



Policy Plan Amendment (2022-CW-2CP) Environment

Joint Meeting

Planning Commission Environment Committee
Environmental Quality Advisory Council

May 23, 2024



Policy Plan Amendment

Agenda



1. Background
2. Elements of Board Authorization
3. Topical Areas
4. Timeline

Policy Plan Amendment

Purpose of Comprehensive Plan and Relation to Regulatory Documents



- Comprehensive Plan Policy Plan: Provides countywide guidance on land use vision along with goals, objectives, and policies to achieve the vision.
- Comprehensive Plan Area Plan Volumes: Provide specific guidance and considerations to ensure compatible development within an identified area.
- Zoning Ordinance: Regulates land use and implements Comprehensive Plan for the orderly and controlled development of the County.
- Public Facilities Manual (PFM): Provides guidelines governing the design of new development.

Policy Plan Amendment Background

- Established in 1990
- Updated on ad-hoc basis
- Appendices added over time
- Need for holistic review



Policy Plan Element	Created
Preface	1990
Land Use	1990
Transportation	1990
Housing	1990
Environment	1990
Economic Development	1997
Heritage Resources	1990
Public Facilities	1990
Human Services	1990
Parks & Recreation	1990
Revitalization	2002
Visual & Performing Arts	2010

Policy Plan Amendment

Board Authorization

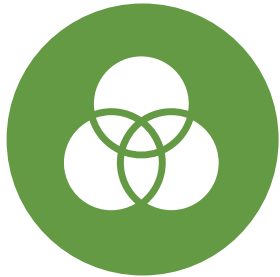


Update and Streamline

1. Trends and looking forward
2. Eliminate obsolete, redundant, or superseded policies
3. Update to reflect new policies and priorities
4. Ensure references, data, and other information is accurate

Policy Plan Amendment

Board Authorization



**Align with
Strategic
Plan and One
Fairfax**

1. Ensure policies are in harmony with the Countywide Strategic Plan
2. Consider relationship to Community Outcome Areas of the Strategic Plan
3. Ensure policies are in harmony with One Fairfax Policy
4. Align with additional Board-adopted and -endorsed policies and plans

Policy Plan Amendment

Board Authorization



Consider adding new policies and/or integrating into existing Policy elements:



Add New
Policies

- Equity
- Community Health
- Resilience

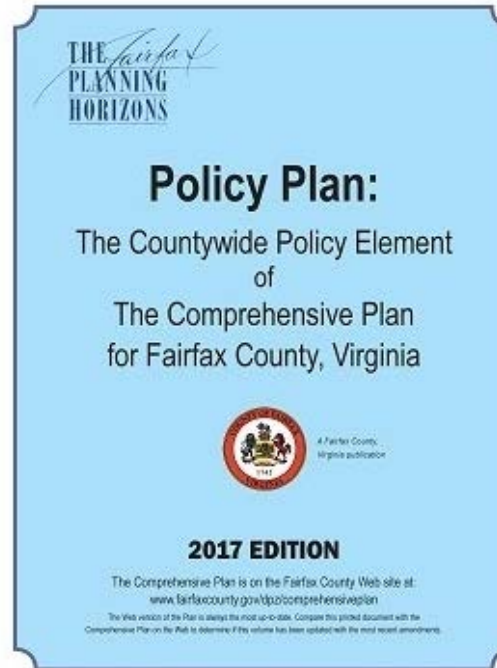
Policy Plan Amendment

Overview of Phases and Topics



Phase I

- Preface
- Land Use
- Transportation
- Environment
- Parks and Recreation
- Human Services
- New: Community Health, Equity



Phase II

- Housing
- Economic Development
- Heritage Resources
- Revitalization
- Visual & Performing Arts
- Chesapeake Bay Supplement*

*May overlap with Environment work in Phase I

Policy Plan Amendment

Policy Plan Overview



- Total Objectives, Policies, and Appendices in Policy Plan (excluding Public Facilities Element)
 - 103 Objectives
 - 63 Objectives need modification/new policies to address Board documents
 - May need new Objectives to address new policies
 - 40 Objectives need minor editorial changes to bring into present/future
 - 474 Policies
 - Almost all need to be updated in some capacity (refined, modernized, edited, removed)
 - 25 Appendices
 - Some can be removed based on Zoning Ordinance overlap

