

**FAIRFAX COUNTY PLANNING COMMISSION
POLICY PLAN COMMITTEE
THURSDAY, JUNE 5, 2025**

PRESENT: Phillip A. Niedzielski-Eichner, At-Large, Chairman
Timothy J. Sargeant, Commissioner At-Large, Vice Chairman
Mary D. Cortina, Braddock District
Alyssa Batchelor-Causey, Dranesville District
Chris Landgraf, Franconia District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Jeremy Hancock, Providence District
James Thomas, Springfield District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large

ABSENT: Alis Wang, Mason District

OTHERS: Kelly Atkinson, Director, Planning Division (PD)
Department of Planning and Development (DPD)
Corinne Bebek, PD, DPD
Ryan Stewart, PD, DPD
Michelle Stahlhut, PD, DPD
Katrina Newton, PD, DPD
Carly Aubrey, PD, DPD
Anna Ricklin, Fairfax County Health Department
Robert Pikora, Transportation Planning Division,
Fairfax County Department of Transportation (FCDOT)
Larry Zaragoza, Chairman,
Fairfax County Environmental Quality Advisory Council (EQAC)
Mike Champness, Dranesville District Representative and Chairman,
Fairfax County Transportation Advisory Commission (TAC)
Christie Garton, Fairfax Area Disability Services Board and Vice Chairman, TAC
Kathryn Alesgaf, Providence District Representative, TAC
Robert Cosgriff, Vice Chairman, Braddock District,
Trails, Sidewalks and Bikeways Committee
Samantha Lawrence, Senior Deputy Clerk, Planning Commission,
Department of Clerk Services

ATTACHMENTS

- A. POLICY PLAN AMENDMENT – FEEDBACK AND NEXT STEPS –
PRESENTATION

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Chairman Niedzielski-Eichner called the Policy Plan Committee meeting to order at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Niedzielski-Eichner voiced his appreciation for staff's work, which was led by Kelly Atkinson, Director, Planning Division (PD), Department of Planning and Development (DPD), on the 2025 Countywide Site-Specific Plan Amendment process, the way in which the information was presented, which allowed the Commission to get to the decision-making process. He introduced Mike Champness, Dranesville District Representative and Chairman, Fairfax County Transportation Advisory Commission (TAC), Robert Cosgriff, Vice Chairman, Braddock District, Trails, Sidewalks and Bikeways Committee, Larry Zaragoza, Chairman, Fairfax County Environmental Quality Advisory Council (EQAC), and Kathryn Alsegaf, Providence District Representative, TAC. Christie Garton, Fairfax Area Disability Services Board and Vice Chairman, TAC, would be introduced upon her arrival.

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MINUTES APPROVAL

Commissioner Sargeant MOVED APPROVAL OF THE MINUTES FROM THE MARCH 6, 2025, APRIL 3, 2025, AND MAY 8, 2025, POLICY PLAN COMMITTEE MEETINGS.

Commissioner Batchelor-Causey seconded the motion, which was carried by a vote of 11-0. Commissioner Wang was absent from the meeting.

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Corinne Bebek, PD, DPD, introduced herself, Kelly Atkinson, Director, PD, DPD; Ryan Stewart, PD, DPD; Katrina Newton, PD, DPD; Michelle Stahlhut, PD, DPD; Carly Aubrey, PD, DPD; Anna Ricklin, Fairfax County Health Department; and Robert Pikora, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT). Ms. Bebek presented an update on feedback received and next steps for the proposed Policy Plan Amendment. A copy of staff's presentation is in the date file.

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There was a discussion between Ms. Bebek; Kelly Atkinson, Director, PD, DPD; Ryan Stewart, PD, DPD; Katrina Newton, PD, DPD; Michelle Stahlhut, PD, DPD; Carly Aubrey, PD, DPD; Anna Ricklin, Fairfax County Health Department; Robert Pikora, Transportation Planning Division, FCDOT; Michael Champness, Chairman, Dranesville District, TAC; Christie Garton, Fairfax Area Disability Services Board and Vice Chairman, TAC; Robert Cosgriff, Vice Chairman, Braddock District, Trails, Sidewalks and Bikeways Committee; Larry Zaragoza, Chairman, EQAC; and multiple Committee members regarding the following:

- A suggestion there be plans in place for scheduling the public hearing on the proposed Policy Plan Amendment, including when the staff report would be made available;

