



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS

COUNTYWIDE

White Paper for the
2022-2023 Countywide Site-Specific Plan
Amendment Nomination Screening
and Proposed Revisions to the
Comprehensive Plan Amendment Work Program



Braddock, Dranesville, Franconia, Hunter Mill,
Mason, Mount Vernon, Providence, Springfield,
and Sully Supervisor Districts

March 2023

**PLANNING COMMISSION WORKSHOP SCHEDULE FOR THE
2022-2023 COUNTYWIDE
SITE-SPECIFIC PLAN AMENDMENT PROCESS
NOMINATION SCREENING**

**FAIRFAX COUNTY GOVERNMENT CENTER
BOARD AUDITORIUM
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VA 22035**

Planning Commission Workshops

Sully, Springfield, and Mount Vernon Supervisor Districts

Thursday, March 2, 2023, at 7:30 PM

Dranesville, Mason, Franconia, and Braddock Supervisor Districts

Thursday, March 9, 2023, at 7:30 PM

***Hunter Mill and Providence Supervisor Districts
and Mark-up of the 2023 Comprehensive Plan Amendment Work Program***

Thursday, March 23, 2023, at 7:30 PM

Planning Commission meetings are held in the Board Auditorium and broadcast live on Fairfax County Government's Cable Television Channel 16. Live audio of the meeting may also be accessed by dialing 703-324-7700. Individuals wishing to speak before the Planning Commission at the workshop may do so in-person or remotely by calling (703) 324-2865 or registering at the Planning Commission website at <https://www.fairfaxcounty.gov/planningcommission/speaker> to be placed on the speakers' list.

ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center). More detailed information will be available in the Weekly Agenda available online at

<https://www.fairfaxcounty.gov/planningcommission/meetingcalendar>.

**The Board of Supervisors is anticipated to take action on the
2023 Comprehensive Plan Amendment Work Program on:**

Tuesday, April 11, 2023



To request reasonable ADA accommodations, call Department of Planning and Development at 703-324-1380 or TTY 711 (Virginia Relay Center).

**2022-2023 Countywide SSPA
Nomination Screening White Paper**

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Planning Commission Workshop Schedule

Links to the submitted nominations and the staff one-page summary reports can be accessed at the links below:

Thursday, March 2, 2023, at 7:30 PM

Sully District

- SU-001 - Agape House - [Nomination](#) | [One Page Staff Summary](#)
- SU-002 - A&A Contracting - [Nomination](#) | [One Page Staff Summary](#)
- SU-003 - Discovery Square - [Nomination](#) | [One Page Staff Summary](#)
- SU-004 - 14600 Willard Road - [Nomination](#) | [One Page Staff Summary](#)
- SU-005 - Park Center - [Nomination](#) | [One Page Staff Summary](#)
- SU-006 - Wharton Lane - [Nomination](#) | [One Page Staff Summary](#)
- SU-007 - 13309 Route 29 - [Nomination](#) | [One Page Staff Summary](#)
- SU-008 - West Ox Road - [Nomination](#) | [One Page Staff Summary](#)
- SU-009 - Briar Oaks Service Center - [Nomination](#) | [One Page Staff Summary](#)
- SU-010 - Lincoln Park - [Nomination](#) | [One Page Staff Summary](#)

Springfield District

- SP-001 - Fair Lakes - Peterson Options - [Nomination](#) | [One Page Staff Summary](#)
- SP-002 - Fair Oaks Business Park - [Nomination](#) | [One Page Staff Summary](#)
- SP-003 - Fairfax Ridge Road - [Nomination](#) | [One Page Staff Summary](#)
- SP-004 - Fair Lakes – Argon Plaza - [Nomination](#) | [One Page Staff Summary](#)
- SP-006 - Fair Lakes – Rock Creek - [Nomination](#) | [One Page Staff Summary](#)
- SP-007 - 12325 Braddock Road - [Nomination](#) | [One Page Staff Summary](#)

Mount Vernon District

- MV-001 – Cityside Huntington - [Nomination](#) | [One Page Staff Summary](#)
- MV-002 – Shoppes at Lorton Valley - [Nomination](#) | [One Page Staff Summary](#)
- MV-003 – Boston Boulevard - [Nomination](#) | [One Page Staff Summary](#)
- MV-004 – Boston Boulevard – Costco - [Nomination](#) | [One Page Staff Summary](#)
- MV-005 – IMP Building - [Nomination](#) | [One Page Staff Summary](#)
- MV-006 – West Ford Manor - [Nomination](#) | [One Page Staff Summary](#)
- MV-007 – Days Inn - [Nomination](#) | [One Page Staff Summary](#)
- MV-008 – Laurel Hill Highlands - [Nomination](#) | [One Page Staff Summary](#)

Thursday, March 9, 2023, at 7:30 PM

Dranesville District

- DR-001 – Innovation Center – [Nomination](#) | [One Page Staff Summary](#)
- DR-002 – Innovation Avenue – [Nomination](#) | [One Page Staff Summary](#)
- DR-003 – Elm Street Communities – [Nomination](#) | [One Page Staff Summary](#)
- DR-004 – Rock Hill Development – [Nomination](#) | [One Page Staff Summary](#)
- DR-005 – Spring Hill Road Homes – [Nomination](#) | [One Page Staff Summary](#)
- DR-006 – Dranesville United Methodist Church – [Nomination](#) | [One Page Staff Summary](#)

Mason District

- MA-001 – 6675 Little River Turnpike – [Nomination](#) | [One Page Staff Summary](#)
- MA-003 – Church Street – [Nomination](#) | [One Page Staff Summary](#)
- MA-004 – Cavalier Club – [Nomination](#) | [One Page Staff Summary](#)
- MA-006 – Gallows Road – [Nomination](#) | [One Page Staff Summary](#)
- MA-007 – Pistone’s – [Nomination](#) | [One Page Staff Summary](#)

Franconia District

- LE-001 – Rose Hill Shopping Center – [Nomination](#) | [One Page Staff Summary](#)
- LE-002 – 6320 Grovedale Drive – [Nomination](#) | [One Page Staff Summary](#)
- LE-003 – Beulah Street – [Nomination](#) | [One Page Staff Summary](#)
- LE-004 – Inova – Springfield Center Drive – [Nomination](#) | [One Page Staff Summary](#)
- LE-005 – Vine Street – [Nomination](#) | [One Page Staff Summary](#)
- LE-006 / 009 – Springfield Boulevard / Amherst Avenue [Nomination](#) | [One Page Staff Summary](#)
- LE-007 – Sheridonna Lane – [Nomination](#) | [One Page Staff Summary](#)
- LE-008 – Frontier Drive – [Nomination](#) | [One Page Staff Summary](#)

Braddock District

- BR-001 – Evergreen Investment Co. LLC – [Nomination](#) | [One Page Staff Summary](#)
- BR-002 – EQR Fairfax Corner – [Nomination](#) | [One Page Staff Summary](#)
- BR-003 – Church of the Good Shephard – [Nomination](#) | [One Page Staff Summary](#)

Thursday, March 23, 2023, at 7:30 PM

Hunter Mill District – Reston and Hunter Mill Road

- HM-001 - 1760 Reston Parkway - [Nomination](#) | [One Page Staff Summary](#)
- HM-002 - Michael Faraday Court - [Nomination](#) | [One Page Staff Summary](#)
- HM-003 - Commerce Metro Center - [Nomination](#) | [One Page Staff Summary](#)
- HM-004 - 12120 Sunrise Valley Drive - [Nomination](#) | [One Page Staff Summary](#)
- HM-005 - Reston Corner - [Nomination](#) | [One Page Staff Summary](#)
- HM-006 - Roland Clarke Place [Nomination](#) | [One Page Staff Summary](#)
- HM-007 - Preston White Drive - [Nomination](#) | [One Page Staff Summary](#)
- HM-009 - Association Drive - [Nomination](#) | [One Page Staff Summary](#)
- HM-010 - Samuel Morse Drive - [Nomination](#) | [One Page Staff Summary](#)
- HM-012 - Koons - [Nomination](#) | [One Page Staff Summary](#)
- HM-013 - Brookfield - [Nomination](#) | [One Page Staff Summary](#)
- HM-014 - Lake Fairfax Business Park - [Nomination](#) | [One Page Staff Summary](#)

