

Policy Plan Update

Planning Commission Policy Plan Committee

October 24, 2024



PLANNING & DEVELOPMENT



Policy Plan Amendment Agenda

- Introduction Chapter
- Policy Plan Goals
 - Existing Goals
 - Strategy to Update Goals
 - Draft Land Use Vision
 - Draft Goals
- PC Policy Plan Committee Discussion
- Policy Plan White Paper Topics
- Outreach Update



Policy Plan Amendment

Introduction Chapter



- Introduction
 - Revise to include introduction to the entire comprehensive plan and framework for policy plan, concept for future development, and area plans
- History of Land Use Planning in Fairfax County
 - Revise to provide a contextual narrative of land use planning in Fairfax County and justification for goals of the plan - equity, housing, transportation, environment, etc.
- Implementation, Plan Monitoring, Citizen Participation
- **Land Use Vision and Goals**

Policy Plan Amendment

Existing Policy Plan Goals



How were they identified?

- 1973 BOS adopted 16 interim policies
- 1988 Goals Commission recommended 18 Revised Goals
- Ultimately 20 goals were adopted

*The goals are comprehensive, encompassing every aspect of Fairfax County government, not limited to merely the planning function. Implementing some aspects of the goals is beyond the legislative mandate of the Planning Commission and the purview of the Comprehensive Plan. However, because the planning function is so far-reaching, it is critical to use the goals as the basis for forming countywide planning policy. Therefore, the Goals for Fairfax County have provided the strategic focus for the objectives and policies of the Comprehensive Plan.

Policy Plan Amendment

Policy Plan Existing Goals



- Quality of Life
- Land Use
- Transportation
- Environmental Protection
- Energy Conservation
- Growth and Adequate Public Facilities
- Adequate Public Services
- Affordable Housing
- Economic Development
- Education
- Human Services
- Culture and Recreation
- Open Space
- Revitalization
- Regional Cooperation
- Private Sector Facilities
- Public Participation
- Financial Planning and Management
- Monitoring
- Visual and Performing Arts

Policy Plan Amendment

Countywide Strategic Plan - Adopted 2021



Integration - Use the plan as a framework to align and integrate related countywide plans

10 Community Outcome Areas

- Cultural and Recreational Opportunities
- Economic Opportunity
- Effective and Efficient Government
- Empowerment and Support for Residents Facing Vulnerability
- Environment and Energy
- Healthy Communities
- Housing and Neighborhood Livability
- Lifelong Education and Learning
- Mobility and Transportation
- Safety and Security

Policy Plan Amendment

Comp Plan and Strategic Plan Alignment



		Comprehensive Plan Goals									
		Quality of Life	Land Use	Transportation	Environmental Protection	Energy Conservation	Growth and Adequate Public Facilities	Adequate Public Services	Affordable Housing	Economic Development and Opportunities	Education
Strategic Plan Goals	Cultural and Recreational Opportunities	ALIGNS	ALIGNS				ALIGNS	ALIGNS			
	Economic Opporunity	ALIGNS	ALIGNS					ALIGNS	ALIGNS	ALIGNS	
	Effective and Efficient Government	ALIGNS	ALIGNS				ALIGNS	ALIGNS			
	Empowerment and Support for Residents Facing Vulnerability	ALIGNS	ALIGNS					ALIGNS	ALIGNS		
	Environment and Energy	ALIGNS	ALIGNS		ALIGNS	ALIGNS		ALIGNS			
	Healthy Communities	ALIGNS	ALIGNS				ALIGNS	ALIGNS			
	Housing and Neighborhood Livability	ALIGNS	ALIGNS				ALIGNS	ALIGNS	ALIGNS		
	Lifelong Education and Learning	ALIGNS	ALIGNS					ALIGNS			ALIGNS
	Mobility Transportation	ALIGNS	ALIGNS	ALIGNS			ALIGNS	ALIGNS			
	Safety and Security	ALIGNS	ALIGNS					ALIGNS			
		Comprehensive Plan Goals									
		Human Services	Culture and Recreation	Open Space	Revitalization	Regional Cooperation	Private Sector Facilities	Public Participation	Financial Planning and Management	Mointoring	Visual and Performing Arts
Strategic Plan Goals	Cultural and Recreational Opportunities	ALIGNS	ALIGNS	ALIGNS							ALIGNS
	Economic Opporunity				ALIGNS		ALIGNS				
	Effective and Efficient Government	ALIGNS				ALIGNS		ALIGNS	ALIGNS	ALIGNS	
	Empowerment and Support for Residents Facing Vulnerability	ALIGNS			ALIGNS						
	Environment and Energy			ALIGNS							
	Healthy Communities	ALIGNS									
	Housing and Neighborhood Livability										
	Lifelong Education and Learning	ALIGNS									
	Mobility Transportation										
	Safety and Security	ALIGNS					ALIGNS				

