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PLANNING & DEVELOPMENT



Policy Plan Amendment Progress Report

A Fairfax County Department of Planning and Development Document

May 30, 2024



BOARD DIRECTION

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 has been edited and amended in parts since adoption, and 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 the project are to:

- Review, update, and streamline existing Policy Plan elements;
- Add new Policy Plan elements as needed; and
- 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.

The Policy Plan contains goals, objectives, and policies relating to eleven functional elements: Land Use, Transportation, Housing, Environment, Economic Development, Heritage Resources, Public Facilities, Human Services, Parks and Recreation, Revitalization, and Visual and Performing Arts. The Policy Plan guides planning and development activities by describing future development in the context of Fairfax County-adopted policies, goals, and strategies. The Policy Plan update will inform future planning and development decisions throughout the county. Due to the limited amount of undeveloped land remaining in Fairfax County, development is evolving from greenfield development into largely redevelopment; a factor the Policy Plan will consider.

The Policy Plan supports the four Area Plan Volumes that each provide more site-specific guidance for development in the county. This specific guidance relates to planned uses, intensity, and site design considerations to ensure development fits into the context of a community. While the Policy Plan sets the vision and informs individual site- and area-specific Plan amendments, implementation of both the Policy Plan and Area Plans is primarily through the development review process of entitlement applications.

PROJECT PLAN AND MILESTONES

The Board authorization is for the entire Policy Plan, but due to its size and scale the project is divided into two phases. Phase I focuses on the Preface, Land Use, Transportation, Environment, Parks and Recreation, Human Services, Community Health, and Equity. These elements are grouped together because they are in constant use, need modernization, and are interrelated.

The Policy Plan update has an overall project manager (Corinne Bebek), and each topic area is co-led by staff subject matter experts and primary points of contact. The project team is identified below. Note, some topic co-leads are not within the Department of Planning and Development.

- Preface – **Salem Bush**
- Land Use – **Michael Burton** and **Katrina Newton**
- Transportation – **Michael Lynskey** and **Bob Pikora** (Department of Transportation – FCDOT)
- Environment – **Carly Aubrey** and **Corinne Bebek**
- Parks and Recreation – **Ryan Stewart** and **Randall Farren** (Park Authority – FCPA)
- Human Services – **William Nance** and **Zach Larnard** (Department of Neighborhood and Community Services – NCS)
- Community Health (new) – **William Nance** and **Anna Ricklin** (Health Department – HD)
- Equity (new) – **Michelle Stahlhut** and **Lia Niebauer**

The following milestones have been completed since authorization of the Plan amendment:

- Establishment of the Planning Commission Policy Plan Committee and Planning Commission Liaisons as resources for staff;
- Staff presentations to the Planning Commission on the Policy Plan, community health, equity, the Strategic Plan, and community outreach;
- Research into the Policy Plan, its evolution, and how it is used and by whom;
- Publication of an office repurposing white paper and the State of the Plan report, both of which will help inform policy recommendations;
- Research related to office, industrial, and retail trends with a consultant, Clarion;
- Internal policy audit to assess how the current Policy Plan compares to the policies and initiatives recently adopted by the Board;
- Development of a phased, inclusive community outreach plan; and
- Status update to the Board at the May 14, 2024 Land Use Policy Committee Meeting.

Next steps include the following:

- Conducting four in-person and two virtual kick-off meetings for community outreach (May and June);
- Conducting topic specific community outreach and research (June through December);
- Attending the Planning Commission Policy Plan Committee to provide updates on the outreach process and discuss policy considerations (September through December);
- Drafting policies based on community outreach input received and best practices (starting this fall), and;
- Attending a Board of Supervisors Land Use Policy Committee to provide an update on the outreach process and initial policy considerations (anticipated in November).

The current expectation is that the Policy Plan amendment will come to the Board as one item with a single staff report; however, the topic areas will be brought to Board committee meetings on a rolling basis prior to public hearings. These topical meetings will inform the Board of progress, share feedback staff is receiving, and provide an opportunity for the Board to comment on topic areas and provide direction ahead of the staff report. Staff anticipates the public hearing process will occur in late-2025 after the release of a staff report.

Phase II will begin upon completion of Phase I, and will include the Housing, Economic Development, Heritage Resources, Revitalization, and Visual & Performing Arts elements. Ongoing amendments related to workforce dwelling unit policy and manufactured housing will follow their own established processes and timelines. Further, the Public Facilities Policy Plan Amendment was adopted by the Board on May 7th, 2024, which helped set a process framework for this amendment. Staff is monitoring ongoing Policy Plan and Area Plan amendments to ensure that lessons learned, overarching themes, and general concepts are considered with the larger Policy Plan update.

INTERNAL POLICY AUDIT

In fall 2023, staff began an internal policy audit to review existing policies in the Policy Plan as compared to other county policies and initiatives. The goal of the policy audit was to identify potential areas for streamlining, modification, or additions.

