

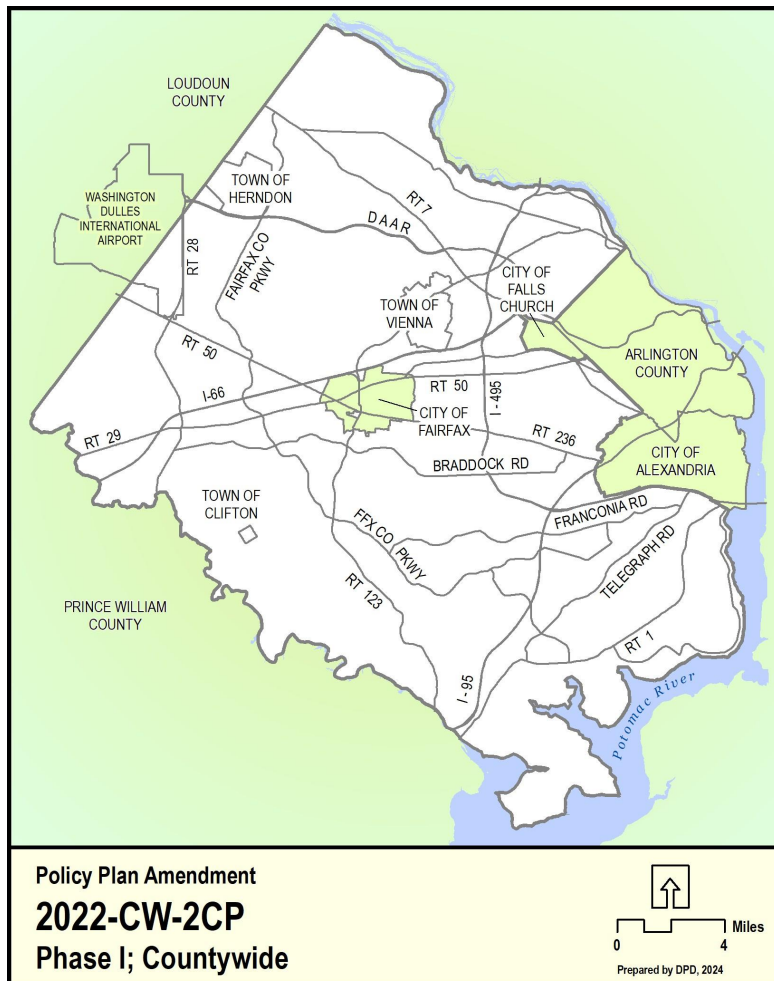
On December 6, 2022, the Board of Supervisors (Board) authorized a Plan amendment to review and update the entire Comprehensive Plan Policy Plan (Policy Plan) which was established in 1990. The Policy Plan, edited and amended in parts since adoption, needs a holistic update to ensure continued relevancy 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; Schedule PC/BOS Public Hearings; Phase II Commencement



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.



Countywide Strategic Plan and Existing Preface Goals Crosswalk											
		Comprehensive Plan Goals									
		Quality of Life	Land Use	Transportation	Environmental Protection	Energy Conservation	Growth and Adequate Public Facilities	Adequate Public Services	Affordable Housing	Economic Development and Opportunities	Education
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	Monitoring	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. The One Fairfax policy commits to consider equity in the creation and implementation of county policies – 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.

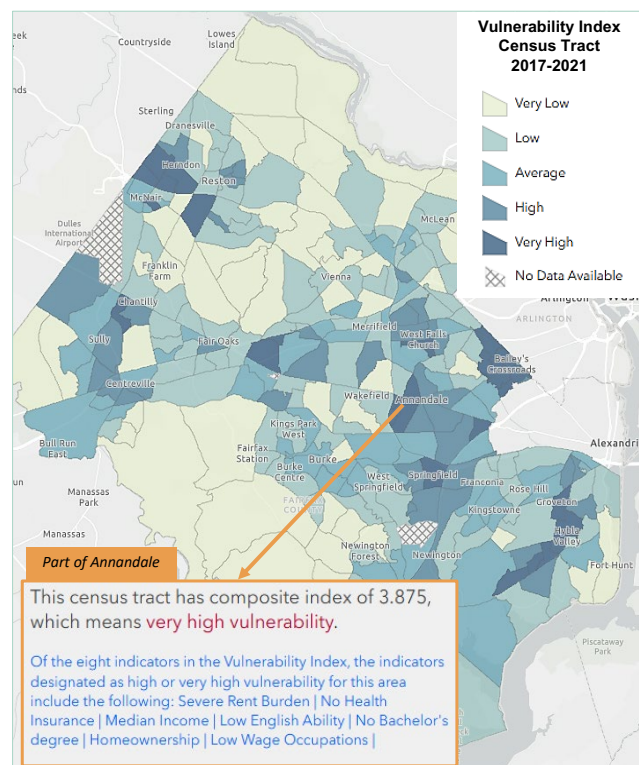
Promoting Access to Opportunity

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



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.
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.

