

# Policy Plan Amendment: Feedback and Next Steps

Planning Commission Policy Plan Committee  
June 5, 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

## 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.

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## 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

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## 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 TSA's & 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

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## 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.

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## 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.

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## 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.



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## 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.

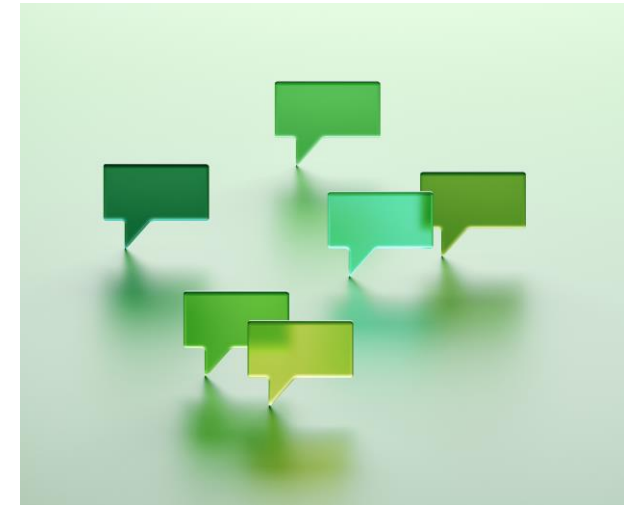


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## Next Steps



- 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)



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## 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](mailto:PlanForwardFFX@PublicInput.com)