Providence District - Oakton/Vienna/Merrifield/Fallfax

- PR-001 - Briarwood Farm - [Nomination](#) | [One Page Staff Summary](#)
- PR-002 - Boro East - [Nomination](#) | [One Page Staff Summary](#)
- PR-003 - Scotts Run – Tysons East - [Nomination](#) | [One Page Staff Summary](#)
- PR-004 - AT&T Oakton - [Nomination](#) | [One Page Staff Summary](#)
- PR-005 - ICF Building - [Nomination](#) | [One Page Staff Summary](#)
- PR-006 - Alliance Center - [Nomination](#) | [One Page Staff Summary](#)
- PR-007 - Sequoia Capital - [Nomination](#) | [One Page Staff Summary](#)
- PR-008 - Merrifield at Dunn Loring Station [Nomination](#) | [One Page Staff Summary](#)
- PR-009 - Fallfax - [Nomination](#) | [One Page Staff Summary](#)

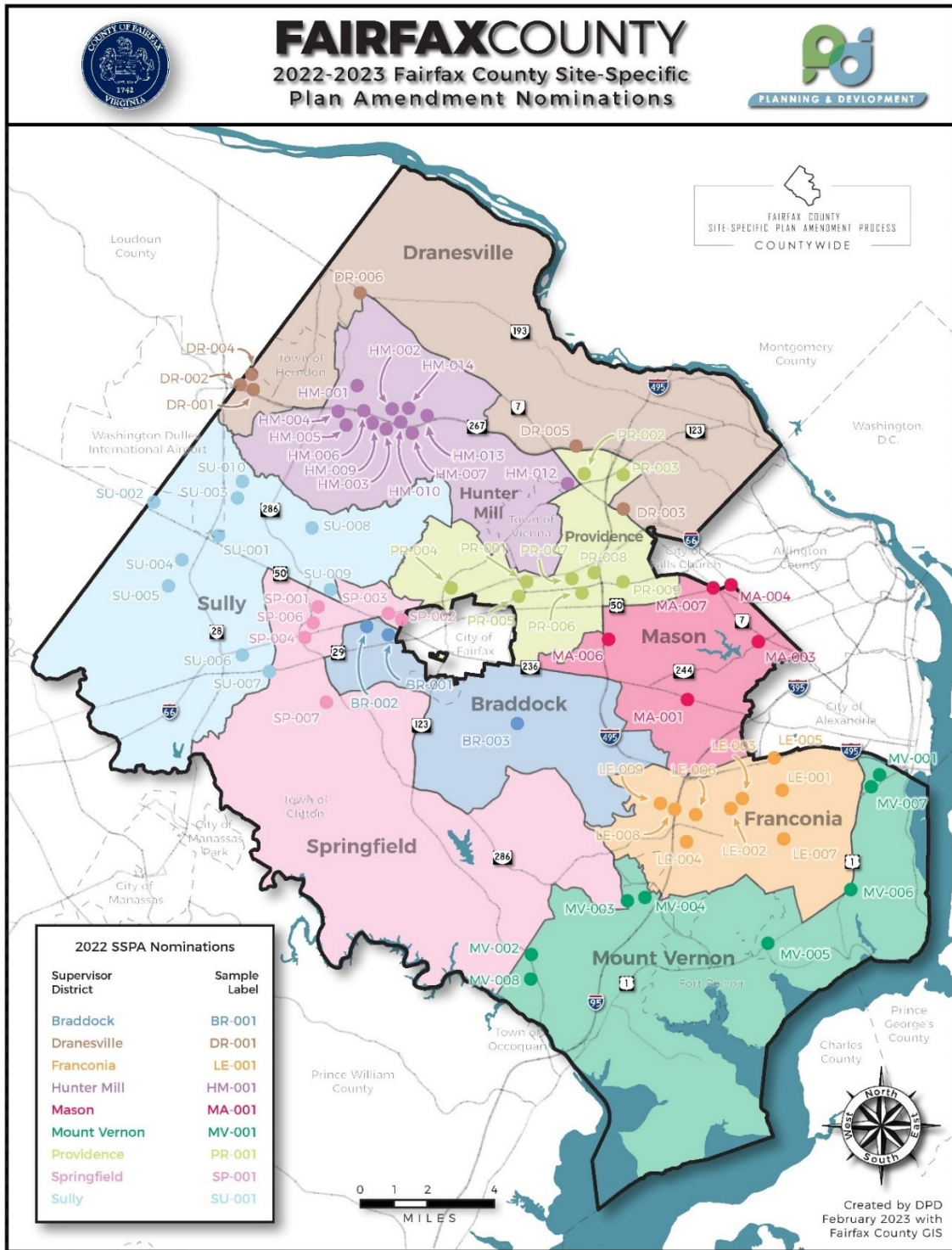


Figure 1. Map of Countywide Site-Specific Plan Amendment Nominations by Supervisor District

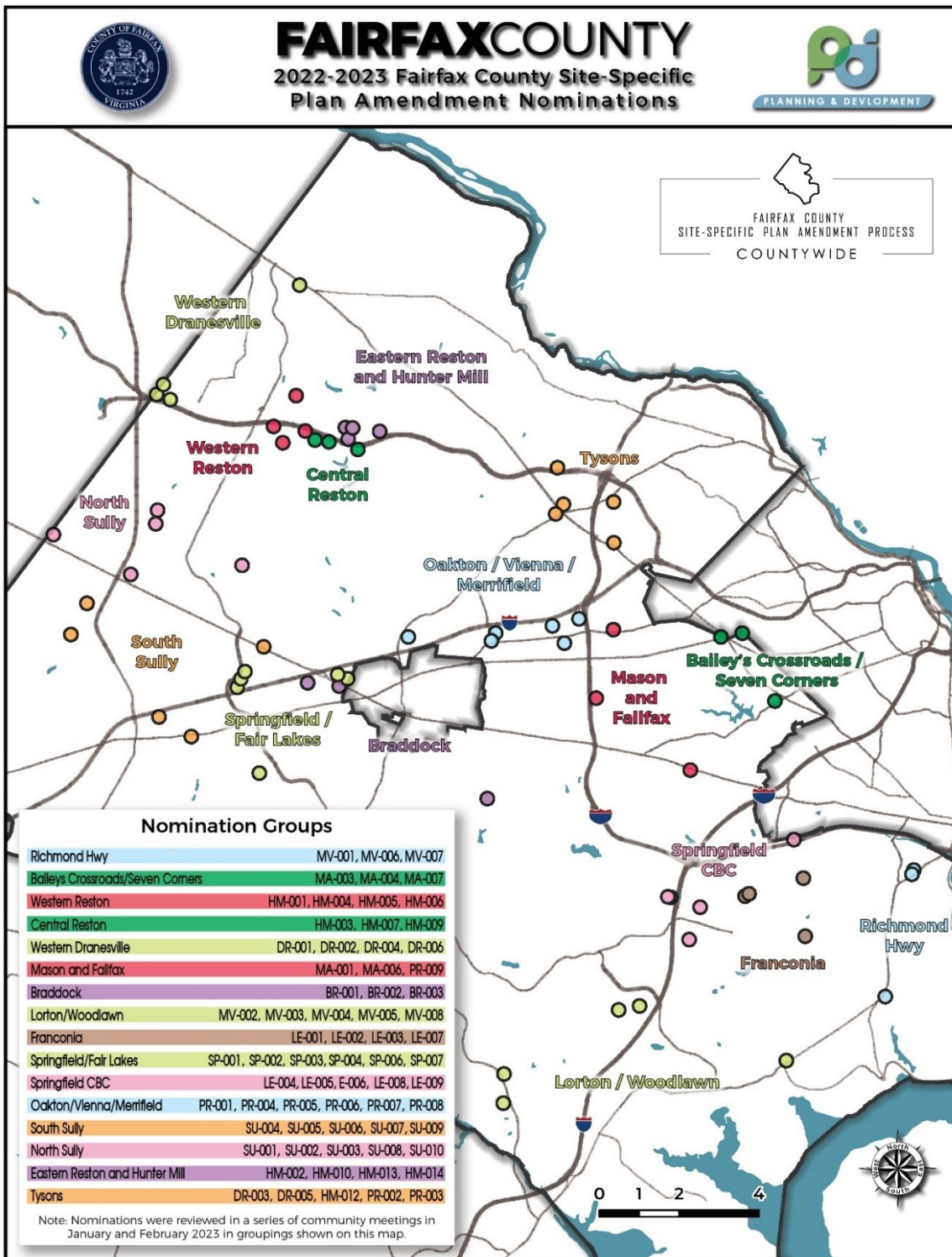


Figure 2. Map of Countywide Site-Specific Plan Amendment Nominations by Community Meeting Group

