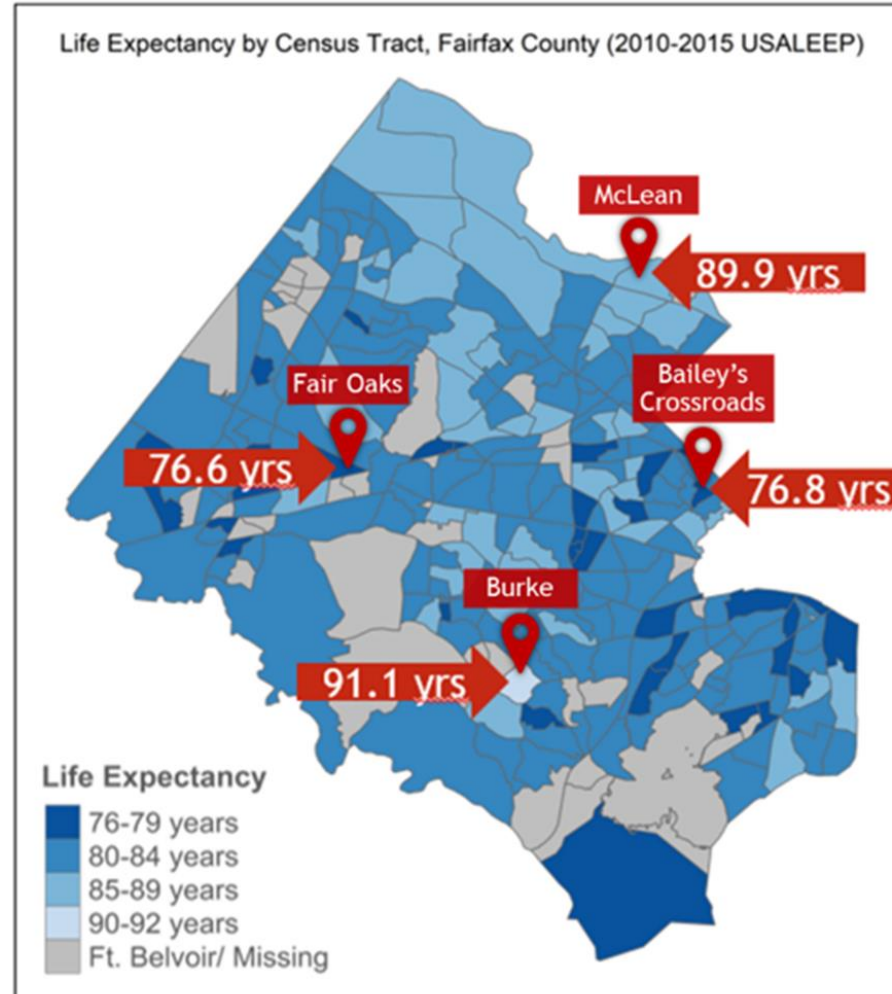
Community Health



Using health data to inform policy development

Place-based data can help guide priorities on different topics or areas of the county.

Map copied from the 2023 *Community Health Assessment, Fairfax Health District*



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Community Health

A Special Opportunity for Community Health



Establish a stand-alone Healthy Communities Element with five categories + EQUITY

1



Promote Active Living

2



Grow Food Systems

Prioritize planning policies that addresses health inequities

Policy Plan Amendment Community Health

A Special Opportunity for Community Health

Establish a stand-alone Healthy Communities Element with five categories + EQUITY

3



Increase Social Connection

4



**Enhance Green Infrastructure
& Climate Health**

5



**Ensure Access to Healthcare &
Human Services**

Prioritize planning policies that addresses health inequities

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Land Use Element Objectives



Existing Countywide Land Use Objectives and Policies

Land Use Pattern

Land Use Intensity

Pace of Development

Land Use Compatibility

Land Conservation

Appendices



Use your phone
to view the Land
Use Section

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Land Use Trend Reports

Research Topics

[Office Land Use Trends Report](#)

[Retail Land Use Trends Report](#)

[Industrial Land Use Trends Report](#)



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Office Report Recommendations



Proposed amendments to criteria in Appendix 13 of the Land Use Element of the Policy Plan.

- Location
- Class/Age of Office Space
- Proximity to Rail Transit
- Proximity to Amenities/Necessities
- Revitalization Area
- Affordable and Workforce Units
- Re-use or Replacement

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Industrial Report Recommendations



- 1** Retain existing industrial land in designated industrial areas to the extent practicable
- 2** Review and Consider Updates to Special Planning Areas with Concentrations of Industrial Uses
- 3** Expand criteria for requests to replan industrial land for residential development.