- A recommendation that a workshop be held to review updated language in the proposed plan, to allow significant feedback to be addressed prior to the public hearing, and time to incorporate public input prior to the Board of Supervisors' public hearing;
- Staff were commended for incorporating the comments submitted by EQAC;
- Acknowledgement that there were some remaining issues in the proposed plan that still required attention, particularly some of the technical issues raised which should be relatively easy to resolve;
- EQAC provided detailed input, particularly surrounding the discussion about the different statutes for a clean environment, and a recommendation to include the environmental element in the appendix to highlight the plan's comprehensive consideration of environmental issues;
- Concerns that climate resiliency was not presented with the same level of detail as other topics. Staff acknowledged the concern and noted coordination efforts with the Office of Environmental and Energy Coordination (OEEC) and the Department of Public Works and Environment Services (DPWES) to ensure the items raised were being addressed;
- Supported language in the proposed plan that highlighted active transportation and safety;
- The Trails, Sidewalks, and Bikeways Committee's goal was to advise the Board of Supervisors on the need to develop a comprehensive, safe, and accessible regional multimodal transportation network, particularly in light of car centric development in Fairfax County;
- Staff clarified that the Active Transportation and Trails Plan would be a separate Comprehensive Plan Amendment that combined the Bicycle Master Plan and the Countywide Trails Plan, and the goal was to integrate into the proposed Policy Plan Amendment;
- Confirmation that EQAC submitted formal written comments on the proposed Policy Plan Amendment, Trails, Sidewalks, and Bikeways Committee did not;
- The importance of context and location in placemaking and the need for a unified vision including consistent map references. The Comprehensive Transportation Analysis (CTA) area map was referenced;
- A suggestion that there be a package of all additional transportation comments or feedback that were removed from Policy Plan Amendment process, for being too specific, be forwarded to TAC and other Board, Authority, or Commission (BAC) members was noted;
- A recommendation to include stakeholders and community groups in the decision making process, particularly those groups who have not historically participated;

- Staff clarified that the Healthy Communities Element of the proposed Policy Plan Amendment addressed accessibility and was also included in other elements of the plan;
- Staff clarified periodic contact with members of the Disability Services Board, but not necessarily on the topic of the proposed plan, welcomed a discussion to strengthen language, cross-referencing how accessibility or access was used in the context of the Transportation Element and other elements of the proposed plan, and mitigation measures to address those concerns;
- In terms of specificity, staff clarified that some topics were less challenging than others, continued to have conversations with the Planning Commission liaisons to resolve, to include the review of feedback received from the Board of Supervisors;
- Staff clarified that in the Healthy Communities Element of the proposed plan, one of the things they did to try to walk the line between fairly descriptive and being too general was the inclusion of language and factors for consideration, that prompted further thought about how a certain policy was implemented or operationalized on real projects;
- Support for the added specificity on stormwater management and urban heat islands mitigation in significantly dense areas of development;
- A recommendation that staff resolve outstanding DPWES and Land Development Services (LDS) stormwater related issues to ensure positive development outcomes;
- A discussion on how climate resiliency was incorporated in the proposed plan, how it was communicated to the public, including global and local impacts, and mitigating risks;
- Support for measures that prevented downstream flooding, highlighting the importance for safety, ecosystems, and public health;
- A recommendation that unresolved issues in stormwater infrastructure be clearly identified and addressed;
- Concerns regarding high imperviousness in certain areas, and redevelopment beyond the minimum regulatory requirement did not resolve the imperviousness for large developments that may require parking structures;
- An opinion that developers should be informed early of development expectations, and a summer discussion with developers, engineers and LDS was suggested;
- Support for the green building policy, noting that market demand would support sustainability, and a suggestion for a green building roundtable discussion with OEEC;
- A recommendation that the proposed Policy Plan Amendment include language from the *Code of Virginia* that required the Planning Commission review the plans at least once every five years;