The internal policy audit reviewed eighteen Board-adopted or Board-endorsed policies and initiatives including but not limited to the Strategic Plan, One Fairfax, Resilient Fairfax, Active Fairfax, and

Community-wide Energy and Climate Action Plan (CECAP). A complete listing of the documents reviewed, with brief descriptions, is included as Attachment 1 of this document. Staff compared those documents to the 675 policies and 25 appendices in the current Policy Plan (both Phase I and Phase II).

Generally, staff found that most of the Policy Plan needs updating in some capacity to address the themes of equity, resilience, health, and access to opportunity more fully and explicitly. However, the existing Plan provides a solid policy foundation since the policies found in the current Comprehensive Plan are generally consistent with the themes and outcome areas of the Strategic Plan. The Policy Plan amendment is an opportunity to strengthen existing policies, modify policies that are challenging to implement, and recommend new policies to address gaps in the Plan.

Overview of Streamlining, Modification, and Addition

Streamlining is intended to remove duplicative or redundant policies in the Plan, while retaining policies that are working well.

Examples of potential streamlining opportunities include:

- The Environmental Quality Corridor (EQC) policy is referenced throughout different elements of the Policy Plan with varying levels of detail resulting in implementation and enforcement difficulties. Streamlining will ensure that there is one clear policy for EQC that captures all the elements currently dispersed throughout the Plan.
- Removal of outdated policies, such as recommendations for specific facility square footage based on needs and data from the late 1980s and early 1990s.

Policies identified for **modification** and modernization will better reflect the current landscape of the county and the future. Modernization is largely related to data, maps, graphics, specific square-footages, rationale for certain policies, and guidance that is outdated or based on outdated information. Modernizing the text ensures the continued applicability and relevance of the document.

Finally, the **addition** of explicit policies related to equity and community health must be considered to ensure these topics are directly addressed in the Plan and align with guiding county documents. While these topics are already implicitly considered within the current Policy Plan, the goal of this update is to ensure that they are explicitly stated to address the alignment with One Fairfax, the Strategic Plan, Resilient Fairfax, and other county documents.

The intent of these changes is to ensure the Plan's continued use as a visionary document, improve its functionality, and ensure that it is easy to understand and provides the information needed to implement the Board's policies and goals.

Key Findings from Internal Policy Audit

Preface

The preface element serves as the introduction to the Comprehensive Plan, provides a brief history of land use planning in Fairfax County, and sets the foundation for the Policy Plan through a set of visionary goals. The goals are comprehensive, encompassing every aspect of Fairfax County government. While generally consistent, the goals require updates to reflect the vision of the Ten Community Outcome Areas of the Strategic Plan. In addition, the Concept for Future Development map and justification should be incorporated into the preface to provide the framework for focused development within the County. The other sections of the preface - history, implementation, plan monitoring, and citizen participation – all require updates to account for the changes that have occurred since the publication of the information.

Finally, staff recommends revising the name of this element from Preface to Introduction to better reflect its purpose as setting the framework for the remainder of the Policy Plan.

Land Use

The land use element provides guidance and objectives for consideration of long-range planning studies and entitlement applications. Fourteen appendices have been added to the land use element over time, illustrating the need for and flexibility to respond to changing priorities. This element should continue to explore emerging topic areas such as the adequate provision of housing; evolving trends in retail and office use; and maintaining space for industrial services. Prior to policy development, additional research areas that may be considered are evaluating land use policy's impact on housing supply and affordability, and better understanding the role development plays in facilitating equitable outcomes. Other priorities include the incorporation of design and placemaking objectives within the land use section and the evaluation of both new and existing definitions of Plan terminology to enhance clarity and understanding.

Transportation

The transportation element provides guidance, objectives and recommendations related to multimodal transportation (pedestrian, bicycle, automobile, transit). It provides guidance on compatible transportation design and considerations that may also cross-reference with other county policies and goals. Transportation policies should be updated to account for increased development and travel demand, for continuation and provision of quality facilities and services, and to promote new ideas and policies adapting to the One Fairfax Policy, the Strategic Plan, the new Safe Streets for All Program, and the upcoming ActiveFairfax Transportation Plan. The Fairfax County Department of Transportation (FCDOT) is updating transportation impact analyses to include multimodal measures of effectiveness (MOEs) in addition to conventional vehicle-centric measures, such as Level of Service (LOS). Instead of one policy relating to LOS, new policies would evaluate pedestrian, bicycle, transit, vehicle, and multimodal systems. Though the Virginia Department of Transportation (VDOT) processes and requirements will remain in place, the new MOEs will be adapted to FCDOT transportation evaluations, thus new policies will be recommended.

Environment

The environment element provides guidance regarding environmental considerations that should be accounted for within both planning studies and entitlement applications. It sets the expectations related to protection of sensitive environmental areas, sustainable building and site design practices, environmental hazards, and enhancement of the natural resources within the county. While the policies in this element are strong, the element update should further align with Resilient Fairfax, CECAP, Tree Action Plan, and others to address the protection of sensitive environmental features, resiliency, increased emphasis on vegetation and biodiversity, and provision of increased sustainable building and site design practices more fully. There is an identified need for a strengthened countywide stormwater management policy as evidenced by the numerous site and area studies to address localized flooding and inadequate stormwater management. To date there are approximately 37 site- and area-specific stormwater management adopted recommendations leading to area-specific tailored approaches. There is a need to evaluate stormwater management on a countywide level to ensure consistent guidance and recommendations.