White Paper for the Countywide Site-Specific Plan Amendment Nomination Screening and the Proposed Revisions to the Comprehensive Plan Amendment Work Program

Background

The Board of Supervisors (Board) adopted the Site-Specific Plan Amendment (SSPA) process on June 20, 2017, to provide the opportunity for anyone to submit a proposal (“nomination”) to consider amending the land use recommendations in the Comprehensive Plan for individual parcels of land and collections of parcels and for inclusion on the Comprehensive Plan Amendment Work Program (Work Program). The Work Program sets the framework for the county’s review schedule of comprehensive planning studies and plan amendments. An inaugural North County review cycle began in 2017 with the Dranesville, Hunter Mill, Sully, and Providence districts. The South County review cycle began in September 2019 for the Braddock, Springfield, Lee, Mason, and Mount Vernon districts. Following the South County cycle, a retrospective assessment of the process produced a series of changes that were endorsed by the Board on July 19, 2022, including a new, Countywide nomination period to begin in the Fall of 2022, along with changes to the timeline of review, community outreach, and prioritization of planning studies.

This SSPA cycle consists of three phases:

- (1) a Nomination Phase, during which anyone may submit a nomination to the Planning Commission. The nominations are evaluated to ensure that they meet the adopted eligibility criteria, which prohibit the submittal of nominations containing a) land areas that are subject to pending land use Plan amendments or studies on the Work Program, b) land areas that were included in any Plan amendment adopted in the two years prior to the nomination phase, c) changes to the Policy Plan volume of the Comprehensive Plan, and d) changes affecting countywide systems, such as to the transportation network, trails system, Bicycle Master Plan, parks, or public facilities. Additionally, unless otherwise accepted by the Board, nominations must include the property owner’s consent, a written statement of justification, as well as an illustrative concept plan depicting how development on the site could occur.
- (2) a Screening Phase, during which county staff review the nominations and hold community meetings to obtain feedback to understand community interests. Following the community meetings, the Planning Commission holds public workshops to discuss the nominations and the balance of the Work Program and make recommendations to the Board on a revised Work Program. The Board then adopts the revised Work Program through an action item.
- (3) an Evaluation Phase, during which the nominations that are added to the Work Program are studied in detail through the normal staff review process, which may include grouping certain amendments together or into planning studies. Community outreach is conducted based on the needs of the amendment, and staff recommendations are presented to the Planning Commission and the Board of Supervisors at public hearings. Timelines for the evaluation of each plan amendment or study will vary.

2022-2023 SSPA Countywide Cycle

Seventy-five nominations were submitted for review in the October 2022 Countywide SSPA Screening Phase in all nine Supervisor District districts. On December 6, 2022, the Board accepted a list of seventy nominations into the process as shown on Figure 1, of which sixty-eight remain active as of the publication of this document (nomination #s CPN22-HM-015 and CPN22-MV-009 have been withdrawn).

Eighteen community meetings were held from January-February 2023, during which the nominators, staff, and members of the public provided comments on the screening of nominations. In all, over 1,800 people attended the community meetings. Nominations were grouped by geography for the community meetings, as shown on Figure 2. Three in-person meetings were held in partnership with the Department of Neighborhood and Community Services in areas of the County with higher indicators of social vulnerability ([Vulnerability Index \(2016-2020\) \(arcgis.com\)](#)) that might otherwise inhibit participation in a virtual meeting and to accommodate community requests. Accommodations provided at the in-person meetings included language translation services, transportation to and from the meeting, childcare services, and light snacks. The remaining 15 meetings were held virtually via MS Teams. All the nominations that remain active will be considered by the Planning Commission at public workshops on March 2, 9, and 23. The Planning Commission will conduct a mark-up session on the Work Program at the conclusion of the March 23, 2023, workshop, which may include recommending the addition of nominations to the Work Program, and the removal of amendments from the Work Program that are inactive.

The Board is anticipated to take action on revisions to the Work Program on April 11, 2023. Following Board action, and based on available resources, staff anticipates the review of some newly added Tier 1 amendments beginning in spring and summer of 2023.

Introduction

This white paper details staff's recommendations for including or excluding Countywide SSPA nominations on the Work Program, and additional revisions to the Work Program, including the proposed removal of inactive plan amendments. For each nomination recommended for inclusion on the work program, staff has proposed placement in Tier 1, 2 or 3, as further detailed below. Current work program items will also be organized in this format.

Tier 1. Items in Tier 1 are located in areas of development focus for the County or support an identified County priority such as providing affordable housing or enhancing office development. These nominations may be included as individual amendments or may be recommended to be studied in combination with other nominations or additional land, or in combination with pending studies already on the Work Program. Items in Tier 1 will have the highest priority for staff resources and timing.

Tier 2. Items in Tier 2 are those that are valuable proposals but did not meet the criteria (of areas of focus or County priority) of Tier 1. Many of these amendments are expected to be reviewed in conjunction with a development application, and timing is generally recommended to begin following submission of such an application and as staff resources are available.

Review of Tier 2 proposals will not automatically be after Tier 1, but will be intermingled as resources are available.

Tier 3. These items are proposed to be added to the Work Program, but as “deferred” items, with schedules to be developed following the completion of other studies or planning efforts that would influence the policy context for the consideration of the site-specific amendment, or as active Tier 1 and Tier 2 items are completed, and staff resources are available.

Do Not Add to the Work Program. A nomination that is not added to the work program would not advance for further review.

The staff recommended revisions to the Work Program, which are provided in the attached draft Work Program Mark Up (Attachment II), are based on the collective analysis of the SSPA nominations against area plan and policy plan guidance, prioritization based on the SSPA justification criteria and the urgency of review, the availability of staff resources to conduct the proposed plan amendment and planning studies, and the status and resource requirements of currently authorized amendments and anticipated future additional plan amendment authorizations.

Summary of Countywide SSPA Nominations and Trends

Nominations were accepted in all nine Supervisor Districts as shown in Figure 1. While each nomination proposes plan changes in response to market conditions, owner needs, and specific site characteristics, several trends were identified that are relevant to the review of the full cohort of nominations.

Relationship to Concept for Future Development and Location within Development Centers.

Forty-eight of the 68 (71%) nominations are in one of the County’s development centers, which include the Tysons Urban Center, Transit Station Areas (TSAs), Community Business Centers (CBCs), Suburban Centers, and Industrial Areas. The development centers constitute about 10 percent of the County’s land area, and the Concept for Future Development notes that the County’s policy direction is that almost all employment growth should occur within these areas. Except for the Industrial Areas, mixed use development is also encouraged within all the development centers. Medium to high density residential development is also encouraged within the core areas of the development centers.

The remaining 20 nominations (29%) are located outside of development centers in areas classified by the Concept for Future Development as either Suburban Neighborhood or Low Density Residential areas. Suburban neighborhood areas contain a broader mix of allowable residential densities and styles, and, where appropriate, neighborhood-serving commercial services, public facilities, and institutional uses. Within such areas, which are generally considered to be stable areas of little or no change, compatibility of the use, type, and intensity of development is one of the key considerations. Low Density Residential Areas are generally limited to low density, large lot residential and open space uses, and within such areas, the preservation of environmental resources through limiting development is a key consideration, along with compatibility.