- Concerns about applying all of the Virginia state standards to developments and a recommendation that a more tailored approach should be considered;
- Electronic outreach methods were suggested as part of community outreach to improve community engagement, and may be an efficient way of reaching a wider audience;
- The challenges with telecommunication facilities, electromagnetic fields regulations, how they were measured, and incorporating regulations into a visionary plan for transparency;
- Support for incorporating equity and accessibility throughout the proposed plan;
- A recommendation that staff develop a County specific definition of affordable housing that distinguished it from general interpretations;
- Rooftop greenscape developments were encouraged for environment and visual benefits;
- Support for addressing more specificity on traffic, congestion, safety, and the Virginia Department of Transportation's role in the proposed plan;
- A suggestion that staff focus on traffic congestion from new and existing developments, in the southwestern region of the County, particularly near Fairfax County Parkway, to increase the flow of traffic;
- Support for updated language clarifying policies related to data centers and substations;
- Staff clarified that Objective 16 included land use development criteria, with many details placed in the smaller appendices, for example, drive throughs and childcare facilities;
- Staff clarified that criteria in the plan were distinct from zoning policies and often went beyond the Zoning Ordinance requirements, particularly for data centers seeking zoning or special exceptions;
- Clarification that criteria was developed based on the Board of Supervisors follow-on motions, and that data center criteria was different from what was approved through the zoning ordinance;
- Staff stated that the feedback received from a variety of individuals, stakeholders, community, and the Committee members at the beginning of the process to current, was consistent, believed they were on the right track, and conversations were reassuring and productive;
- The proposed plan's draft text was in alignment with the original goal, Board of Supervisors' authorization, it was streamlined, modernized, and aligned with many of the approved documents;

- Staff clarified that some of the concerns raised by the Board of supervisors was the level of specificity in some of the recommendations, and the data center report was used to inform some of these recommendations;
- Staff's plan to have additional conversations with the Board and development industry to narrow down their specific concerns on data centers, what that meant for the development community in terms of cost, impact, and obtain additional data to inform the proposed policy plan;
- A suggestion that certain policy considerations, for example energy, which are not typically reflected in the Zoning Ordinance, be addressed through the Comprehensive Plan; and
- A Policy Plan committee meeting would be scheduled in the fall to further review and discussion of the proposed Policy Plan Amendment.

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Chairman Niedzielski-Eichner thanked staff and BAC members for their participation and adjourned the meeting.

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The meeting was adjourned at 8:46 p.m.
Phillip A. Niedzielski-Eichner, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Samantha Lawrence

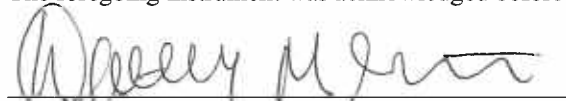
Approved: October 9, 2025



Nicole Blackwell, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14 day of October 2025, by Nicole Blackwell



Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2028





PLANNING & DEVELOPMENT



Policy Plan Amendment: Feedback and Next Steps

Planning Commission Policy Plan Committee
June 5, 2025

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

Feedback Received



- General support for direction and policies staff has developed.
- Suggestions to expand on certain topics to provide additional specificity.
- Requests for additions beyond Policy Plan scope.
- Board of Supervisors feedback to reduce specificity.



Policy Plan Amendment

Comprehensive Plan Overview



- Feedback received has been supportive of the reorganization of the Comprehensive Plan Overview, Vision Statement, and alignment of the new set of goals to the Countywide Strategic Plan.
- Contextual Narrative
- Land Use Vision and Goals
- Other sections

Policy Plan Amendment

Comprehensive Plan Overview



- Land Use Vision and Goals comments/edits
- Access to affordable housing
- Plan for environmental sustainability
- Urban design and transportation goal
- Equity and Healthy Communities goals

Policy Plan Amendment

Healthy Communities Element



- Generally positive feedback and supportive of newly proposed element.
- Requests to incorporate placemaking and provide a related objective.
- Ensure that the new element focuses on accessibility for all backgrounds and abilities.
- Ensure that the new element does not include redundant guidance that could be found in other elements.

Policy Plan Amendment

Healthy Communities Element



- Objective 3 was drafted to ensure guidance is included related to placemaking.
- Inclusionary language has been incorporated to ensure reference is made to people of all backgrounds and abilities.
- Each of the preambles/introductory paragraphs contain references to other elements to reduce redundancy.
- Continuing to analyze element holistically to ensure guidance is policy oriented and not making programmatic recommendations.
- Editorial modifications.

Policy Plan Amendment

Land Use Element



Received a range of comments that were generally positive.

Key areas for consideration include:

- Pace of Development - more flexibility
- Less Auto dependency in TOD area - plan for transit readiness
- Better define Suburban Village Center and provide more detail
- Criteria for Data Centers
- Structure of guidance and criteria.
- New land use policy shift from preservation to flexibility.
- Criteria for Development and Redevelopment

Policy Plan Amendment

Land Use Element



- Reworking Objective 4 to ensure greater flexibility
- Ensure that text for mixed-use centers emphasizes transit and beyond those areas, include idea of transit readiness, active transportation and open space connectivity
- Suburban Village Center- definition in glossary, additional text in policies and potential follow-on motion for CFD/Area Plans
- Reexamining data center criteria
- More clearly communicate larger shifts in policy
- Considering ways to create distinction between policies and criteria based on audience they address
- Environmental criteria in the Criteria for Development and Redevelopment- covered by policies in the Environment Element
- Update text to incorporate specific changes