Parks and Recreation

The parks and recreation element provides guidance on parks and recreational areas within the county that should be accounted for within planning studies and entitlement applications, and guides recommendations related to natural and cultural resources. Since authorization of the Policy Plan Amendment, the Park Authority has completed the Parks, Recreation, Open Space, and Access (PROSA) Strategy, involving extensive public outreach. The Strategy aims to improve walkable access to parks and better align park investments with community needs and the Park Authority's equity goals. The PROSA Strategy will primarily guide the first phase of updates to the parks and recreation element, whereas the

Park Authority’s anticipated Needs Assessment update will inform the second phase of revisions. Updates to this element will be important to coordinate with the Park Authority Board in addition to the Planning Commission and Board of Supervisors.

Human Services

The human services element provides the framework for identifying facility needs to deliver human services within the county. However, there are many areas of this element that are outdated and need updating with more current data, metrics, and guidance. Additionally, there is substantial overlap between this element, the Public Facilities element, and the Board-directed consideration of a community health topic area within the Policy Plan. Therefore, the updates to this element will focus on eliminating redundancies, emphasizing the importance of service delivery, and identifying best practices related to the provision of services. Staff identified this element and the contemplated community health topic for coordinated outreach and research efforts; therefore, staff is consolidating the two topics for the purpose of research and outreach during 2024.

Community Health (NEW)

A new topic authorized for consideration with the Policy Plan is community health. Currently no explicit community health policy exists within the Plan which makes it challenging to implement community health-related considerations. The existing Plan contains implicit recommendations that relate to community health such as goals to increase walking, biking, and access to park space but there is a need to incorporate the topic in a more direct manner and to further align the Policy Plan with the Strategic Plan. In the past two decades, the practice of including health elements in comprehensive plans has grown and become increasingly common. Anecdotally, community health comes up in numerous community conversations on individual Plan amendments in Fairfax County, indicating an interest by residents to see health goals included in the Comprehensive Plan.

Equity (NEW)

A new topic authorized for consideration within the Policy Plan is equity. Currently no explicit equity policy exists within the Plan to give guidance for including equity considerations. While the Plan has implicit recommendations that relate to equity, such as inclusionary zoning, there is a need to incorporate the topic in a more direct manner and to further align the Plan goals with the Strategic Plan focus of promoting access to opportunity. Equity should be a guiding principle for all elements of the Policy Plan. A land use language guide is under development to modernize the Policy Plan language and serve as a resource for staff. Additionally, the Washington Metropolitan Council of Governments (MWCOC) recently adopted [regional equitable development principles](#) which will also help guide the incorporation of equity throughout the Plan.

General Findings (Not specific to any element or topic)

In addition to topic-specific changes, staff found that the covers, table of contents, graphics, maps, glossary, and nomenclature need updating as part of this process. Additionally, language will be edited to use plain terms rather than planning jargon where possible, so that the Policy Plan, and larger Comprehensive Plan, are more easily understood by the community. Further, the migration to the Encode platform will require style modifications from the current PDF format to ensure ease of use within the new format.

COMMUNITY OUTREACH PLAN

Four phases of outreach are identified for this project, starting with informational outreach with the community beginning in May 2024, to include kick-off meetings and informational stands and pop-ups at community events. There will be four in-person community kick-off meetings at county facilities and community centers, and an additional two virtual kick-off meetings. The second phase includes focused topic outreach beginning in summer 2024 and running through the end of the calendar year; this is where staff will collaborate with identified interest groups (listed in Attachment 2) on potential policy considerations. Opportunities to sign up for topic area meeting information is available on the project's [public engagement webpage](#). During this time staff will research and prepare information with the goal of starting to draft policies in the fall based on Board-adopted documents, community input received, and best practices. Staff will then compile a community feedback report during the third phase highlighting the feedback received during the first two phases of outreach and describing actions, if any, taken in response by staff in the development of draft Plan text. This outreach phase will include publication of the report and draft Plan text as well as meetings with the Board, Planning Commission, and community to further refine draft Plan text. The final phase of outreach is the public hearing process which will include publication of a staff report with draft Plan text and public hearings where feedback or public comment on the staff report and final policy recommendations is welcome. More details on the outreach process, key messages, and a listing of staff-identified groups that staff anticipates coordinating with through this project are included in Attachment 2.

Outreach materials developed for each phase of the process will include, but not be limited to, flyers, surveys, social media and web postings, Channel 16 video development, advertisements, and email distributions. These materials will also be shared on the [project webpage](#). Materials specific to each phase will be released as the phase is approaching. Understanding that extensive outreach was conducted during the development of the Strategic Plan, Resilient Fairfax, and other documents that are helping guide this Policy Plan update, the intent is to build on the previous outreach and not duplicate efforts. Staff will continue to review the outreach processes conducted by other agencies to date and work to ensure that the Policy Plan outreach process is complimentary to those efforts and provides a more land use-specific focus for consideration.

