

Policy Plan Amendment: Environment Element

Planning Commission Policy Plan Committee
April 3, 2025



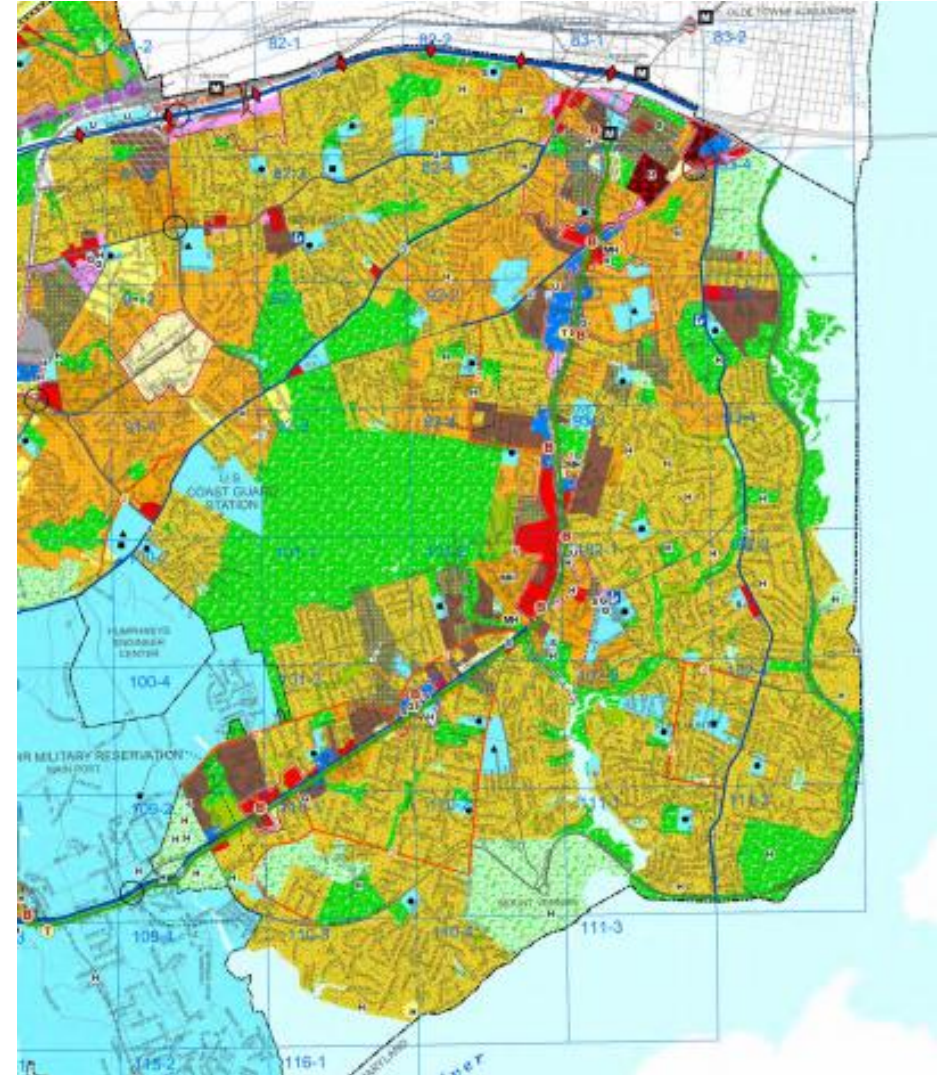
PLANNING & DEVELOPMENT



Policy Plan Amendment

Purpose of Comprehensive Plan

- The purpose of the Comprehensive Plan is to set policies to manage growth and development, and **balance the preservation of other resources, such as environmental resources.**
- The Plan reflects the community's long-term land-use vision for the future.
- The Plan is also a legally required document, however, it is important to note that the Plan provides recommendations, and is not law, like the Zoning Ordinance.



Policy Plan Amendment

Environment Element - Strategy for Revisions



- Review of existing policies
- Coordination with co-leads, Topic Leads team, Planning Commission Liaisons, the community, county agencies, and other non-county entities.
- Creation of research papers.
 - [Conservation Corridors](#); [Green Building Policies](#); and [Stormwater Management](#).
- Streamline the Element
- Alignment with recently adopted county plans and policies.
- Development of new policies.