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Retail Report Recommendations



- 1** Explore the Use of Agreements and Incentives to Preserve Existing Retail
- 2** Clarify Priority Location for Ground Floor Retail
- 3** Expand Allowable Uses to Align with Updated Policies, if needed
- 4** Encourage Retail Conversions that Conform with Expanded Performance Criteria Guidelines

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Environment Element Objectives



Existing Countywide Environmental Objectives and Policies

Environmental Pollution

Environmental Hazards

Environmental Resources

Environmental Coordination

Resource Conservation and Green Building Practices

Appendix

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Environment



Stormwater Management Policies Review

- Climate Resiliency
- Equitable Development and Community Health
- Co-benefits approach
- PFAS
- Objective 2 (Water Quality)
- Areas Plans/SSPAs
- Salt Management
- Soil Remediation
- R-C/WSPOD 50% rule



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Environment



Green Building Policies Review

- Zero waste strategies
- Increased emphasis on renewable energy resources
- Introduce concept of building electrification
- LEED Silver at minimum
- Retain electric vehicle charging policy flexibility
- Incorporate policy for major renovations and adaptive reuse
- Add bird-friendly design considerations



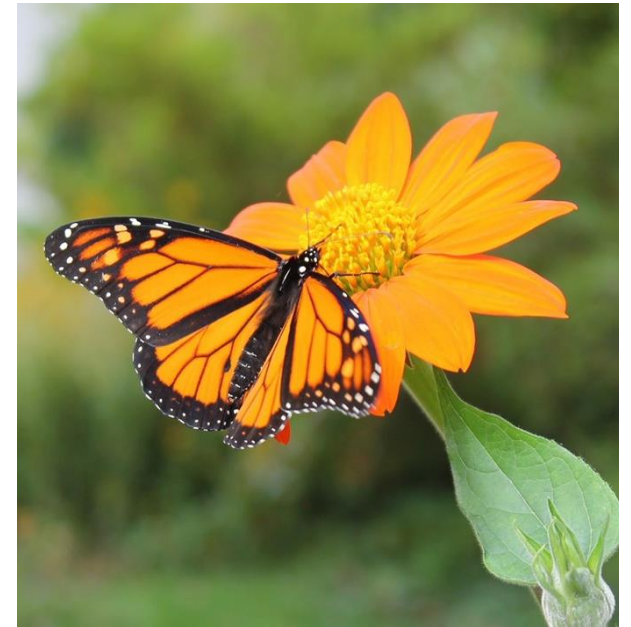
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Environment



Conservation Corridors Policies

- County-Wide Corridor Planning
- Site-Level Corridor Planning
- Climate Resiliency
- Equitable Development
- Community Health
- Improve Existing Policies
- Invasive Species Management



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Environment



Other new/enhanced policies under consideration:

- Lighting: The current lighting policy is focused on impacts to humans. Policy language will be proposed to also consider impacts to plants and wildlife, while recognizing the importance of safety.
- Healthy soils: The current soils policy is focused on soils that are problematic to development. Proposed updates will include a recognition of the importance of healthy soils for plant health, water infiltration, and biodiversity and the incorporation of healthy soil techniques in development plans.
- Native vegetation: Greater recognition and additional policy language will be proposed for the incorporation of native vegetation, including trees, shrubs, understory plantings, perennials, etc.
- Community Health and Equity: Develop and/or identify existing policies that provide community health and equity benefits and encourage greater emphasis on implementation of such policies where most beneficial.

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Parks and Recreation

Fairfax County's park system plays a critical role in shaping the landscape and quality of life for county residents. Parks and recreation policies focus on the provision of parks and rec facilities and services, natural and cultural resource conservation and management, ensuring that parks and recreation are considered in urban growth development processes, and fostering equity and inclusion so that all county residents and visitors can benefit from the park system.

Updates:

- **Phase 1: Incorporating the Parks, Recreation, Open Space, and Access (PROSA) Strategy into relevant plan sections and policies**
- Phase 2: Updates to level of service standards, park classifications, urban parks policies and guidelines, resource management



Policy Plan Amendment Parks and Recreation Timeline



Phase 1 PROSA

We
Are
Here

June 2024 - February 2025
Focused Topic Outreach Phase;
PC Policy Plan Committee Mtgs,
BOS Updates & Committee Mtgs;
Staff Research; Policy
Development Begins

March - May 2025
Community Check-In Phase;
Community Feedback
Report/Draft Plan Guidance
Published; Policy
Development/Outreach
Continues; BOS and PC
Committee Mtgs

June - Fall 2025
Policy Refinement;
Phase I Staff Report
Development and
Publication; PC/BOS
Public Hearings;
Commencement of
Phase II

Phase 2

- Park System Master Plan
- Strategic Plan
- Needs Assessment
- Urban Park Framework
- Natural Resource Management Plan
- Cultural Resource Management Plan
- Equity
- Service delivery
- Healthy communities
- Walkability to parks/trail strategy
- Resource Protection/Management

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Parks and Recreation - PROSA Strategy



Parks, Recreation, Open Space, and Access (PROSA) Strategy

The PROSA Strategy is a data-driven approach to help achieve equitable park access countywide. It is intended to be a high-level approach to identify and prioritize areas for park investments and improvements.