PLANNING COMMISSION AND BOARD OF SUPERVISORS COORDINATION

To support the Policy Plan amendment effort, the Planning Commission constituted a new Policy Plan Committee which held its inaugural meeting on May 25, 2023. The goal of establishing the Policy Plan Committee was to provide a forum for all Planning Commissioners to participate in Policy Plan discussions and to minimize the need for a multitude of individual Planning Commission committee meetings to address individual topics. In addition to the Policy Plan Committee, Planning Commission Liaisons are established for each topic (for Phase I). The intent of the Planning Commission Liaisons is to provide informal two-way communication, collaboration, and coordination with the staff co-leads on a topical area, to provide general policy-level consultation between the larger Policy Plan Committee meetings, and to keep the Planning Commission Chair informed of key issues. Larger policy discussions will occur with the full Policy Plan Committee to allow all Commissioners to participate in a public forum. Since the establishment of the Policy Plan Committee, staff has regularly attended to provide updates and presentations on various topics such as equity, community health and the Strategic Plan to allow for a baseline understanding of certain documents or topics ahead of any formal policy consideration discussions. Staff will also meet with the Policy Plan Committee during the fall to provide updates on the outreach process and discuss policy considerations.

Prior to the authorization of this Plan amendment, staff met with the Board of Supervisors Land Use Policy Committee to recommend the consideration of an amendment to the Board. Staff will continue to meet with the Board to provide updates on progress and solicit feedback and direction, when needed. It is anticipated that staff will attend two Land Use Policy Committee meetings in 2024, one in spring and another in fall, to provide updates on the project status, outreach progress, and feedback received. These meetings will also include presentation of any decision points that the Board should weigh in on. Staff predict the need for more regular check-ins with the Board during the 2025 calendar year upon release of the Community Feedback Report and draft policy recommendations. The goal of this frequent coordination is to have the Board opine on the progress and draft policies ahead of any public hearing process such that the feedback can be incorporated into the final draft policy recommendations and staff report prior to publication.

A full listing of past Planning Commission and Board meetings and materials related to the Policy Plan amendment can be found in Attachment 3 of this document.

CONCLUSION

The Policy Plan amendment continues to progress, and we currently anticipate presenting before the Planning Commission and Board of Supervisors in 2025; however, no public hearings are scheduled at this time. The project and associated recommendations will require input from the community, industry, county agencies, Planning Commission, and Board of Supervisors to ensure that the policies are implementable, actionable, and address the breadth of the guiding documents adopted or endorsed by the Board of Supervisors. It is anticipated that both Phase I and Phase II can be completed within the current authorization provided on December 6, 2022. While only the Policy Plan is authorized for amendment at this time, staff will track any impacts to Area Plan volumes and provide any recommendations on next steps needed in the Area Plans as part of the staff report.

CONTACT INFORMATION

Questions, comments, recommendations, and feedback regarding the project status and plan can be directed to Corinne Bebek at 703-324-1237 or Corinne.Bebek@fairfaxcounty.gov. Questions can also be directed to Kelly Atkinson at 703-324-1259 or Kelly.Atkinson@fairfaxcounty.gov. Additionally, a central email address is established for this project to receive community feedback and information requests: PlanForwardFFX@PublicInput.com.

ATTACHMENTS

- Attachment 1: Summary of Documents used for Internal Policy Audit Exercise, February 2024
- Attachment 2: Policy Plan Amendment Outreach Plan, April 2024
- Attachment 3: Consolidated Listing of Past Public Meetings, April 2024



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Policy Plan Internal Policy Audit Document Overview

As part of the Policy Plan amendment, staff reviewed the existing Policy Plan (Plan) against Board-adopted or -endorsed documents, plans, policies, and initiatives to understand where alignment needs to be made as part of this amendment process. Almost all of these documents undertook an extensive community engagement process during development. For each policy and objective staff identified what changes need to occur to address the Board authorization: no changes; update or streamline; align with guiding document; or create new policy. The goal was to raise questions and evaluate the Policy Plan, not make specific policy recommendations. The following documents, policies, and initiatives were reviewed:

- [Strategic Plan](#): The Strategic Plan sets a clear, unified, community-driven vision for the next 10-to-20-years in the county by focusing on 10 Community Outcome Areas that represent the issues of greatest importance to the community. The 10 Community Outcome Areas are Cultural and Recreational Opportunities; Economic Opportunity; Effective and Efficient Government; Empowerment and Support for Residents Facing Vulnerability; Environment and Energy; Healthy Communities; Housing and Neighborhood Livability; Lifelong Education and Learning; Mobility and Transportation; and Safety and Security.
- [One Fairfax](#): Is the joint racial and social equity policy of the Board of Supervisors and the School Board and commits the county and schools to intentionally consider equity when making policies or delivering programs and services. The policy establishes shared definitions, focus areas, processes, and organizational structure to help county and school leaders to intentionally, comprehensively, and systematically address barriers that may be creating gaps in opportunity.
- [Resilient Fairfax](#): Is a plan and program to help Fairfax County adapt and become more resilient to changing climate-related conditions such as extreme heat, severe storms, and flooding. Resilient Fairfax focuses on adaptation and resilience to address the effects of climate change.
- [Community-Wide Energy and Climate Action Plan \(CECAP\)](#): Is a community-driven plan that addresses the causes of climate change and sets ambitious goals for greenhouse gas reduction, including an overarching goal to reduce our emissions by half by 2030 and achieve carbon-neutrality by 2050. CECAP also has an accompanying Implementation Plan that describes how the recommendations should be implemented in order to lower greenhouse gas emissions in Fairfax County.
- [Fairfax County Board Environmental Vision](#): The Environmental Vision was originally adopted by the Board of Supervisors in 2004 and was most recently revised in 2017 and connects to how the county provides services while focusing on seven (7) core service areas: Land Use; Transportation; Water; Waster Management; Parks and Ecological Resources; Climate and Energy; Environmental Stewardship. While this document is not an action plan, it helps guide the environmental sustainability initiatives and programs through conservation of limited natural resources and protection of the environment.



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- [Operational Energy Strategy \(OES\)](#): The Operational Energy Strategy is intended to advance the Board's Environmental Vision through setting goals, target, and actions across 11 focus areas: Greenhouse Gas Emissions Reductions; Energy Use and Efficiency; Water Use and Efficiency; Green Buildings; Renewable Energy; Fleet Electrification; Goods and Services; Waste Management and Recycling; Awareness and Engagement; Utility Cost Management; Reporting and Collaboration. The most recent update to the OES included a new greenhouse gas emissions reduction goal and enhanced green building standards for county facilities.
- [Zero Waste Plan](#): The Zero Waste Program works to minimize solid waste in County facilities through a holistic approach. It is a philosophy, commitment, and design principle which seeks to minimize waste to close to nothing by adopting a climate-conscious approach to the flow of resources through society. While this plan is focused on municipal operations, the resources can be applied broadly.
- [Economic Success Plan](#): The Economic Success Plan is the strategic roadmap to grow and expand the economy with a vision for the community where businesses, residents, and employees of a variety of ages, abilities, and experiences want to live, work, play, learn, and thrive. The Plan focuses on high-level policy recommendations integrated with the county's overall vision and mission to help the county to expand and diversify the economy.
- [Communitywide Housing Strategic Plan](#): This Plan addresses the significant need for price-appropriate housing options for current and projected residents of Fairfax County. Phase I identifies 25 short-term strategies that can be implemented without major policy changes or sources of new revenue. Phase II is intended to include longer-term strategies for development of new tools, policies, and resources to support the production, preservation, and access of housing that is affordable to all who live and work in our community.
- [ActiveFairfax Transportation Plan](#): The ActiveFairfax Plan combines the Bicycle Master Plan and the Countywide Trails Plan into one Plan that establishes a vision and roadmap for the implementation of safe, convenient, and enjoyable streets and trails in Fairfax County. The Plan introduces a framework for advancing active transportation that includes an overarching vision statement, goals, and objectives rooted in the public feedback received, best practices, and previous planning initiatives.
- [Safe Streets for All Program](#): A comprehensive initiative to address systemic transportation safety issues for people walking, biking, and using other forms of active transportation. The program recommendations propose a framework of education, policy, planning, and programmatic and design strategies that facilitate collaboration between government and community stakeholders to improve active transportation safety and comfort.
- [SHAPE the Future of Aging](#): A strategic plan to make Fairfax County a better place to age, for older adults to live safely, independently, and with dignity. SHAPE is an acronym that includes 5 areas of focus: Services for Older Adults and Family Caregivers; Housing and Neighborhood Supports; Access to Mobility Options; Personal Well-Being; Economic Stability and Planning.

- [Tree Action Plan](#): The 2019 update to the Tree Action Plan expands and improves the framework to guide and educate residents and county staff for the protection and improvement of Fairfax County's urban forest. This plan provides guidance to our actions, and legal and policy framework to support the plan.
- [Parks, Recreation, Open Space, and Access \(PROSA\) Strategy](#): The PROSA Strategy is intended to be a high-level approach to identify and prioritize areas for park investments and improvements. It is a data-driven approach to guide park investment so that all communities have access to quality parks and recreational experiences, no matter where they are located in Fairfax County.
- [Natural Resource Management Plan](#): The Natural Resource Management Plan coordinates agency-wide efforts to achieve the resource preservation mission of the Park Authority. The plan contains 26 recommendations and is organized into four (4) main themes: Inventory and Planning; Protecting Natural Capital; Managing Wild Populations and Restoring Ecosystems; Fostering Stewardship and Expanding Natural Capital.
- [Community Health Improvement Plan](#): The Community Health Improvement Plan focuses on 7 key priorities to improve health and well-being for all who live, work, and play in our community. Because healthy communities mean more than good medical care, the plan focuses on providing all members of our community the opportunity to make healthy choices and have access to health care when they need it.
- [Zoning Ordinance](#): The Zoning Ordinance regulates land use in Fairfax County and is intended to promote the health, safety, and general welfare of the public and to implement the Comprehensive Plan for the orderly and controlled development of the County.
- [Public Facilities Manual](#): The Public Facilities Manual (PFM) provides specific engineering guidelines for the development and construction of new land development.



