

# Policy Plan Workshop

Planning Commission Policy Plan Committee  
October 30, 2025



PLANNING & DEVELOPMENT



# Policy Plan Amendment

## DRAFT Changes



- Proposed additions to published draft text are shown as underlined with yellow highlight.
- Proposed removals to published draft text are shown as ~~strikethrough with blue highlight~~.

*Note: All text shown on subsequent slides is in draft form and will be published after the 10/30/2025 Planning Commission Policy Plan Committee Workshop and may be subject to additional edits based on feedback.*

# Policy Plan Amendment

## Overview Element DRAFT Changes



Page 9: “...The Policy Plan applies countywide and its purpose is to provide a concise statement of objectives, policies, and guidelines for implementing the county's goals about the future development pattern of the built environment and the preservation of the natural and cultural resources in Fairfax County. The Area Plans provide more specific guidance pertaining to individual community needs and resources from the Planning District down to the Community Planning Sector level. The Policy Plan and Area Plans work together to ensure a cohesive vision for the community is achieved while respecting established neighborhoods and environmental and heritage resources. Both the countywide policy embodied here and the more specific guidelines in the Concept for Future Development and Land Classification System, as shown in Figure 2, are to be used together to give direction to the Area Planning process. ~~The Area Plans give more site-specific guidance, from the Planning District down to the Community Planning Sector level~~

# Policy Plan Amendment

## Land Use Element DRAFT Changes



Page 2

**Objective 1: Provide a clear future vision for the physical development of the county and maintain, enhance, and create attractive, unique, prosperous, harmonious, and efficient communities.**

Policy a. Designate areas of the county planned for specific uses through the Concept for Future Development, Comprehensive Land Use Plan Map, Area Plans, and other development policies while respecting established neighborhoods to ensure new development integrates with existing neighborhoods and reinforces a well-designed, inclusive built environment.

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## Land Use Element DRAFT Changes



Page 6

**Objective 5: Encourage a diverse, innovative housing stock with a mixture of types and forms to provide residents with choices and allow them to live in the County throughout multiple stages of life.**

**Policy b. Encourage innovative approaches to developing diverse housing options and forms that advance county goals, including the creation of affordable housing. Encourage innovation in the development of new forms and types of housing that support county goals, including affordable housing.**

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## Land Use Element DRAFT Changes



Page 11

**Objective 15: Encourage, within the County’s designated community revitalization areas and community revitalization districts, the implementation of a revitalization program to encourage support economic growth, as described in the Revitalization element.**

**Policy b. Actively encourage connections among local groups and regional nonprofit revitalization groups that offer services such as community service and land use planning.**

### CRITERIA FOR DEVELOPMENT AND REDEVELOPMENT

Fairfax County expects new residential and nonresidential development and redevelopment to enhance the community by: fitting into the fabric of the neighborhood and broader community, respecting the environment and established neighborhoods, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site-specific considerations of the property. In addition to Countywide policies and objectives found throughout the Policy Plan - including the Environment and Transportation Elements - and the specific Area Plans the following criteria are to be used in evaluating replanning and zoning requests for new residential and non-residential development, as applicable given the nature of the request. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

# Policy Plan Amendment

## Transportation Element DRAFT Changes



Page 5:

**Objective 8: Implement transportation solutions that minimize adverse community and environmental impacts.**

Policy b. Plan and design multimodal transportation facilities and services to ~~avoid or~~ minimize adverse impacts on environmentally sensitive areas and resources.

~~Development of hard surface trails and paths may be considered provided a plan is implemented to restore disturbed areas.~~

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## Transportation Element DRAFT Changes



Page 5:

**Objective 8: Implement transportation solutions that minimize adverse community and environmental impacts.**

Policy c. Promote sustainable transportation options in communities through environmental stewardship in all new and revitalized development projects. ~~Promote the creation of sustainable, and inclusive communities through environmental stewardship and equitable access to transportation in all new and revitalized development projects (e.g., green open spaces).~~

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## Transportation Element DRAFT Changes



Page 5:

**Objective 9: Facilitate equitable, inclusive, and collaborative engagement with community members and stakeholders in multimodal planning, initiatives, and projects.**

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## Resources and Contact Information



- To review the Staff Report, please visit: [Staff Report for Plan Amendment 2022-CW-2CP \(Policy Plan Amendment\) - Fairfax County, VA](#)
- To review the current Policy Plan, please visit: [Policy Plan \(encodeplus.com\)](#)
- To learn more about the project and review past materials, please visit: [Plan Amendment 2022-CW-2CP | Planning Development \(fairfaxcounty.gov\)](#)

## Questions and Discussion