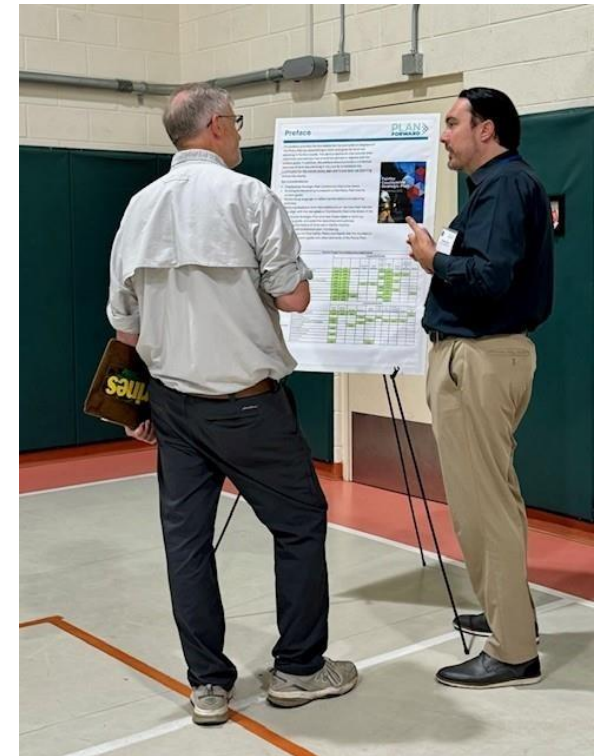
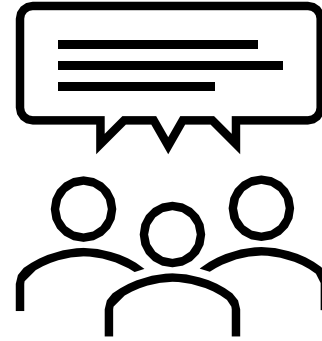
Policy Plan Amendment

Development of Land Use Vision and Goals



Staff Process

- Introduction Sub-Committee Review
 - Series of meetings to discuss strategy and provide revisions
- PC Liaison Check-in
- Outreach Phase I - May-June 2024
 - Four in-person and two virtual meetings
- PC Liaison Check-in
- Policy Plan Topic Leads Review
 - Edits and Revisions
- Revisions Reviewed by Introduction Sub-Committee
- Planning Division Branch Chief Review
- Planning Division and DPD Director Review
- PC Liaison Check-in



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Development of Land Use Vision and Goals

Key Themes Developed through Review Process

- Alignment with Countywide Strategic Plan
- Develop Land Use Vision Statement
- Goals should be visionary that set a high-level expectation of what “we want the county to be in the future.”
- Establish an overarching Land Use Goal
- Establish new goals for equity and healthy communities
- Transportation goal should be more focused on urban design concepts such as streetscape and multimodal design
- Recognize and establish a tone that all the goals are interrelated and should not be considered outside of the context of the other goals



Policy Plan Amendment

Draft Land Use Vision



The county will plan for growth by providing diverse housing options, ample employment opportunities, and essential services for all people. Healthy environments and communities will be designed to be safe, walkable, and well-connected by multimodal transportation options, and include vibrant cultural and recreational spaces that ensure a high quality of life for everyone.

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Draft Goals



- Promote a dynamic, strategic, efficient, and ordered pattern of land uses.
- Advance equitable development in land use planning.
- Prioritize access to affordable housing.
- Promote health through land use planning.
- Provide access to arts, culture, recreation, and lifelong learning.
- Plan for Environmental Sustainability. Enhanced
- Plan for Economic Opportunity and Resiliency.
- Promote Safe, Welcoming, Beautiful, and Walkable Urban Design.



Land Use Vision and Goals Discussion and Questions



Draft Land Use Goals

Policy Plan Amendment

Draft Goals - Land Use



Promote a dynamic, strategic, efficient, and ordered pattern of land uses. The county will have a dynamic, strategic, efficient, and ordered pattern of land uses served by adequate public facilities, that ensures a high quality of life for residents by accommodating anticipated urban growth, promoting a vibrant mix of activities, enhancing and revitalizing community assets, preserving environmental and cultural resources, promoting the County's economic base, and appropriately responding to real estate market changes. The County's Concept for Future Development Map and the Land Classification System describe the general location and character of future land uses in the County, and are used as guidance for the review of the Area Plans. The Concept for Future Development Map and Land Classification System will be reviewed to ensure the County's land use vision, goals, and objectives are reflected in the Area Plans.