FIGURE 3. PERCENTAGE OF NOMINATIONS LOCATED IN DEVELOPMENT CENTERS

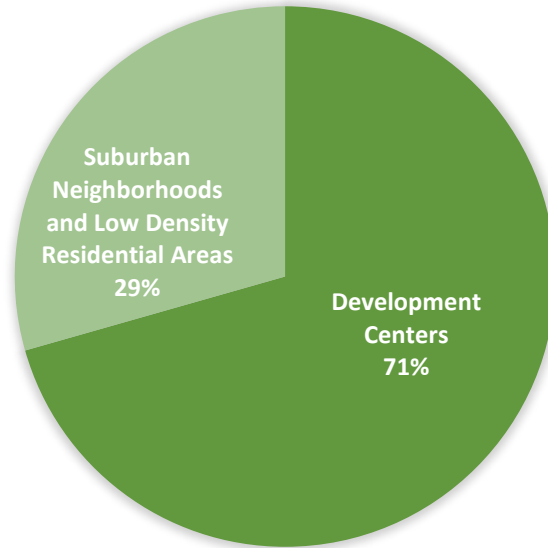
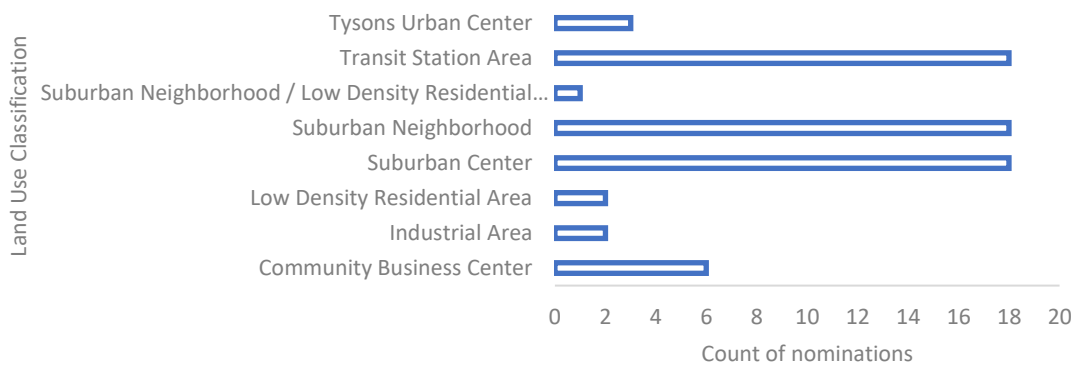
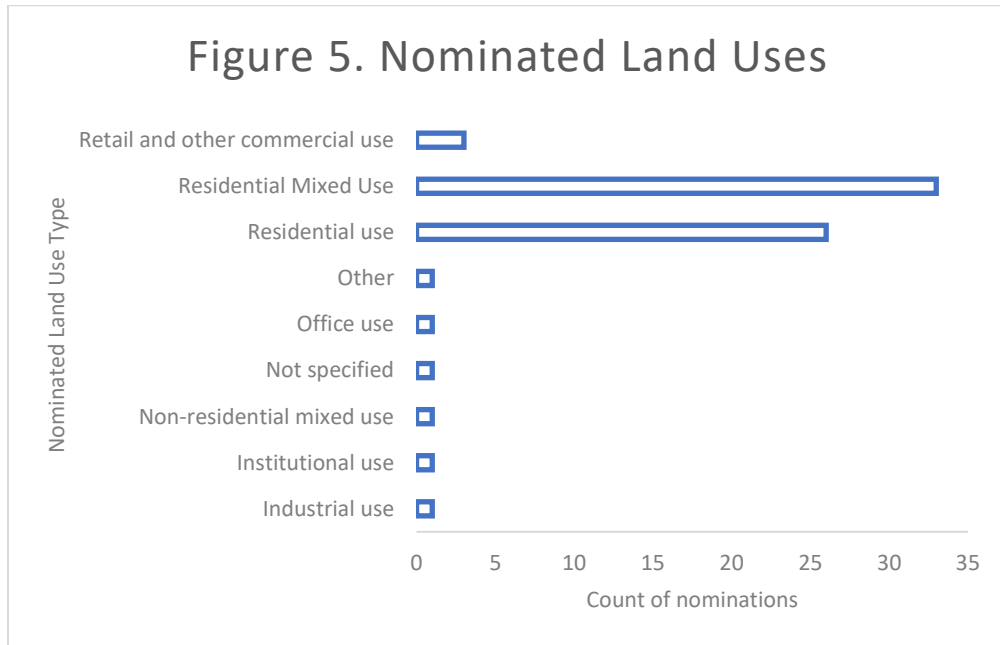


Figure 4. Concept for Future Development Land Use Classification for Nominated Areas



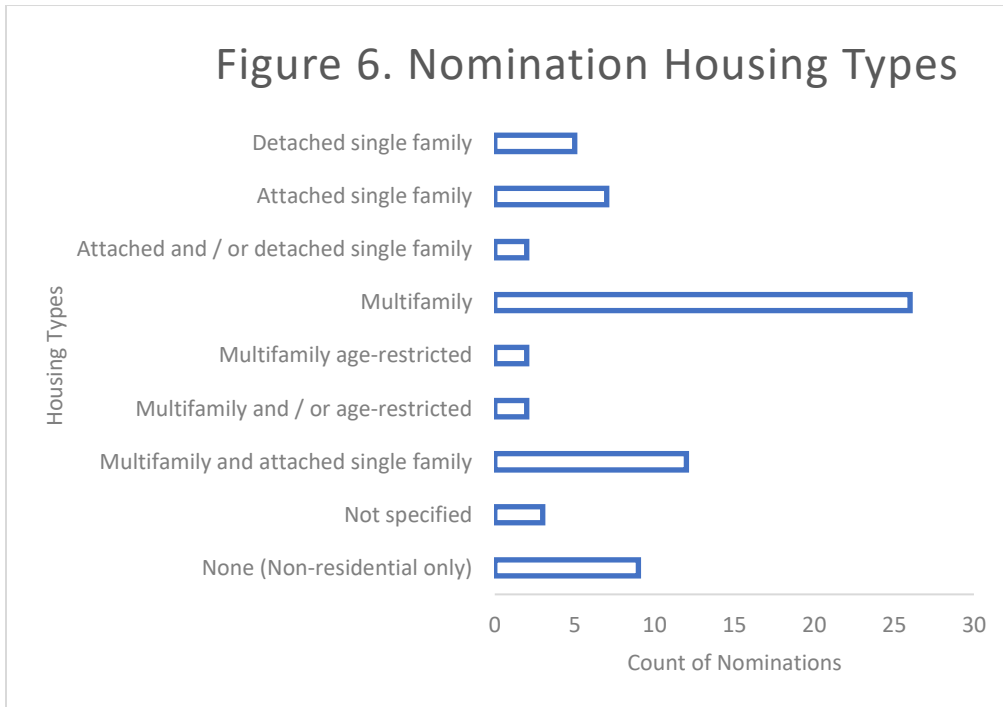
Nomination Use Types and Forms.

The vast majority (87%) of the nominations propose plan changes that would facilitate residential development, either by increasing densities in areas already planned for residential use, by providing greater flexibility within mixed-use areas to accommodate a greater proportion of residential use compared to non-residential use, or by introducing residential use in areas currently planned for non-residential use. Figure 5, shown below, provides a summary of the nominated land uses types.



Only two of the sixty-eight nominations propose to add additional office development potential, one of which is directly adjacent to the Wiehle Reston Metrorail Station, the other a secured office campus in the Dulles Suburban Center. Several other nominations propose to retain office as a part of a mixed use concept, however, in these instances office is already planned for these areas, and no plan amendment would be needed to facilitate their implementation.

The types of residential use that have been nominated are shown below in Figure 6. The summary groups certain types of housing, such as traditional and stacked townhouses, together as attached single family, and groups together Continuing Care, Independent Living, and other types of age-restricted housing as “age-restricted”.



