

Policy Plan Amendment: Check-in Before Public Hearings

Planning Commission Policy Plan Committee
October 9, 2025



PLANNING & DEVELOPMENT



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; PC/BOS Public Hearings; Commencement of Phase II

We
Are
Here

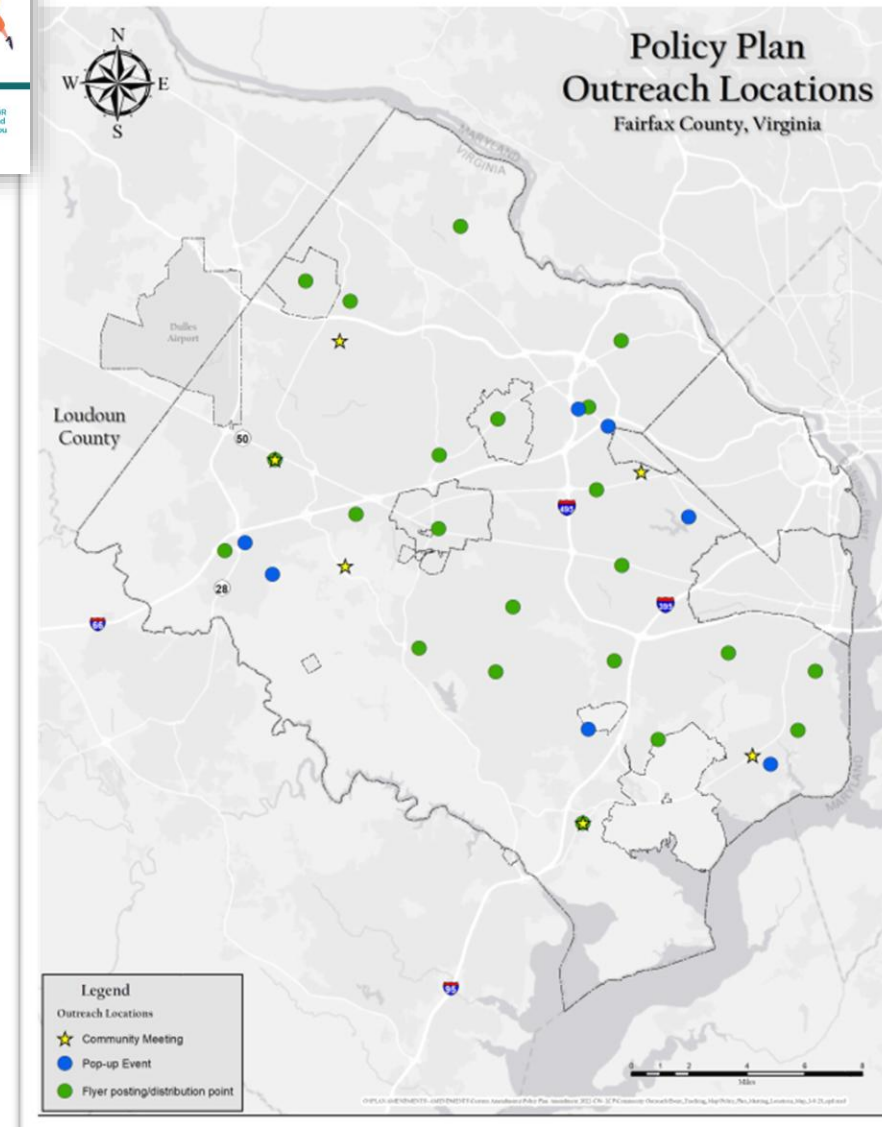


Policy Plan Amendment Outreach

- 26 Community Meetings
 - Virtual and In-Person
- 15 Pop-up Events
 - Farmer's Markets; Back-to-School; Bike to Work Day
- 8 Board of Supervisors Meetings
 - Land Use Policy Committee (6)
 - Economic Advisory Committee (1)
 - Economic Initiatives Committee (1)
- 16 Planning Commission Meetings
 - Policy Plan Committee
- Industry Coordination
 - Land Use Attorneys; NVBIA/NAIOP; ESI
- Extensive County Agency Collaboration



PLAN
FORWARD



Policy Plan Amendment

Comprehensive Plan Overview Changes



Sections of the Comprehensive Plan Overview

- Contextual Land Use Planning Narrative (Substantial updates)
- Land Use Vision and Goals (Substantial updates)
- Legal Authority, Purpose, and Scope (Editorial revisions)
- Implementation, Review, and Community Participation (Editorial revisions)

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Healthy Communities Element (New!)