Policy Plan Amendment

Transportation Element



- Received positive and broad range of comments
- Topic areas with specific focus:
 - Active transportation: coordination, terms & definitions, safety for bike & ped users
 - Safety: traffic safety, infrastructure design, identify trouble spots, Obj. 5 strengthen
 - TSAs: coordinate land uses w/transit services
 - TODs: transit-ready, bus prioritization
 - Traffic: congestion, reduction of SOVs, vehicle speeds, regional network, VDOT
 - Transit Services: bus shelters
 - Environment: air quality & vehicle emissions, permeable surfaces, green spaces
 - Community Engagement: reach certain communities, who to prioritize?, differences
 - Land Use: proffers, private streets, coordinate with TSAs & TODs

Policy Plan Amendment

Transportation Element



- Updating objectives, supporting policies, appendix items
- Supplemental coordination with Health, Land Use, Environment, internal FCDOT teams: i.e. TSAs & TODs with Land Use team
- Suggestions related to proffers are outside the Policy Plan
- Additional feedback over the summer anticipated

Policy Plan Amendment

Environment Element - Feedback



- Generally positive feedback and supportive of proposed changes to the element.
- Requests to provide additional specificity within the text regarding:
 - Air pollutants;
 - Stormwater management;
 - Tree preservation and canopy;
 - Urban Heat Island;
 - Storm severity.
- Board direction to reduce specificity of topics to allow greater flexibility within development proposals and implementation of policies, to maintain longevity of document, and reduce technical jargon.

Policy Plan Amendment

Environment Element - Upcoming Changes



- Revised stormwater management guidance;
- Rephrasing of some terms such as “sustainable” to “adaptive”;
- PFAs language modified to reference “emerging contaminants”;
- Additions to glossary such as “biodiversity” and “bird-friendly”;
- Editorial modifications.

Policy Plan Amendment

Parks & Recreation Element



- Generally positive feedback, with support to incorporate the Parks, Recreation, Open Space and Access (PROSA) Strategy.



- 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 Plan Amendment

Parks & Recreation Element

- Additional feedback will be considered as part of Plan Forward's Phase II.
- Phase II of the Parks and Recreation Element will be influenced by outcomes of the Park Authority's 2026 Parks Count! Needs Assessment project.
- Phase II will include updates to levels of park service standards, park classifications, urban parks framework, and natural and cultural resource management.

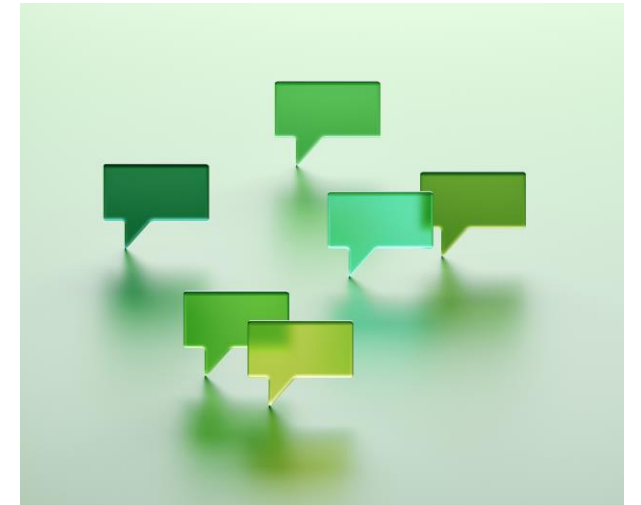


Policy Plan Amendment

Next Steps



- Development of staff report and final recommendations based on feedback
 - June - August 2025
- Planning Commission Liaison coordination during summer
- Staff report released 5 weeks prior to public hearings
- Planning Commission Public Hearing
 - To be scheduled (Fall 2025)
- Board of Supervisors Public Hearing
 - To be scheduled (Fall 2025)



Policy Plan Amendment

Resources and Contact Information



- To learn more about the project and review past materials, please visit: [Plan Amendment 2022-CW-2CP | Planning Development \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/planning-development/plan-amendment-2022-cw-2cp)
- To review the current Policy Plan, please visit: [Policy Plan \(encodeplus.com\)](https://www.encodeplus.com/policy-plan)
- To provide comments or potential policy considerations please contact: PlanForwardFFX@PublicInput.com