Office-to-Residential. Twenty-nine of the nominations (42%) propose to replan areas currently occupied by existing but underutilized or vacant office buildings to permit residential use, or mixed use with a higher residential use component than currently recommended under the plan. In the statements of justification, many of these nominations cited changes to the office market brought about by the COVID-19 pandemic, ensuing shift to work-from-home, and high office vacancies, as a major rationale for the nomination.

Transit-Oriented Development. Twenty-one of the nominations (31%) have land within ½ mile of an existing Metrorail station, and an additional four nominations have land within ½ mile of a planned Bus Rapid Transit station. An additional nine nominations have land within one mile or less of a Metrorail Station; while these are outside of the county’s typical radius for Transit-Oriented Development, they could still be accessible by walking and cycling for some commuters. Metrorail-proximate nominations were located around the Innovation Center, Reston Town Center, Wiehle-Reston East, Greensboro, Tysons, McLean, Vienna, Dunn Loring-Merrifield, Huntington, Van Dorn, and Franconia-Springfield Metrorail Stations.

Geographic Clusters. Certain development centers received multiple nominations within relatively small clusters, including the Reston TSAs, the Innovation Center TSA, Fair Lakes and the broader Fairfax Center Suburban Center, the Merrifield Suburban Center, the Huntington TSA and the Penn Daw CBC, and the Springfield CBC and TSA. Other development centers, such as the Dulles Suburban Center, received nominations that were not clustered. Geographic clusters are shown on Figures 7-13 below.

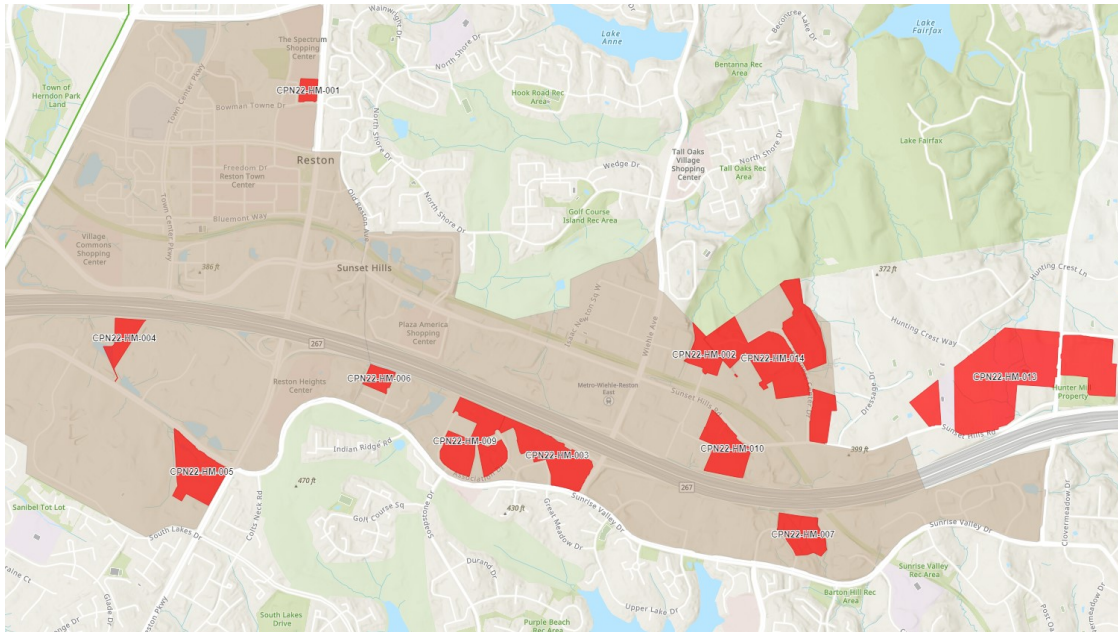


Figure 7. Reston Transit Station Areas and Hunter Mill Road – Hunter Mill District (11 nominations)

Eleven nominations are proposed within the Reston TSAs, and another is directly northeast of the TSAs. With two exceptions, each of the TSA nominations seeks additional residential development potential, or greater flexibility within a mixed use recommendation, to facilitate infill or redevelopment within existing office campuses.

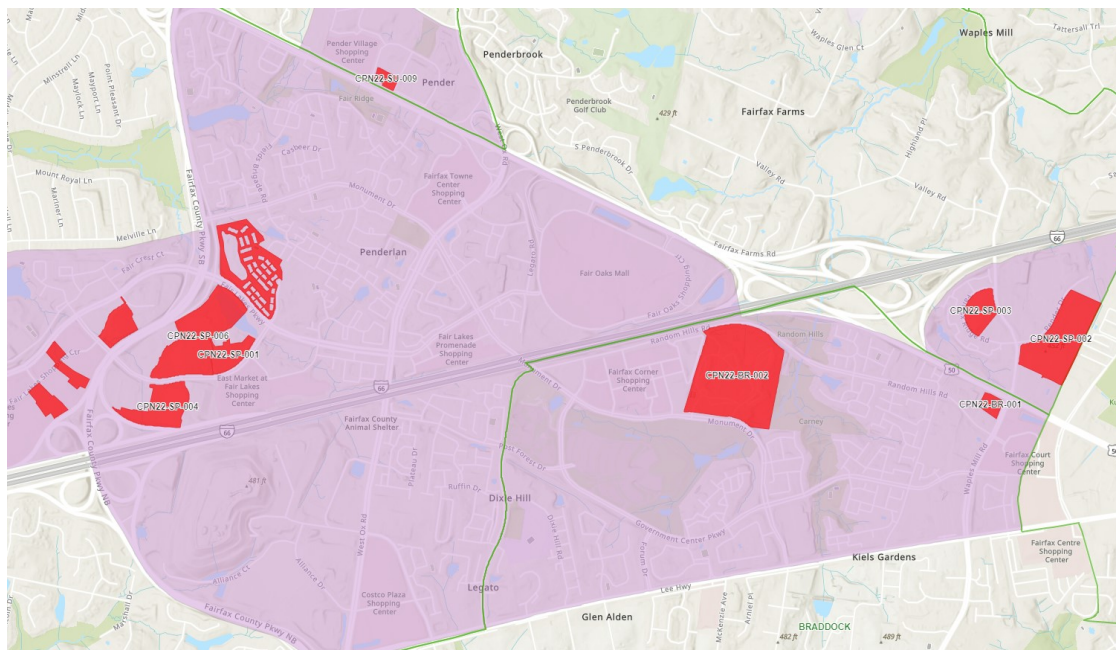


Figure 8. Fairfax Center Core and Non-core Areas– Springfield, Braddock, and Sully Districts (8 nominations)

Eight nominations are in the non-core areas of the Fairfax Center Area Suburban Center, including three in Fair Lakes, two in the Fair Oaks Business Park, and three others in the Braddock and Sully Districts. Four of the nominations seek either residential use in areas planned for non-residential use, one seeks additional residential density in an existing multifamily development, three seek greater flexibility within an existing mixed use recommendation to facilitate additional residential use, and one proposes residential mixed use in an area planned for office.