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

We
Are
Here

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



Policy Plan Amendment

Contact Information



- To learn more about the project, visit our project webpage:
[Plan Amendment 2022-CW-2CP | Planning Development \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/planning-development/2022-cw-2cp)
- To review the current Policy Plan, please visit: [Policy Plan \(encodeplus.com\)](https://www.encodeplus.com)
- To provide comments or potential policy considerations please contact:
PlanForwardFFX@PublicInput.com
- For questions related to the Environment element, please contact the Environment Co-Leads:
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Environment Element: Board of Supervisors Open Space Goal

“Fairfax County should support the conservation of appropriate land areas in a natural state to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life.”

Environmental Protection Goal

“The amount and distribution of population density and land uses in Fairfax County should be consistent with environmental constraints inherent in the need to preserve natural resources and to meet or exceed federal, state and local standards for water quality, ambient air quality and other environmental standards.”



Environmental Protection Goal

“Small areas of open space should also be preserved in already congested and developed areas for passive neighborhood uses, visual relief, scenic value, and screening and buffering purposes.”

Environmental Concerns

“This element of the Plan focuses primarily on environmental concerns which impact, or are impacted by, the development of land.”

Countywide Objectives and Policies are grouped into three broad categories:

- Environmental Pollution
- Environmental Hazards
- Environmental Resources

Environmental Pollution

1. Preserve and improve air quality.
2. Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.
3. Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.
4. Minimize human exposure to unhealthful levels of transportation generated noise.
5. Minimize light emissions to those necessary and consistent with general safety.

Environmental Hazards

- 6.** Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.
- 7.** Minimize the exposure of new development to the potential of flood impacts.
- 8.** Minimize the exposure of county residents to potential pipeline ruptures and explosions and avoid hazards from electrical transmission and distribution facilities.

Environmental Resources

- 9.** Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.
- 10.** Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.
- 11.** Promote the use of open space/conservation easements as tools to preserve environmental resources.

Environmental Resources

12. Improve the identification and mitigation of environmental impacts, and the monitoring and enforcement of environmental policies as applied to land disturbing activities.

13. Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

PC's Environment Committee Topic Areas for Environment Element of Plan Update

Organized for discussion only by:

- * Climate
- * Landscape
- * Neighborhood
- * Site

The Climate

- Resiliency
 - Reverse Heat Islands, equitable tree canopy
 - Reduce risks of flooding
- Climate & Energy
 - Compact development near public transportation
 - EV charging facilities
 - Ped/Bike infrastructure
 - Green Buildings
 - Data Centers
- Water Quality and Water Supply
 - Salt management (DEQ Salt Mgmt Strategy & Data Centers)
 - Medical facilities (hospitals, assisted living) on septic
 - Septic / Wells

The Landscape

- Intact floodplains, RPAs, EQCs – Ecological Corridors
 - Limit encroachments
- Biodiversity and restoration of degraded ecosystems
 - Remove invasive plants
 - Plant NOVA Natives
 - Expand tree canopy
 - Avoid fragmentation of open space

The Neighborhood

Sustainable, Equitable, Resilient Communities

LEED Neighborhood Design (ND) – Green Neighborhood Development for compact, walkable, mixed-use neighborhoods.

“Transit, comfortable walking/biking, convenient access to shops, services, public spaces, and meeting places. Avoids fragmentation of wildlife habitat. Has parks, plazas, playing fields, trees, controls runoff and heat island effects. Community gardens, social interaction, physical activity. Housing types for a range of incomes, ages, abilities, and allows families and community to remain as circumstances change.”

The Site

- Better Site design
 - Identify and protect environmental features
 - Minimize grading
 - Protect and amend soils

 - Preserve mature tree stands
 - Use Low-impact development (LID) / green infrastructure first
 - Design bird-friendly buildings

 - Solar orientation, solar, and solar-ready

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