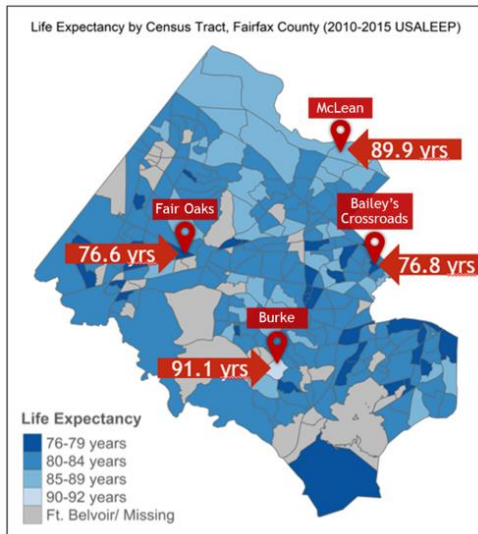


A healthy community allows all people to **achieve their full health potential** without regard for age, ability, income, or cultural or racial background.

A healthy community is **more resilient** and attracts residents, employees, and businesses.

A healthy community means that **no one is disadvantaged** because of social position or circumstance.

Planning and development actions that focus on community health are key to Fairfax County's long term success for residents, businesses, and the overall economy.



Planning for community health should:

- Use health data to inform policy development.
- Develop a new Healthy Communities element in the Comprehensive Plan Policy Plan.
- Center health equity.

Healthy Communities - Recommended Content:

- 1. Promote Active Living** – Residents can live active lives no matter their ability, where they live, or their income level.
- 2. Grow Food Systems** – Support the production and distribution of healthy, nutritious food and access to food for everyone.
- 3. Increase Social Connection** – All people are respected, understood, and connected; residents are empowered and supported to live independent lives to their fullest potential.
- 4. Enhance Green Infrastructure & Climate Health** – A healthy environment is the foundation for a healthy community; this includes the natural environment, the air, water, and the indoor environment.
- 5. Ensure Access to Healthcare and Human Services** – Provide services through a network of agencies and community partners that support the well-being of all who live, work and play in Fairfax County.

Prioritize planning policies that addresses health inequities



Updates to the Land Use section of the Policy Plan includes a consideration of emerging land use trends and topics, and an evaluation of the current section structure.

Emerging Trends in Land Use

Below are some key findings from three consultant reports tasked with exploring current trends across office, industrial, and retail.



Office

The future of office demand remains unknown. As such an expansion of the criteria for repurposing underutilized office buildings could be explored to consider location, class/age of office, proximity to amenities, and more.



Industrial

Places currently planned for industrial use continue to see redevelopment pressure. Retaining industrial land, updating guidance for existing industrially planned areas, and expanding criteria for residential redevelopment in industrial areas are key considerations.



Retail

Retail vacancy rates remain low though rates vary between type and location. Key findings include expanding allowable uses in existing retail centers, encouraging conversions that conform with expanded performance criteria, and strategically locating ground-floor retail.

Policy Organization

The Policy Plan continues to evolve over time. As future policies and planning guidelines are added, considering structural clarity and the integration of new policy guidance will be important.



Key Considerations

- How can the Land Use section be structured to allow for emerging ideas?
- How can we better incorporate existing and future appendices?



The environment is comprised of people and everything that is around us, including both living (biotic) and nonliving (abiotic) things, such as soil, water, air, other animals, plants, and fungi.

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 the direct and indirect contributions of ecosystems to humans, such as food, water, and resources, climate and flood regulation, recreation, and mental health benefits. Healthy ecosystems perform many functions. Their economic value is significant, and they protect people's investments.



Key Considerations:

- Resiliency, or, the ability to adapt to stressors such as extreme heat and weather events, flooding, and environmental degradation.
- Sustainable building and site design practices including stormwater management, bird-friendly design, energy-efficiency, waste reduction, etc.
- The preservation, enhancement, and restoration of ecological features, including remediation of environmental hazards.
- The role of each site in the creation of a healthy environment. through ecological design, native vegetation, healthy soils, healthy waterways, and enhanced biodiversity.
- Enhancing ecological integrity and connectivity within the county and across the region.
- Identifying linkages between human health and a healthy environment.
- Equity, which ensures that all people have access to environmental resources.



Fairfax County is dedicated to enhancing mobility, safety, and the quality of life for residents, businesses, and visitors through a connected multimodal transportation network. By prioritizing community values, we strive to plan, coordinate, fund, and implement innovative transportation solutions that meet the diverse needs of our growing community.

Transportation policies in Fairfax County are designed to guide the growth and development of a dynamic transportation system that supports our expanding population and workforce. These policies ensure the county is prepared to adapt to evolving transportation needs while fostering connectivity and accessibility for all.

