

**FAIRFAX COUNTY PLANNING COMMISSION  
POLICY PLAN COMMITTEE  
THURSDAY, SEPTEMBER 26, 2024**

**PRESENT:** Phillip A. Niedzielski-Eichner, At-Large, Chairman  
Timothy J. Sargeant, Commissioner At-Large, Vice Chairman  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Alis Wang, Mason District  
Walter C. Clarke, Mount Vernon District  
Evelyn S. Spain, Sully District  
Candice Bennett, Commissioner At-Large

**ABSENT:** John C. Ulfelder, Dranesville District  
Chris Landgraf, Franconia District  
Jeremy Hancock, Providence District

**OTHERS:** Corinne Bebek, Planning Division (PD)  
Department of Planning and Development (DPD)  
Sarah Godfrey, Office of the Deputy Director, DPD  
Kelly Atkinson, Director, PD, DPD  
Samantha Lawrence, Senior Deputy Clerk, Planning Commission,  
Department of Clerk Services

**ATTACHMENTS**

A. POLICY PLAN AMENDMENT- OUTREACH UPDATE

//

Chairman Niedzielski-Eichner called the Policy Plan Committee meeting to order at 8:34 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

Chairman Niedzielski-Eichner stated that the purpose of the meeting was to receive a presentation from staff regarding the final outreach phase of the Policy Plan Amendment.

//

**MINUTES APPROVAL**

Commissioner Cortina MOVED APPROVAL OF THE MINUTES FOR THE APRIL 4, 2024 POLICY PLAN COMMITTEE MEETING.

Commissioner Sargeant seconded the motion, which was carried by a vote of 8-0.  
Commissioners Ulfelder, Landgraf, and Hancock were absent from the meeting.

//

Corinne Bebek, Planning Division (PD), Department of Planning and Development (DPD), introduced Sarah Godfrey, Community Engagement Specialist, Office of the Deputy Director, DPD; and Kelly Atkinson, Director, PD, DPD.

//

Ms. Bebek and Ms. Godfrey gave a presentation on updates to the outreach phase for the Policy Plan Amendment. A copy of the staff's presentation is in the date file.

//

There was a discussion between Ms. Bebek; Ms. Godfrey; Kelly Atkinson, Director, Planning Division, Department of Planning and Development; and multiple Committee members regarding the following:

- Staff discussed the outreach process and highlighted modifications made that enhanced community engagement;
- Display boards were used during the outreach process that introduced land use, explained planning, and what the Policy Plan involved;
- There was an increase in feedback with high-quality engagement and productive one-on-one conversations, during outreach events;
- Staff disclosed that some of the feedback received from social media indicated that the community required more collaboration with the County on planning, than simply updating the policy plan;
- Staff disclosed that recurring themes of interest during outreach included placemaking, equitable stormwater management, transportation, walkability, and bikability;
- Staff noted that a document that summarized feedback from Phase I of the outreach process was released, with a second document to follow after Phase II, and would accumulate a final community feedback report that incorporated all feedback;
- Staff confirmed that survey responses received from the community we're being organized and shared with relevant County agencies;
- Staff discussed how the term healthy communities was being introduced to communities and how that concept fostered a sense of place within the Policy Plan;
- Staff confirmed that the specific topics of the Policy Plan would be discussed at the Policy Plan Committee meeting on October 24, 2024, with white papers included as one of the topics;

- Staff clarified that the white paper intended to explore new topics, concepts, trends, and potential Zoning Ordinance considerations to inform the Policy Plan language;
- Staff clarified that research conducted would assess the need for white papers on specific topic areas;
- Staff clarified that the discussion on October 24, 2024 would relate to the introduction of the Policy Plan and land use division, with the Clarion reports expected by the end of October, and white papers by year-end; and
- Staff confirmed that all materials related to the Policy Plan, which included a survey for public input, are available on the County’s website in English and Spanish.

//

Chairman Niedzielski-Eichner thanked staff for their presentation and adjourned the meeting.