Related Community Outcome Areas: Housing and Neighborhood Livability, Mobility and Transportation, Safety and Security, Effective and Efficient Government

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Draft Goals - Equity



Advance equitable development in land use planning. Residents of the county will thrive regardless of race, color, sex, sexual orientation, gender identity, religion, national origin, marital status, disability, socioeconomic status, neighborhood of residence, or other socioeconomic characteristics. Fairfax County’s future land use and growth will be oriented towards building and connecting residents to opportunity, and supporting equitable development by focusing on the specific needs of vulnerable communities. The County will actively engage and collaborate with communities and individuals in the land use planning process, and seek to establish and maintain long term trust with stakeholders.

Related Community Outcome Areas: Effective and Efficient Government, Empowerment and Support for Residents Facing Vulnerability, Healthy Communities, Safety and Security

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Draft Goals - Housing



Prioritize access to affordable housing. The county will have affordable housing options in connected, safe, and walkable neighborhoods that have access to facilities and amenities that benefit the community. The county will have flexible policies, especially in the County’s Mixed-Use Centers, to facilitate the development of diverse housing options throughout the county. This includes supporting individuals and households that are temporarily or chronically unhoused by providing short-term emergency shelter and long-term housing solutions.

Related Community Outcome Areas: Housing and Neighborhood Livability, Healthy Communities, Effective and Efficient Government

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Draft Goals - Healthy Communities



Promote health through land use planning. The county's land uses will contain the health infrastructure and resources necessary for residents to achieve their full potential and make healthy choices.

Determinants of healthy communities, such as the location, proximity and access to healthcare and other essential services, active recreation and transportation opportunities, and sources of healthy food, will be optimized to support and empower residents and promote well-being.

Related Community Outcome Areas: Healthy Communities

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Draft Goals - Arts, Culture, Recreation, Lifelong Learning



Provide access to arts, culture, recreation, and lifelong learning. The county will have enriching places focused on arts, culture, recreation, and lifelong learning to foster social connectivity. The County's historic sites will be identified, honored, and preserved to promote the County's cultural heritage for residents and visitors, make tangible connections to history, create a sense of continuity, foster a sense of belonging, and generate a commitment to a shared history and a pride of place. Such places and amenities will serve as key elements of community placemaking.

Related Community Outcome Areas: Cultural and Recreational Opportunities, Lifelong Education and Learning

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Draft Goals - Environment



Plan for Environmental Sustainability. The County’s natural and built environment will be shaped by land use policies and regulations that promote environmental stewardship, conservation, restoration, and sustainable development. The county will be a leader in addressing the challenges posed by climate change and promote a more resilient future.

The county will promote healthy and sustainable living environments by protecting and preserving natural resources, including air, water, trees, and soil. Prioritizing energy efficiency and conservation across all economic sectors, including public, commercial, residential, and industrial, is essential for reducing environmental impact and mitigating the effects of climate change.

Fairfax County values its diversity of natural ecosystems, from stream corridors to urban tree canopies. Appreciating the environmental, social, and economic benefits provided by these areas, the county aims to create and preserve viable ecosystems, throughout the county, along with connections for wildlife resources, recreational uses, and/or urban areas.

Recognizing the urgent need to address climate change, Fairfax County will take steps to create resilient of natural resources and infrastructure. By preserving natural resources, investing in infrastructure improvements, implementing resiliency measures, and adopting strategies to reduce greenhouse gas emissions, the county aims to minimize the adverse effects of climate change and create a more sustainable future.

- Related Community Outcome Areas: Environment and Energy, Healthy Communities

Policy Plan Amendment

Draft Goals - Economic



Plan for Economic Opportunity and Resiliency. Fairfax County will continue to prioritize economic growth through land use policies that direct and accommodate future employment growth in the County’s Activity Centers. The county will support anchor institutions, startups and businesses of all sizes with necessary public infrastructure, investing strategically in underserved communities, and maintaining a regulatory environment that is conducive to a thriving business sector. By leveraging public/private partnerships and strategic investments, the county will bolster its competitive edge in regional, national, and international economic development. Prioritizing the full participation of all populations and areas within the county is essential for sustainable growth. Special attention will be paid to supporting small and minority-owned businesses, ensuring that they have equitable access to opportunities and resources. By pursuing these objectives, Fairfax County can create a dynamic and inclusive economic environment that benefits all its residents and strengthens its position as a desirable place to live and work.