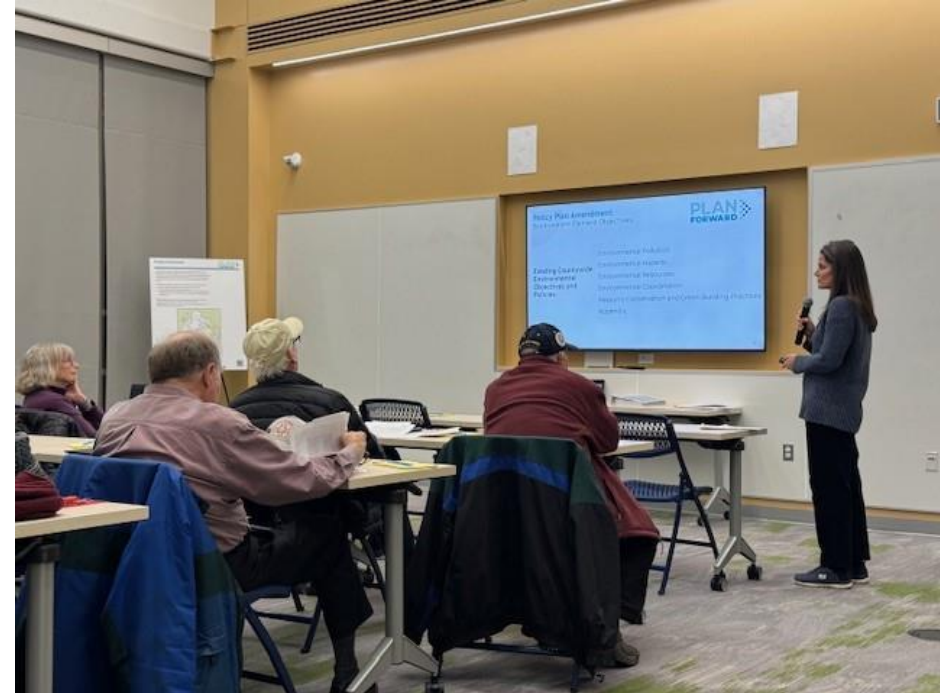
Policy Plan Amendment

Environment Element - Past Meetings



Meeting Type	Quantity
PC Liaisons	6
DPWES	11+ (plus 2 research documents received)
OEEC	6 (plus 14 research documents received)
Other County Agencies & Staff	8
Inter-Agency Group 2	5
EQAC	4
Community Meetings & External Entities	14

**Listing is limited to meetings and does not include email correspondence or other methods of engagement with entities.*



Policy Plan Amendment

Environment Element - Description of Changes



- Entire element has been edited to address Board Authorization.
- Highlights:
 - Modified introduction to add ‘new’ concepts and clarify connections;
 - Streamlined to reduce redundancies and eliminate outdated information;
 - Aligned with CECAP, Resilient Fairfax, One Fairfax, and other guiding documents;
 - Health concepts explicitly added;
 - New objective for equity and environmental justice;



Policy Plan Amendment

Environment Element - Recurring Comments



Sustainable Site Design
Enhanced Green Building
Renewable Energy
Electric Vehicle Charging
Bird-Friendly Design

Climate
Resiliency

Tree Canopy
Native Vegetation
Healthy Soils
Green Space Preservation
Biodiversity

Stormwater Management
Water Supply Protection
PFAS
Salt

Environmental
Justice

Lighting

Data
Centers

Programmatic
Recommendations
Regulatory
Requirements

Policy Plan Amendment

Environment Element - Enhanced & New Policies



Objective	Proposed Revisions
2	Stormwater Management, PFAS, Salt, Water Supply Protection
5	Light Pollution
10	Soil health, Native vegetation, and Tree Canopy
11	Green Space Preservation
12 (New)	Equity, Environmental Justice
13	Sustainable Site Design, Enhanced Green Building, Renewable Energy, Electric Vehicle Charging, Bird-Friendly Design
Throughout	Addressing Changing Climate and Resiliency (e.g. GHG, flooding, heat)
Land Use Element	Data Center Guidelines

Policy Plan Amendment

Environment Element - Revised Structure

ENVIRONMENTAL POLLUTION

- Objective 1: Air Quality and Greenhouse Gas Emissions
- Objective 2: Water Quality
- Objective 3: Potomac Estuary and Chesapeake Bay
- Objective 4: Transportation-Generated Noise
- Objective 5: Lighting

ENVIRONMENTAL HAZARDS & CLIMATE RESILIENCE

- Objective 6: Problem Soil Areas
- Objective 7: Flood Impacts
- Objective 8: Infrastructure Hazards/Utilities

RESOURCE CONSERVATION

- Objective 9: Environmental Quality Corridors
- Objective 10: Tree Cover, Vegetation, and Soil Health
- Objective 11: Open Space/Conservation Easements, and Conservation Corridors
- Objective 12: ~~Identify/Mitigate Impacts; Monitor/Enforce Policies~~ Environmental Justice/Equity
- Objective 13: Green Buildings, Greenhouse Gas Emission Reduction, and Improving Climate Resiliency
- Appendix 1 - Guidelines for Tidal Shoreline Erosion Control Measures



Policy Plan Amendment

Contact Information and Resources



- 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/plan-amendment-2022-cw-2cp)
- To review the current Environment Element, please visit: [Document Viewer | Policy Plan](#)
- To review the draft Environment Element text, please visit: [Policy Plan Amendment Environment Element 4/1/2025](#)
- To provide comments please contact: PlanForwardFFX@PublicInput.com



Questions and Discussion