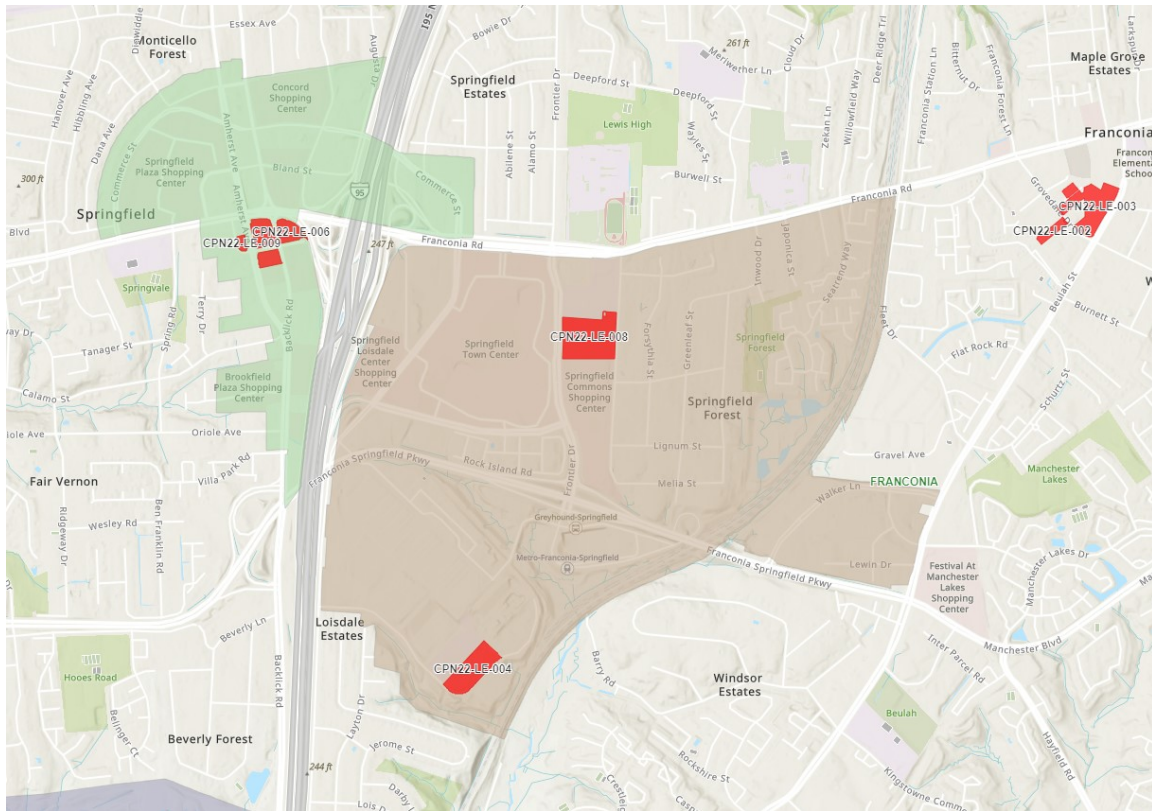


Figure 9. Springfield Community Business Center and Transit Station Area - Franconia District (4 nominations)

Four nominations are proposed in the Springfield CBC and TSA. All of these nominations propose residential mixed use, consisting of multifamily buildings with ground floor non-residential use, in areas currently planned for non-residential uses, which include office, industrial, and retail uses.

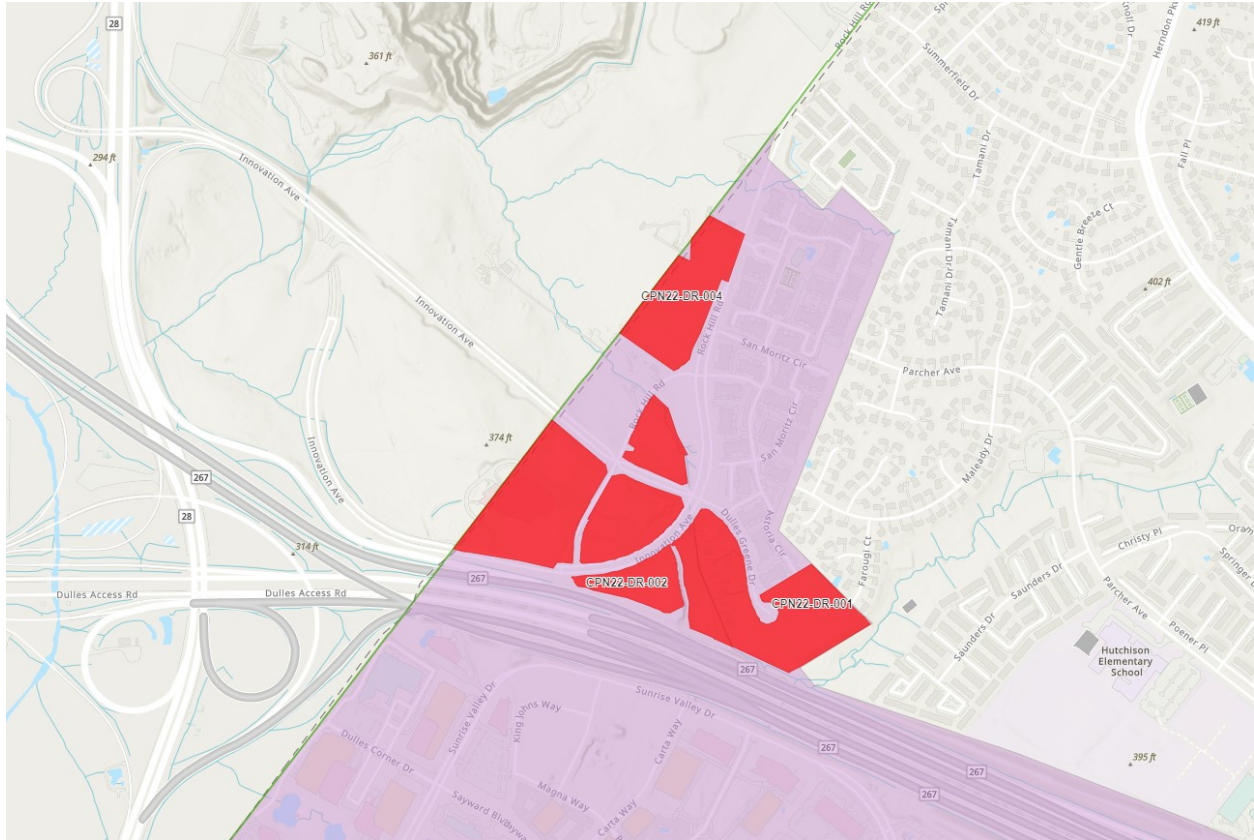


Figure 10. Innovation Center Transit Station Area – Dranesville District (3 nominations)

Three nominations are proposed for the Innovation Center Transit Station Area north of the Dulles Toll Road. Each nomination seeks increased density and a greater proportion of residential in the use mix than is contemplated under the adopted mixed use TOD plan.