//

The meeting was adjourned at 8:59 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 24, 2024

Nicole Blackwell, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

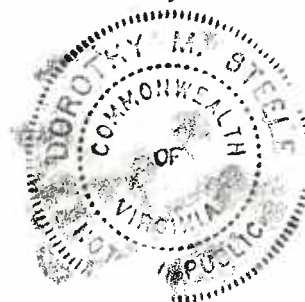
The foregoing instrument was acknowledged before me this 18 day of November 2024, by Nicole Blackwell

\_\_\_\_\_  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal





PLANNING & DEVELOPMENT



# Policy Plan Amendment: Outreach Update

September 26, 2024

# Policy Plan Amendment

## Agenda



- 1 Outreach Phase I Recap and Metrics
- 2 Research and White Papers
- 3 Outreach Phase II Information
- 4 Upcoming Meetings and Events

# Policy Plan Amendment Outreach Phase I Recap and Metrics



**PLAN FORWARD**  
Countywide Policy Plan Update

Fairfax County Department of Planning & Development

Countywide Plan Amendment  
FA 2022-CW-3CP

### Join us to Plan Ahead for Fairfax!

Fairfax County has launched a new, multi-year project to update policies that guide how land is developed. Called **Plan Forward**, the project focuses specifically on the Policy Plan which is a component of the Comprehensive Plan, the county's long-term vision for land use.

Plan Forward is an important opportunity to ensure updated Comprehensive Plan policies such as land use, housing, sustainability, and transportation, enhance the quality of life for our residents. Initial community engagement opportunities include in-person and virtual informational meetings that are scheduled in May and June.

Community input is critical to reflect the community's planning vision. Plan Forward is guided by several county efforts, such as the Countywide Strategic Plan, One Fairfax, Resilient Fairfax, Active Fairfax, and the Parks, Recreation, Open Space, and Access Strategy.

Find more information about Plan Forward and the latest opportunities to participate on our project website: <https://www.fairfaxcounty.gov/planning-and-development/policy-amendment-in-countywide-development>

Take the Survey!

Scan Me Use Phone Camera

Fairfax County, VA, Publication: May 2024

**PLAN FORWARD**  
Countywide Policy Plan Update

Area Impacted  
The Policy Plan applies countywide and is used as a document to guide future land use decisions.

Key Considerations

- LAND USE**
  - Encompasses both urban and suburban sections of Fairfax County.
- COMMUNITY HEALTH**
  - Introduces new language to encourage consideration for the health and well-being of the community with land use and development decisions.
- EQUITY**
  - Introduces new language to encourage consideration of equity with land use and development decisions.
- TRANSPORTATION**
  - Provides the framework for the continued development of the county's transportation system as the county continues to grow in population and employment, and the changing characteristics of the transportation systems.
- ENVIRONMENT AND PARKS & RECREATION**
  - Preserves the County's forests, lakes and stream valleys. Emphasizes sustainable and resilient development and provide additional open and recreational spaces.

Upcoming Community Kick-Off Meetings

Date	Time	Location
Community Kick-Off Meeting	Wednesday, May 29th 6:30 p.m. - 8:30 p.m.	Cathy Hudgins of Southgate Community Center
Community Kick-Off Meeting	Thursday, June 6th 6:30 p.m. - 8:30 p.m.	Scott Community Center
Community Kick-Off Meeting	Friday, June 7th 10:00 a.m. - 12:00 p.m.	Geary Hyland Government Center
Virtual Community Kick-Off Meeting	Monday, June 11th 12:00 p.m. - 1:30 p.m.	Virtual Meeting
Community Kick-Off Meeting	Monday, June 24th 6:30 p.m. - 8:30 p.m.	James Lee Community Center
Virtual Community Kick-Off Meeting	Thursday, June 27th 7:00 p.m. - 8:00 p.m.	Virtual Meeting

Fairfax County Department of Planning and Development  
Community Engagement Specialist Sarah Godfrey • 15 May

It's time to get involved with Plan Forward -- our new, multi-year project to update the policies that impact future land use decisions and potential development. [See more](#)

**PLAN FORWARD**

Plan Forward: Help Shape Policy to Guide Land Use and Develop...  
fairfaxcounty.gov

Posted to Subscribers of Fairfax County Department of Planning and Development

9 likes • 3 comments • 28,166 Impressions

**PLAN FORWARD**

Plan Forward with Fairfax in Summer 2024

351 views • 4 months ago

Join us as we plan ahead for the future of Fairfax!

**PLAN FORWARD**

Plan Forward is Fairfax County's new, multi-year project to update the policies that impact future land use decisions and potential development throughout the county.

Scan the QR code to find out how you can get involved.