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Policy Plan Amendment Outreach Plan

A Fairfax County Department of Planning and Development Document
April 2024



PROJECT BACKGROUND

In December 2022, the Board authorized a Comprehensive Plan amendment to holistically update the Countywide Policy Plan for the first time since its' establishment in 1990.

The goals of a complete Policy Plan Update are to:

- review, update, and streamline existing Policy Plan elements;
- add new Policy Plan elements as needed; and
- ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives.

The Policy Plan contains goals, objectives, and policies relating to eleven functional elements: Land Use, Transportation, Housing, Environment, Economic Development, Heritage Resources, Public Facilities, Human Services, Parks and Recreation, Revitalization, and Visual and Performing Arts. The Policy Plan guides planning and development activities by describing future development patterns in Fairfax County and protecting natural and cultural resources. The Policy Plan update will help inform future planning and development decisions throughout the county.

The project area includes all of Fairfax County and all who live and work in the county, and they are encouraged to participate in the project's community engagement opportunities. The Policy Plan Update is a multi-year, multi-phase process, with Phase 1 focusing on the topics of the Preface, Land Use, Transportation, Environment, Parks and Recreation, Human Services, Community Health, and Equity. Public hearings before the Planning Commission and Board of Supervisors are not yet scheduled.

OUTREACH PROCESS

The Policy Plan will utilize the County's Inclusive Community Engagement framework to inform the outreach process and build upon previous engagement efforts associated with the Countywide Strategic Plan, Resilient Fairfax, and other similar initiatives. Staff presented this outreach plan to the Planning Commission at meetings in May and April of 2024. This framework has four levels – or phases – of engagement: understand, contribute, collaborate, and decide. The goals of the outreach process are as follows: strive to reach as many community members as possible; create clear messages; employ new tools and techniques; provide engagement opportunities in multiple formats; and maximize existing county resources. This outreach will be successful based on meeting these goals.

The first phase of outreach (understand) consists of informational outreach with the community to include kick-off meetings, surveys, and informational stands and pop-ups at community events in May and June 2024. Key messages for this phase will focus on general project details, to include an overview of the Comprehensive Plan and Policy Plan and how it impacts development in the county. We will also ask people what they enjoy about their community and what could be improved, as well as their vision for the future of Fairfax. Staff will solicit input during this phase and compile this feedback, by theme, in a document to be posted to the project website and provided to the Board of Supervisors (Board) and Planning Commission (PC) to help inform future policy considerations.

The second phase (contribute) includes focused topic outreach beginning in June 2024 and running through December 2024. Informing this phase are the internal policy audit staff completed earlier in the year, additional staff and consultant research, and feedback received in phase one. In this phase, staff will jointly collaborate with county agencies; Boards Authorities and Commissions (BACs); stakeholder groups; community members; industry; and other governmental agencies on potential policy

considerations. Meeting as groups by topic will provide a variety of perspectives and result in more comprehensive policy recommendations. A full listing of groups for this phase of outreach is included later in this report. Key messages for this phase will focus on specific topics of interest; research considerations that are informed by our first phase of outreach; and initial conversations about various policy considerations. Like the first phase, staff will prepare a document which incorporates all feedback received during this outreach phase and provide this to the Board, PC and post it on the project website. Finally, staff anticipates discussing this feedback and potential policy considerations with the PC and Board at committee meetings beginning in September 2024 and continuing through December 2024.

The third phase (collaborate) will consist of the publication of a community feedback report highlighting the feedback received during the first two phases of outreach and describing actions, if any, taken in response by staff. This phase will also include draft Plan text for consideration, based on the community feedback report and first two phases of outreach. Staff will meet with the Board, PC, and community to discuss this report and draft Plan text in advance of preparing a staff report. Key messages for this phase will focus on the feedback report and draft Plan text, ensuring we heard the community's feedback clearly, and responding to opportunities to include additional or missing text. Staff anticipates this phase to begin in January 2025 and conclude in May 2025.

The final phase of outreach (decide) is the public hearing process which will include publication of a staff report with draft Plan text, and public hearings where feedback or public comment on the staff report and final policy recommendations are welcome. Staff will publish this staff report five (5) weeks prior to the Planning Commission public hearing, per standard division process. Key messages include staff's recommendations based on community feedback and staff analysis. Staff anticipates this phase to begin in June 2025 and conclude in the fall of 2025.

Outreach materials developed for each phase of the process will include, but is not limited to, flyers, surveys, social media and web postings, video development, advertisements, and email distributions. These materials will also be shared on the project webpage. Materials specific to each phase will be released as the phase is approaching.

To understand more about planning in Fairfax County and how the Plan Amendment process works, the Department of Planning and Development's Planning Division worked with a consultant to develop a series of Planning 101 videos, accessed [here](#). These videos are helpful background information for those that are interested in learning more about the planning process ahead of the outreach kick-off planned for May 2024.