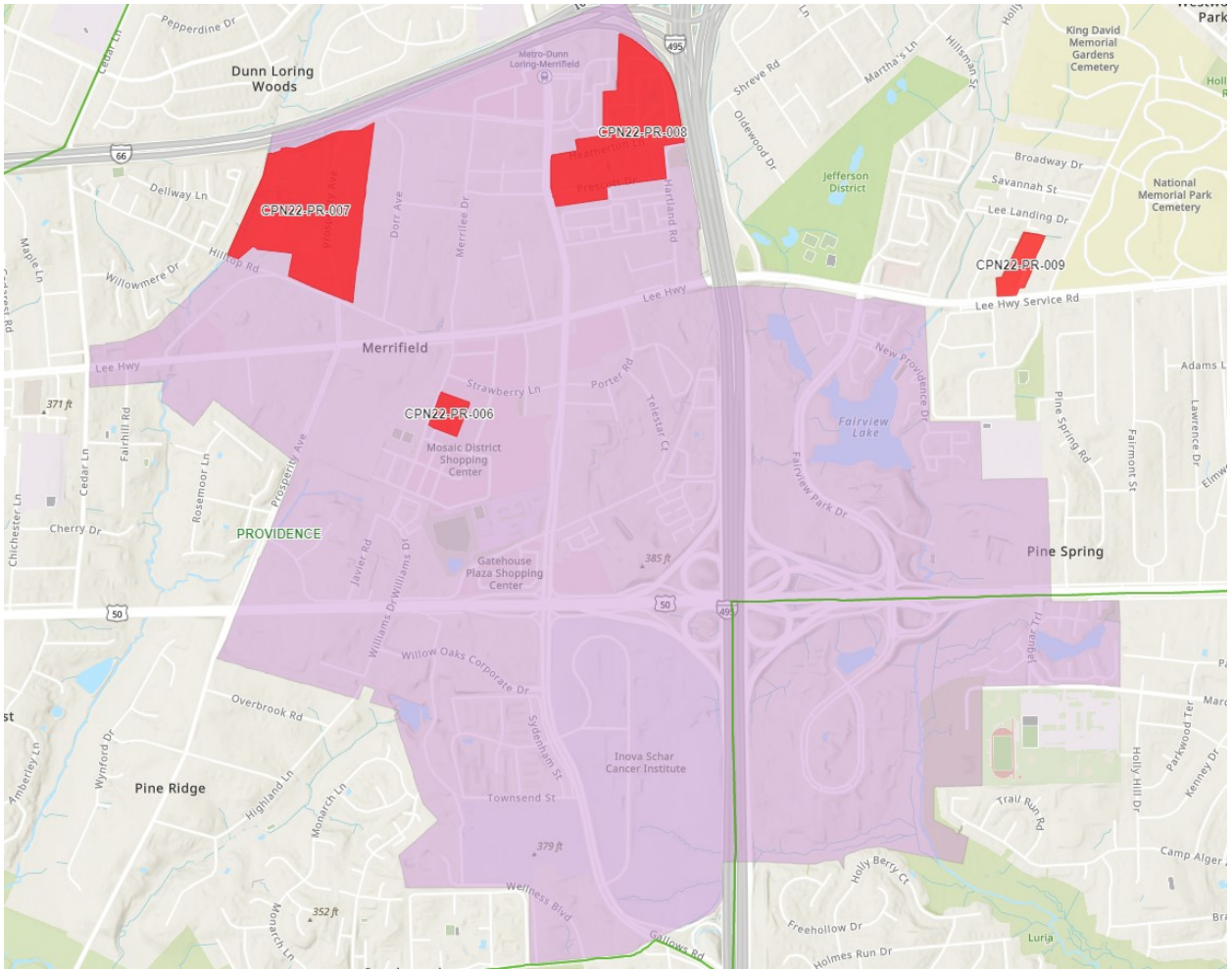


Figure 11. Merrifield Suburban Center – Providence District (3 nominations)

Three nominations are proposed for the Merrifield Suburban Center, all of which are predominately located in the “Areas Adjacent to the Core” land use category, between the dual cores of the Merrifield plan (the Metrorail station and the Town Center/Mosaic District). All of the nominations propose residential or residential mixed use at higher densities than is contemplated under the current plan.

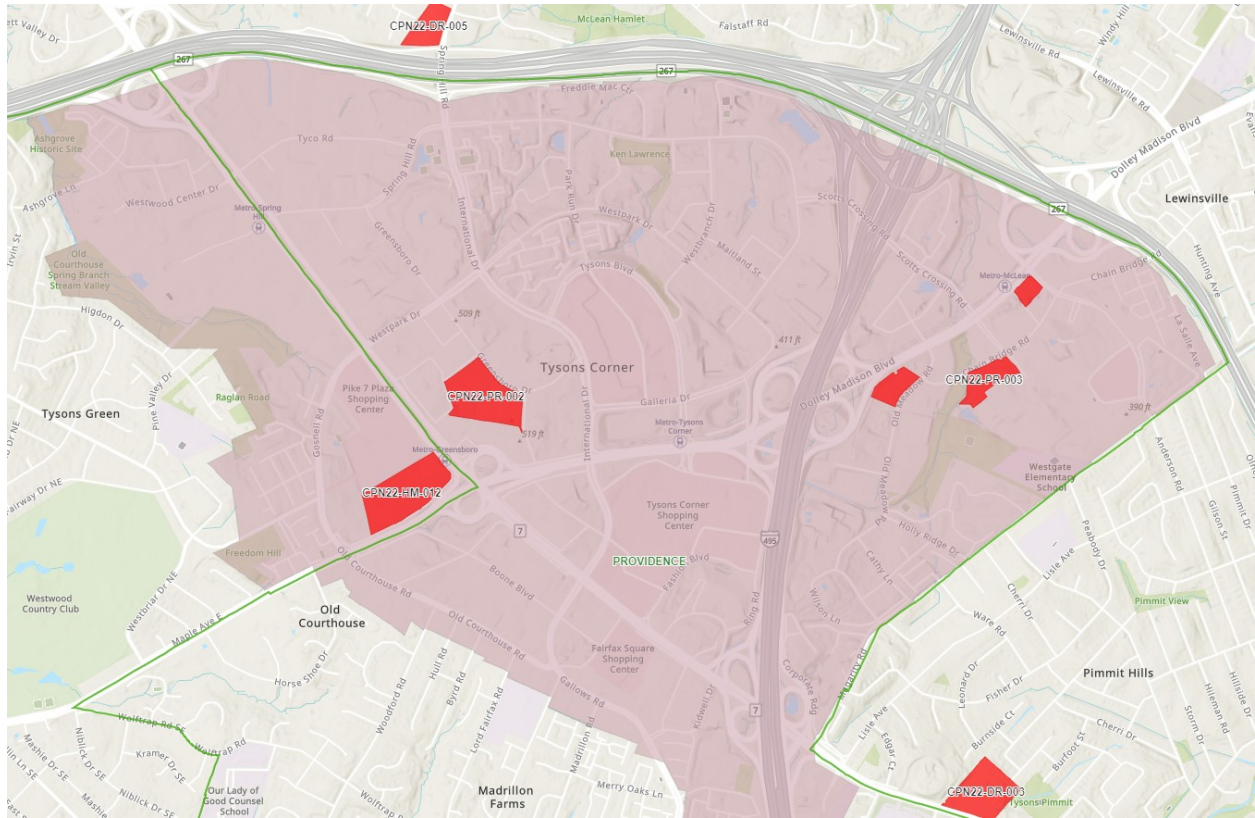


Figure 12. Tysons - Providence, Dranesville, and Hunter Mill Districts (3 nominations)

Three nominations are in the Tysons Urban Center and propose residential mixed use. However, following staff review, it was determined that amendments to the plan would not be necessary given the land use mixes proposed for these three nominations.