# Policy Plan Amendment Outreach Phase I Summary



<b><u>Method of Engagement</u></b>	<b><u>Impact</u></b>
Channel 16 Kick-off Video	758 Cable Views (min.)
PublicInput Project Page	153 Participants   143 Subscribers
YouTube (3 videos)	532 Views
Fairfax Connector Ads	840,200 Riders (est.)
NextDoor (10 posts)	108,136 Impressions (views)
Facebook (9 posts)	1,524 Views   77 Interactions
Staff Kick-off Meeting (In-Person)	31 Participants
Community Kick-off Meetings (In-Person)	18 Participants
Community Kick-off Meetings (Virtual)	57 Participants

# Policy Plan Amendment Outreach By the Numbers



## Completed Goals

6 Kick-off Meetings  
Across the County

- Includes in-person Open Houses and virtual meetings

Post 150  
advertisements on  
Fairfax Connector  
buses

Share information  
with the county's  
23 libraries and 9  
rec centers

Translate materials  
into the top 7  
languages

## Ongoing Goals

Outreach to 300+  
Stakeholder groups

- Includes 100 county agencies and BOS Offices

Reach more than  
200,000 residents  
through social  
media

Hold 20 focus group  
meetings

Create 3 Channel  
16 videos (1 for  
each phase)



# Policy Plan Amendment Research and White Papers



- Research areas and white paper topics identified based on outreach completed to date, to provide guidance ahead of making policy-related decisions.
- Topics identified include complete streets and placemaking, equitable development, stormwater management, healthy communities, and land use trends.
- Anticipated release of research and white papers by the end of 2024.
- Clarion reports on office, retail, and industrial trends to be published October 2024.

**PLAN FORWARD** Office Building Repurposing

### INTRODUCTION

This paper presents the status of office building repurposing in the county.

Data provided during the summer of 2023 to the Planning Commission and Board of Supervisors included information related to vacancy rates through 2022. At the end of 2022, the office vacancy rate in Fairfax County reached 16.7 percent, the highest level in decades.<sup>1</sup> At mid-year 2023, the office vacancy rate was 17.1%.<sup>2</sup> At the end of 2022, the county's highest office vacancy rates were found in submarkets that are not served by rail transit, including Newington/Lorton (43.3%), Baileys Crossroads (38.4%), Vienna (23.5%), and the Fairfax Center/Dakton Area (22.2%).<sup>1</sup>

Submarket	Vacancy Rate
Reston	3.0%
McLean/Woodbridge Falls	3.4%
Annandale	11.4%
Westfield	12.3%
Chantilly	12.9%
Springfield/Fairfax	13.2%
Seven Corners	14.3%
Springfield/Fairfax	14.4%
Richmond Highway	15.3%
Herndon	16.7%
Tysons	16.7%
Reston	17.2%
Dulles	19.4%
Fairfax/Dakton	22.2%
Vienna	23.5%
Baileys Crossroads	38.4%
Newington/Lorton	43.3%

Not evident in the chart is the fact that some of the county's vacancy rate reflects lease-up of newly constructed and highly amenitized buildings (considered "Class A" type) in proximity to Metro, that are in the process of being occupied. Other, older buildings, especially in the Reston and Tysons submarkets, have already been rezoned for redevelopment and are vacant while awaiting demolition.

<sup>1</sup> SOURCE: Fairfax County Economic Development Authority. [Real Estate Dashboard](#), 2022 year-end.  
<sup>2</sup> SOURCE: Fairfax County Economic Development Authority

Office Building Repurposing White Paper Page 1

# Policy Plan Amendment Outreach Phase II Information

- Focused topic meetings for community (virtual).
- Pop up stands at existing community events.
- Additional in-person and virtual community meetings.
- Continued coordination with county agencies and outreach groups.
- PC Policy Plan Committee: 10/24
- BOS Land Use Policy Committee: 11/26



# Policy Plan Amendment

## Upcoming Meetings and Events



### October 2024

- Focused Topic Meetings (Virtual)
  - 11 Meetings Scheduled
- Farmer’s Market Pop-ups
  - Oakmont: 10/16
  - Wakefield: 10/23
  - Kingstowne: 10/25
  - Burke: 10/26
  - Herndon: 10/31
- Community Event Pop-ups
  - Providence Back-to-School: 10/5
  - Centreville Days: 10/19
  - Eileen Garnett Civic Space Fall Festival: 10/19

### November 2024

- Focused Topic Meetings (Virtual)
  - 3 Meetings Scheduled
- Farmer’s Market Pop-ups
  - Reston: 11/2
  - Lorton: 11/3
  - Annandale: 11/14
  - McLean: 11/15
  - Mount Vernon: 11/27
- In-Person Community Meetings
  - 11/16/2024: Lorton Library
  - 11/18/2024: Chantilly Regional Library
  - 12/2/2024: George Mason Regional Library

# DISCUSSION





PLANNING & DEVELOPMENT

PLAN  
FORWARD



# Policy Plan Amendment: Outreach Update

September 26, 2024