IDENTIFIED OUTREACH GROUPS

Below is a list of groups staff identified for coordination throughout this project. This listing is not intended to exclude any interested group and groups will be added as they are identified. Staff is developing a mechanism through our web presence allowing any group to request information or a smaller, focused, meeting. Additionally, a central email address is established for this project to receive feedback and information requests: PlanForwardFFX@PublicInput.com. Staff and the groups listed below will discuss the appropriate level of engagement through either small meetings, group presentations, or other mechanism determined jointly by staff and the group.

County Agencies

- Board of Supervisors
- Department of Cable and Consumer Services
- Department of Code Compliance
- Department of Family Services
- Department of Management and Budget
- Department of Planning and Development
- Department of Procurement and Materials Management
- Department of Vehicle Services
- Department of Economic Initiatives
- Department of Emergency Management and Security
- Department of Housing and Community Development
- Department of Information Technology
- Department of Neighborhood and Community Services
- Department of Public Affairs
- Department of Public Works and Environmental Services
- Facilities Management Department
- Fairfax Community Services Board(s)
- Fairfax County Department of Transportation
- Fairfax County Public Library
- Fairfax County Park Authority
- Fairfax County Public Schools
- Fire and Rescue Department
- Health Department
- Land Development Services
- Office of the County Attorney
- Office of the County Executive
- Office of Environmental and Energy Coordination
- Office of Human Rights and Equity Programs
- Planning Commission
- Police Department

Governmental Organizations

- Amtrak
- Federal Aviation Administration
- Federal Emergency Management Agency
- Fort Belvoir
- George Mason University VA Climate Center
- Interstate Commission on the Potomac River Basin
- Lake Barcroft Watershed Improvement District
- Local Universities
- MWAA
- MWCOG
- Mid-Atlantic Regional Integrated Sciences and Assessments
- National Park Service
- Natural Resource Conservation Service
- Northern Virginia Soil and Water Conservation District
- Northern Virginia Regional Park Authority
- Northern Virginia Regional Commission
- Occoquan Watershed Monitoring Laboratory
- U.S. Army Corps of Engineers
- Upper Occoquan Service Authority
- Virginia Cooperative Extension
- Virginia Department of Conservation Resources
- Virginia Department of Environmental Quality
- Virginia Department of Forestry
- Virginia Department of Health
- Virginia Department of Transportation
- Virginia Department of Wildlife Resources
- Virginia Department of Rail and Public Transportation
- Virginia Institute of Marine Sciences
- Virginia Marine Resources Commission
- Virginia Railway Express
- WMATA

Industry

- American Planning Association
- Columbia Gas of Northern Virginia
- Cox
- Dominion Energy
- Fairfax Water
- Home Innovation Research Labs
- INOVA
- Land Use Attorney Working Group
- NVBIA/NAIOP
- Northern Virginia Electric Cooperative
- Smart Growth America
- Tysons Community Alliance
- United States Green Building Council
- Urban Land Institute
- Verizon
- Viridiant
- Washington Gas

Boards, Authorities, and Commissions (BACs)

- Advisory Social Services Board
- Affordable Dwelling Unit Advisory Board
- Airports Advisory Committee
- Alcohol Safety Action Program Local Policy Board
- Athletic Council
- Burgundy Village Community Center Operations Board
- Childcare Advisory Council
- Commission for Women
- Commission on Aging
- Community Action Advisory Board
- Community Services Board
- Environmental Quality Advisory Council (EQAC)
- Fairfax Area Commission on Aging
- Fairfax Area Disability Services Board
- Fairfax Community Long Term Care Coordinating Council
- Healthcare Advisory Board
- Human Services Council
- Long Term Care Coordinating Council
- McLean Community Center Governing Board
- Mount Vernon District Parks Public Input Committee
- Park Authority Board
- Redevelopment and Housing Authority
- Reston Community Center Board
- Southgate Community Center Advisory Council
- Trails, Sidewalks, and Bikeways Committee
- Transportation Advisory Commission
- Tree Commission
- Upper Occoquan Sewage Authority
- Water Authority
- Wetlands Board
- Young Adults Advisory Council
- Youth Basketball Council Advisory

Organizations

- 350 Fairfax
- Alice Ferguson Foundation
- Baileys Crossroads Seven Corners Revitalization Corp (now Crossroads & Corners Coalition)
- Chesapeake Climate Action Network
- Clean Fairfax
- Coalition for Smarter Growth
- Community Foundation of Northern Virginia
- DCA South-of-Airport Committee
- Earth Sangha
- EcoLatinos
- Fairfax Area Chambers of Commerce
- Fairfax Alliance for Better Bicycling
- Fairfax County Federation of Citizens Associations