- **First** health-focused element in Fairfax County's Comprehensive Plan.
- Introductory language provides context for **place-based** solutions for health priorities.
- Five objectives and 36 actionable policies **encourage** healthy environments and **promote** healthy behaviors.
- Policies **complement** other elements in the Plan and integrate equity perspective.



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Land Use Element Changes



- **Structural Updates**

- 12 Broad Headings
- Integrated the Appendices into Policy Objectives and Development Criteria
- Streamlining Policy and Reducing Redundancy

- **New And Expanded Policy Areas**

- Placemaking
- Visual Arts
- Suburban Village Centers
- Equity & Displacement
- Flexibility in Mixed-Use Centers
- Maintaining a Diverse Economy (flexibility)
 - Office Repurposing
 - Industrial Preservation
- Data Centers



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Transportation Element Changes

New	Objectives/Sections	Policy Themes/Updates
1	Multimodal Transportation System	Movement of people, balance and use multimodal travel options
2	Land Use & Transportation	Align land use and transportation into a complementary system
3	Active Transportation	Develop, enhance and promote walkable and bikeable communities
4	Public Transportation	Increase use, improve facilities/services, expand Metrorail and BRT options
5	Safety	Prioritize safety for people who use transportation facilities, services
6	Transportation Demand Management (TDM)	Promote transit, flexible work schedules, to reduce SOVs, congestion
7	Technology & Infrastructure	Improve, emphasize multimodal operations, innovative strategies
8	Transportation Solutions	Minimize adverse impacts on community, environment, sensitive areas
9	Community Engagement	Collaborate with public and stakeholders for planning, initiatives, projects
10	Funding	Seek funding sources, partnerships, to support plans and improvements
	Appendices 1-4	New terms, updated maps, revised standard cross-sections
	Glossary	Added new and updated terms, removed outdated terminology

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Environment Element Changes



- Streamlined to reduce redundancies and outdated information.
- Updated policies to align with CECAP, Resilient Fairfax, and the Operational Energy Strategy (OES).
 - LEED Certified to LEED Silver for residential development in activity centers,
 - Mitigate against urban heat island effect, and
 - Account for potential flood risks and projected climate change impacts to ensure resiliency of the built environment.
- Formalized policies:
 - R-C District 50% undisturbed open space,
 - Bird-friendly design, and
 - Natural landscaping.
- Development of countywide stormwater management guidance.



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Parks & Recreation Element Changes

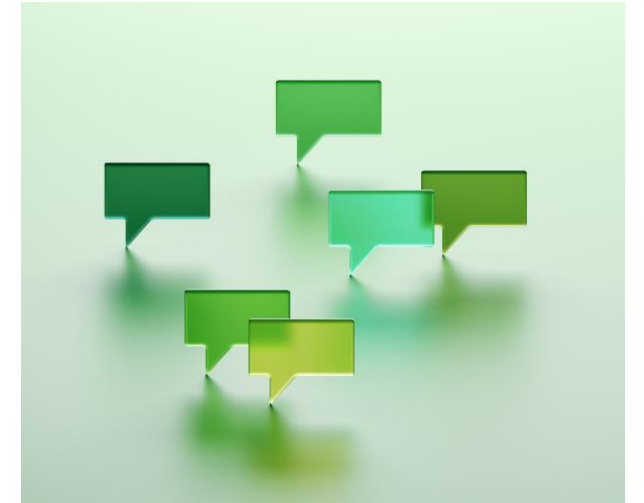


- Changes include updates to address equity and incorporation of the Parks, Recreation, Open Space, and Access (PROSA) Strategy into the element:
 - Improve 10-minute walk access to FCPA parks.
 - Enhance access to complete park experiences.
 - Enrich habitat connectivity between environmental corridors.
 - Analyze and prioritize recreation needs and projects with an equity lens.
- Policy text amendments recognize equitable access to parks and recreation.
- New Objective 7 on the PROSA Strategy framework.

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Next Steps

- Planning Commission Public Hearing
 - October 15, 2025
- Board of Supervisors Public Hearing
 - November 18, 2025



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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