The county will continue to prioritize planning efforts to revitalize older commercial and residential areas. By encouraging business development, attracting public and private investment, and addressing deteriorating conditions, Fairfax County can breathe new life into these areas while preserving their unique character. Collaboration with community programs and infrastructure improvements is crucial for ensuring the success of revitalization efforts and fostering a sense of place that contributes to both social and economic well-being, while mitigating issues related to residential and commercial displacement.

The county will prioritize the development of appropriately scaled and mixed use or clustered commercial and industrial uses to meet the needs of residents and businesses alike.

Meeting the housing needs and quality of life demands of the workforce will be crucial to a healthy economy and sustaining employment growth in the county. More flexible land use policies may be necessary to provide housing options, to include more affordable housing, multimodal transportation options, services, and amenities where people live and/or work.

Growth should be managed responsibly, considering the availability and adequacy of public facilities and resources, while also addressing the financial implications associated with development.

Regional cooperation is vital for addressing common issues and maximizing resources. By actively participating in regional activities and leadership roles, Fairfax County can contribute to the physical, economic, and social well-being of Northern Virginia and the wider Washington metropolitan area.

Related Community Outcome Areas: Economic Opportunity, Housing and Neighborhood Livability, Effective and Efficient Government

Policy Plan Amendment

Draft Goals - Urban Design



Promote Safe, Welcoming, Beautiful, and Walkable Urban Design. Development, particularly in the County's Activity Centers, will have an urban design that is safe, welcoming, beautiful, and walkable. Enhancements to the condition and capacity of the public realm, including the integration of public facilities and utilities, open space, arts and cultural amenities, and the transportation network, in coordination with private development, will facilitate this goal. Urban design will recognize the diversity of building form architectural character and aesthetics, scale, and density across the County, and prioritize context sensitive solutions. This includes encouraging transit-oriented developments and other higher density mixed use centers that are less automobile-dependent and promote healthier, more connected neighborhoods, and prioritizing active transportation options such as pedestrian access and bike-friendly facilities that integrate with bus, bus rapid transit, and rail transit.

The county will create safe streets for all, utilizing complete streets techniques to advance safe designs for pedestrians and bicyclists while ensuring that roadways are designed, constructed, or modified to adopted roadway design standards.

Related Community Outcome Areas: Safety and Security, Healthy Communities, Mobility and Transportation



White Papers and Outreach

Policy Plan Amendment

White Paper Topics



- Stormwater Management
- Green Building/Sustainable Development/EV Charging
- WSPOD and R-C District
- EQC/Net Environmental Benefit/Terrestrial Corridors and Species
- Complete Streets and Placemaking
- Microtransit, Micromobility, Autonomous Vehicles and Other Forms of Transportation
- Healthy Communities
- Equitable Development
- Fairfax County Land Use Trends

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.¹ At mid-year 2023, the office vacancy rate was 17.1%.² 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/Oakton Area (22.2%).¹

Submarket	Vacancy Rate
BURK	3.0%
McLEANS/OAKTON FAIRFAX	3.4%
ARLINGTON	11.4%
WESTFIELD	12.3%
CHERRYVILLE	12.9%
CENTREVILLE	13.2%
SEVEN CROSSINGS	14.3%
SPRINGFIELD/FARMCOCHA	14.4%
RICHMOND/HIGHWAY	15.3%
WATERLOO	16.7%
TYSONS	16.7%
RESTON	17.2%
FALLS CHURCH	19.4%
FARMER/BROOKSTONE	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.

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

Office Building Repurposing White Paper Page 1

Policy Plan Amendment

Upcoming Meetings and Events



October 2024

- Focused Topic Meetings (Virtual)
 - 3 Meetings Remaining
 - 10/30: Introduction Meeting
- Farmer's Market Pop-ups
 - Kingstowne: 10/25
 - Burke: 10/26
 - Herndon: 10/31

November 2024

- Focused Topic Meetings (Virtual)
 - 3 Meetings Scheduled
 - 11/13: Introduction Meeting
- Farmer's Market Pop-ups
 - Reston: 11/2
 - Lorton: 11/3
 - Annandale: 11/14
 - McLean: 11/15
 - Mount Vernon: 11/27