- Fairfax County Restoration Project
- Fairfax Employees for Environmental Excellence
- Fairfax Families for Safe Streets
- Fairfax Food Council
- Fairfax Healthy Communities
- Fairfax ReLeaf
- Faith Alliance for Climate Solutions
- Friends of Accotink Creek
- Friends of Dyke Marsh
- Healthy Environment & Active Living Team
- Great Falls Citizens Association
- Green Muslims
- Greener Mason Advisory Council
- League of Women Voters
- Master Naturalists
- McLean Citizens Association
- Mid-Atlantic Off-road Enthusiasts
- Mount Vernon Council of Citizens' Association
- Multicultural Advisory Council
- Nature Forward
- NAACP
- Northern Virginia Conservation Trust
- Northern Virginia Health Foundation
- Partnership for a Healthier Fairfax
- Plant NOVA Natives
- Potomac Conservancy
- Reston Association
- Resilient Virginia
- Sierra Club
- South County Federation
- Southeast Fairfax Development Corp
- The Clifton Institute
- The Nature Conservancy
- Tree of Life Community
- Virginia Master Naturalists
- Virginia Native Plant Society
- Virginia Outdoors Foundation
- Virginia Public Health Association
- Washington Area Bicycle Association
- YIMBYs

Other Jurisdictions

- Arlington County
- City of Alexandria
- City of Fairfax
- City of Falls Church
- Loudoun County
- Montgomery County
- Town of Herndon
- Town of Vienna
- Town of Clifton
- Prince William County
- Washington, DC

Land Use Groups

- Braddock District Land Use Committee
- Dranesville District Land Use Committee
- Franconia District Land Use Committee
- Hunter Mill District Land Use Committee
- Mason District Land Use Committee
- Mount Vernon District Land Use Committee
- Springfield District Land Use Committee
- Sully District Land Use Committee

Past Planning Commission (PC) and Board of Supervisors (BOS) Meetings
Plan amendment 2022-CW-2CP

November 22, 2022 – BOS Land Use Policy Committee

- Topic: Staff presentation recommending Policy Plan amendment Authorization.
- Materials:
 - [Agenda](#)
 - [Policy Plan Review Process Presentation](#)
- Recording: [November 22, 2022 Land Use Policy Committee \(fairfaxcounty.gov\)](#)

December 6, 2022 – Board of Supervisors Meeting

- Topic: Policy Plan Amendment Authorization
- Materials:
 - [Board Summary of Authorization](#) page 37 item 34
- Recording: [December 6, 2022 Board of Supervisors Meeting \(fairfaxcounty.gov\)](#)

May 25, 2023 – PC Policy Plan Committee

- Topic: First meeting of PC Policy Plan Committee and introduction to project.
- Materials:
 - [Agenda](#)
 - [Project Management Presentation](#)
- Recording: [May 25, 2023 PC Committees \(fairfaxcounty.gov\)](#)

July 13, 2023 - PC Policy Plan Committee

- Topic: Community engagement and presentation/discussion on State of the Plan (SOTP) and office building repurposing.
- Materials:
 - [Agenda](#)
 - [Community Engagement Presentation](#)
 - [State of the Plan Presentation](#)
 - [Office Building Repurposing Presentation](#)
- Recording: [July 13, 2023 PC Policy Plan Committee \(fairfaxcounty.gov\)](#)

July 18, 2023 – BOS Economic Advisory Commission

- Topic: Community engagement and presentation/discussion on State of the Plan (SOTP) and office building repurposing.
- Materials:
 - [Agenda](#)
 - [Building Conversions Presentation](#)
- Recording: [July 18, 2023 Economic Advisory Committee \(fairfaxcounty.gov\)](#)

Past Planning Commission (PC) and Board of Supervisors (BOS) Meetings
Plan amendment 2022-CW-2CP

November 16, 2023 – PC Policy Plan Committee

- Topic: New Project Manager update and equity presentation/discussion.
- Materials:
 - [Agenda](#)
 - [Liaison Assignments](#)
 - [Project Management Presentation](#)
 - [Equity Presentation](#)
- Recording: [November 16, 2023 PC Policy Plan Committee \(fairfaxcounty.gov\)](#)

February 15, 2024 – PC Policy Plan Committee

- Topic: Internal Policy Audit (formerly known as Crosswalk), End Product, and Community Health
- Materials:
 - [Agenda](#)
 - [Project Management Presentation](#)
 - [Community Health Presentation](#)
- Recording: [February 15, 2024 PC Policy Plan Committee \(fairfaxcounty.gov\)](#)

March 7, 2024 – PC Policy Plan Committee

- Topic: Strategic Plan Overview and Proposed Outreach Plan
- Materials:
 - [Agenda](#)
 - [Strategic Plan Overview Presentation](#)
 - [Proposed Outreach Plan Presentation](#)
- Recording: [March 07, 2024 PC Policy Committee \(fairfaxcounty.gov\)](#)

April 4, 2024 – PC Policy Plan Committee

- Topic: Finalized Outreach Plan
- Materials:
 - [Agenda](#)
 - [Finalized Outreach Plan Presentation](#)
 - [Handout](#)
- Recording: [April 04, 2024 PC Schools & Policy Committees \(fairfaxcounty.gov\)](#)

May 14, 2024 – BOS Land Use Policy Committee

- Topic: Status Update on Policy Plan Amendment
- Materials:
 - [Agenda](#)
 - [Policy Plan Status Update Presentation](#)
- Recording: [May 14, 2024 Land Use Committee \(fairfaxcounty.gov\)](#)