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

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Transportation

The County's transportation vision includes:

- Focusing on residents, businesses and visitors
- Enhancing mobility, safety, and quality of life
- Building a connected multimodal network
- Prioritizing innovation, accessibility, and safety for all
- Adapting forward-thinking policies for evolving needs
- Supporting growth in population, workforce and travel demand
- Promoting sustainable, efficient, and inclusive options

PLAN
FORWARD



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Transportation

A multimodal transportation system that:

- Balances efficiency for all modes
- Provides choices for getting around
- Ensures safety for users of facilities and services
- Increases public transportation and active transportation use
- Continues to provide quality facilities and services

- Expands options for pedestrian, bike, and public transit
- Reduces single occupant vehicle use
- Accommodates increased development and travel demand
- Promotes cost-effective improvements by identifying funding needs and sources



Policy Plan Amendment Transportation



Focus Topic: Comprehensive Transportation Analysis (CTA)

1 Why is a CTA necessary?

To understand impacts to transportation because of a...



**Comprehensive
Plan amendment**



**Zoning
change**



**Corridor
study**

- Historically, vehicle-based analysis for congestion & traffic flow
- Emphasis now on pedestrians, bicyclists, transit and vehicles

2 What is included in a CTA?

Assessment of walking, biking, transit and vehicle conditions with consideration for...

**How people
prefer to
get around**



**Location and
surrounding
land uses**



**What is built
and planned
to be built**



**Traffic and
roadway
capacity**



**Street, sidewalk,
bike and bus
network**

AND MORE!

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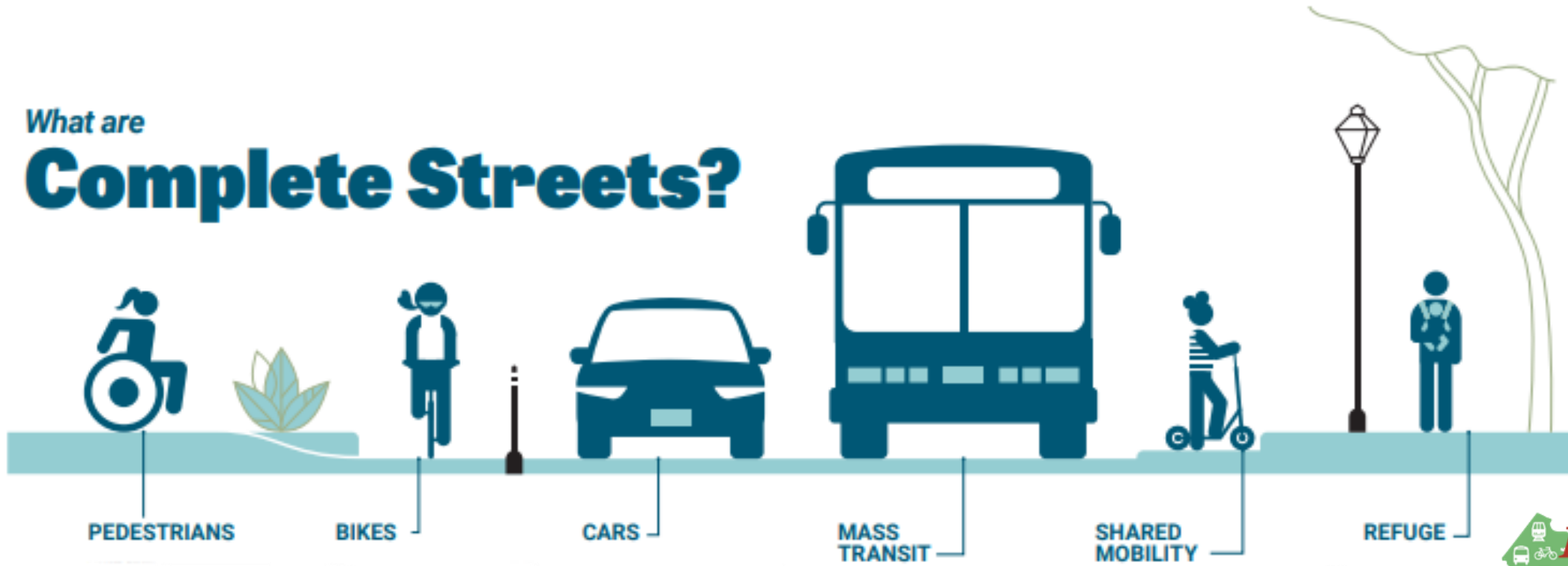
Focus Topic: Complete Streets and Active Transportation

More than just streets for vehicles between points A to B

Emphasize pedestrians, bicyclists, transit, safety, amenities

Integrate transportation infrastructure with placemaking experiences

What are **Complete Streets?**



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Transportation



Focus Topic: Microtransit, Micromobility, and Autonomous Vehicles

- Emerging transportation technologies and trends
- Improving last mile challenges through access, efficiency, and connectivity
- Microtransit: flexible, on-demand services address gaps in public transit, serving areas with irregular demand
- Micromobility: individual based transportation, such as electric bikes and scooters, as well as bike-sharing to integrate with public transit
- Autonomous vehicles: driverless vehicles with potential to reduce congestion, improve safety, and improve accessibility to underserved areas

Questions and Discussion

Use “raise hand” feature or the chat!

Policy Plan Amendment

Resources and 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





PLANNING & DEVELOPMENT

PLAN
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