Tell Us About Your Mobility Options

- What mode of transportation do you use most often, such as driving, public transit, walking, or biking, and why?
- What challenges do you face when traveling within Fairfax County, such as accessibility, or safety concerns?
- What improvements or changes would you like to see in the Fairfax County transportation network to make getting round easier and more efficient for you? This may include modes of transportation you would like to use and are not able to.

What are a few *ideas* for new Transportation Policy?

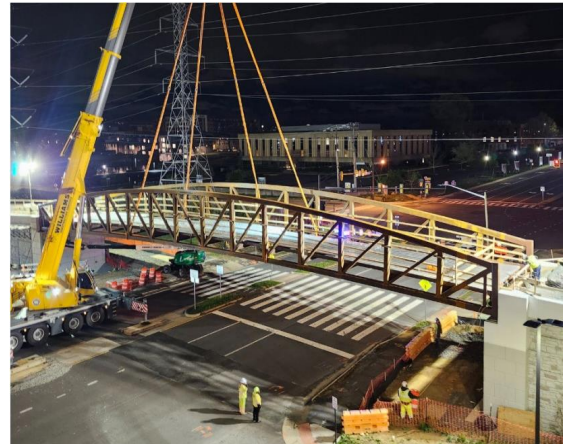
Existing Themes and Key Considerations

- Efficient, affordable, and safe movement for residents, businesses, visitors, and goods to ensure accessibility, affordability, and safety for all users.
- Well-designed and maintained networks of roads, sidewalks, trails, and transit options that accommodate diverse needs.
- Update existing transportation policy to address increased development, population growth, and travel demand.
- A Multimodal Transportation System that:
 - Ensures **safety** for all users, including, but not limited to, pedestrians, cyclists, and drivers.
 - Provides **choices**, as well as expands options, for getting around including walking, biking, and public transit.
 - Balances **efficiency** and equitably accommodates all modes of transportation for all users.
 - Increases **public transit** and **active transportation** use.
 - Promotes **cost-effective** improvements by identifying and securing funding sources for services and facilities.
 - Maintains **quality services and facilities** to ensure continued reliability of infrastructure.

This may include integrating environmentally friendly practices into planning, construction, and operations, as well as by ensuring inclusive design, and technological innovation.

We want to hear from you!

- How can Fairfax County engage with residents, business, and stakeholders to gather meaningful input on decisions and priorities?
- What are a few ways Fairfax County can ensure voices of underrepresented groups are heard and incorporated into the planning process?



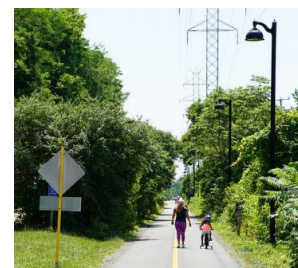
W&OD Pedestrian Bridge over Wiehle Avenue, at Sunset Hills Road, in Reston



Fairfax Connector New Electric Bus



Capital Bikeshare



Multi-use Trail, W&OD Trail

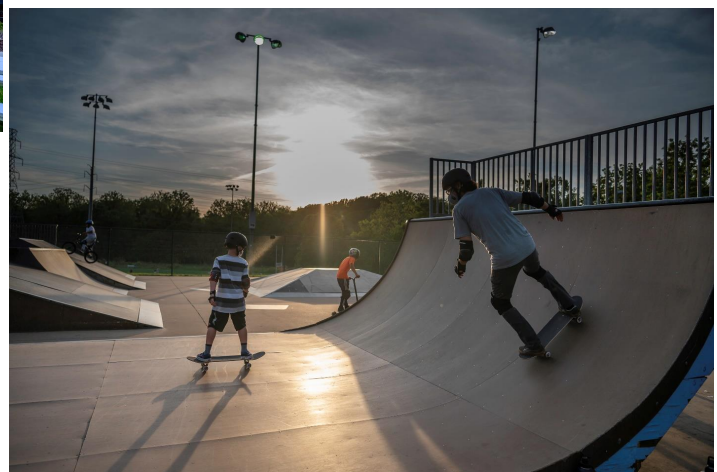
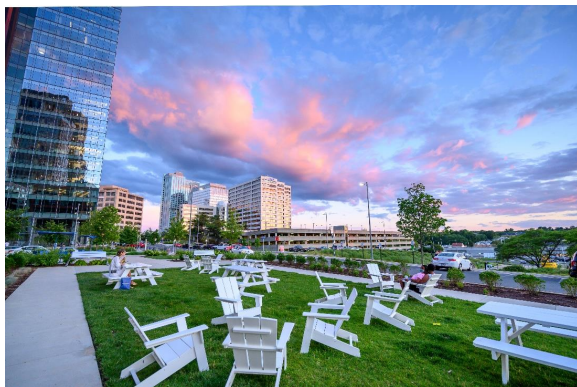


The role of the county’s nationally-recognized park system plays a vital role in shaping the landscape and quality of life for county residents. Within the context of the Comprehensive Plan, the policies on parks and recreation focus on the provision of public facilities and human services, the conservation 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?