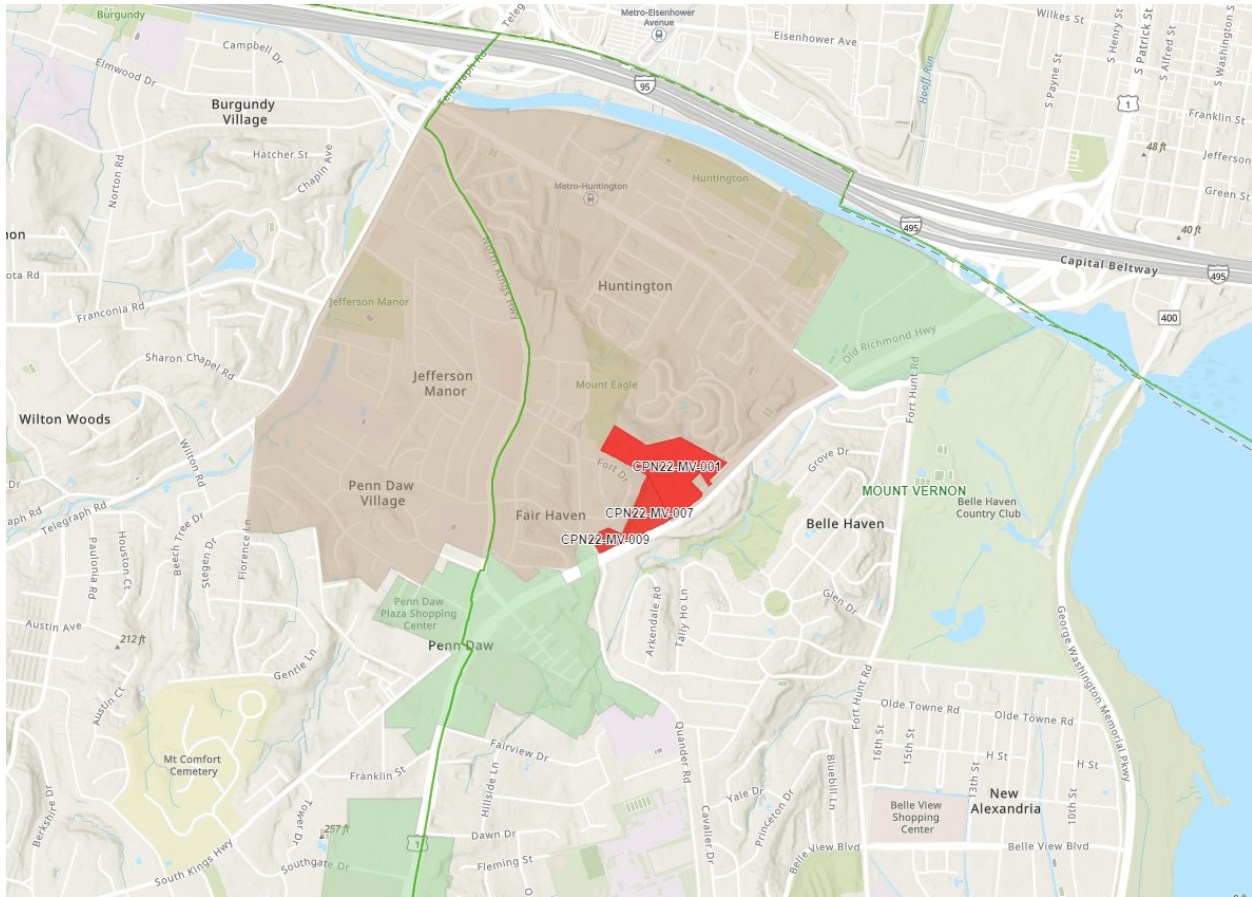


Figure 13. Huntington TSA / Penn Daw CBC – Mount Vernon District (3 nominations)

Three nominations, all adjacent to one another, were submitted on Richmond Highway in areas at the southeast edge of the Huntington TSA and northeast edge of the Penn Daw CBC. These nominations proposed multifamily residential use. One of these nominations, MV-009, has since been withdrawn by the nominator.

Summary of Prioritization and Staff Recommendation on the Draft Work Program

Staff recommends that 55 of the 68 SSPA nominations be added to the Work Program for further study in some form. Nominations that have been identified as Tier 1 priority are generally anticipated to begin in 2023 or 2024 as either individual site-specific amendments, or in the context of a combined review of a planning area, as staff resources are available. Tier 2 priority nominations are generally anticipated to be studied individually, and in most instances, the timing of the review would begin with the submission of a concurrent development application and with discussion about impact to review of Tier 1 items.

Tier 3 priority nominations are proposed to be added to the Work Program, however, study of these items would be deferred. Nominations that are not recommended to be added to the Work Program would not advance for further review.

Selection and Prioritization Criteria. In developing the staff recommendation on the nominations, the following criteria were used to determine which nominations are recommended to advance for further review, and their priority. Prioritization considerations are provided for each nomination in Appendix III, which includes staff's summary of Comprehensive Plan considerations, Policy Plan and other Board-adopted policies relevant to the nomination, anticipated staff resource level to complete the study, and whether the area, as submitted would warrant site-specific plan review or expansion of the study area.

- SSPA Justification Criteria
 - o Does the nomination address emerging community interests or changes in circumstances? As noted previously, changes to the office market brought about by the COVID-19 pandemic and ensuing shift to work-from-home in certain employment sectors was a common justification for replanning areas planned for office, light industrial, and mixed use in favor of residential or more heavily residential mixed use. Additionally, the demand for housing, both market-rate and affordable, was a common justification.
 - o Does the nomination, generally, align with the Comprehensive Plan's Concept for Future Development, the Area Plans, and/or Policy Plan? As noted previously, a vast majority of the nominations were in activity centers where mixed use, and higher development intensities, are encouraged within the cores. Most nominations were generally consistent with the adopted Concept for Future Development. In a few instances, nominations propose uses or development intensities/densities that are not consistent with the land use classification system, such as introducing uses or densities that are significantly higher than and/or not compatible with the surrounding areas into areas classified by the Concept as Suburban Neighborhoods, Low Density Residential Areas, and Industrial Areas.
 - o Does the nomination align with the goals of the County's Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, and other Board adopted policies? Many nominations for residential use cited the County's Strategic Plan, One Fairfax Policy, and Community-wide Housing Strategic Plan's goals and objectives as justification for the nomination. Affordable housing nominations cited the numeric goals and Board policy direction for supporting the production of new affordable housing units. Proposals for market rate developments, in particular those in development centers proposing multifamily and attached residential unit types, generally noted that the proposals would add both market-rate and affordable/workforce dwelling units in line with County policies and regulations. Mixed-use development proposals, especially those within walking distances to Metrorail station, noted the Strategic Plan's encouragement of transit-oriented development proposals, which can reduce single-occupant vehicle trips, support active mobility and healthier living, and greater efficiency and connectivity within the transportation network.
- Availability of staff resources
 - o Are staff resources available to complete the study? The ability of staff to manage a dynamic Work Program is a key consideration for prioritization into three tiers.

Staff resources devoted to nominations are shared with other key priorities, including area planning studies and countywide policy initiatives.

- Are staff resources spread across the County in a balanced manner? While not an SSPA criterion, the geographic distribution of the nominations and the work program in general provides an opportunity to consider how planning work is distributed across the County, especially in areas where special studies could cumulatively consider several nominations.

Additional details about the recommendations are included on the proposed Work Program (Attachment II).

Tier 1: Twenty nominations are identified as Tier 1 priority and are anticipated to be reviewed through fifteen individual reviews and some groupings. These include studies for lands encompassing and surrounding the nominations submitted for Fair Lakes; the Franconia “triangle” between Beulah Street, Franconia Road, and Grovedale Drive; the Springfield CBC; the Innovation Center TSA north of the Dulles Toll Road; and, the Penn Daw CBC Land Unit P. Within this Tier, site-specific review is recommended for two nominations for affordable, age-restricted housing in the Sully and Dranesville Districts; Cityside Huntington in the Mount Vernon District, which proposes to preserve existing market-affordable housing and construct additional affordable housing on the site; and AT&T Oakton campus in the Providence District, which provides opportunities to consider significant transportation improvements and park spaces; Park Center, which proposes additional office use in Westfields in the Sully District, and three residential mixed use proposals in Merrifield.

Tier 2: Fourteen nominations are identified as Tier 2 priority and, in most cases, would be studied concurrent with development application once submitted.

Tier 3: Twenty-one nominations are identified as Tier 3, and work would not begin until additional policy work or studies, community outreach, or significant revisions to the proposal, are in place in order to evaluate the land use change. The Reston TSA nominations are within this tier given the ongoing Reston Study. Additionally, some Tier 3 nominations are recommended to be added to other ongoing, or deferred, planning studies addressing similar issues on nearby properties, such as the proposal for the IMP building in the Woodlawn CBC, or to begin following the results of other, ongoing studies that would influence land use considerations, including the assemblage on Vine Street in the Van Dorn TSA.

Do Not Add to the Work Program: Thirteen nominations are not recommended to be added to the Work Program. Ten of these nominations are not recommended by staff to be added to the Work Program due to clear and significant policy issues, all of which relate to land use compatibility and/or environmental protection. Three nominations in the Tysons Urban Center have been determined to not require plan amendments to accommodate the proposed use mix. As a result, these nominations need not be added to the work program.

Attachment III contains staff summary reports containing Comprehensive Plan and prioritization considerations for each nomination, along with links to the nominations and maps.

Attachment IV provides links to the community meeting videos (for virtual meetings), and summaries of public comments received at the meetings (both virtual and in-person meetings).

Attachment V provides written public comments submitted to county staff and will be provided under a separate document.

Adopted Work Program and Other Anticipated Amendments

At the time of publication of this document, the Work Program contains thirty-five Plan Amendments and studies, nineteen of which are currently under review, and nine of which are ongoing or have not yet started. Seven additional plan amendments are not actively being reviewed. The adopted Work Program can be found at:

https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf#page=1

In line with the new tiering system used to prioritize the Work Program, the items on the adopted Work Program have been assigned a tier, including ongoing studies, amendments concurrent with redevelopment applications, and pending or deferred plan amendments. In addition to the listed amendments, staff anticipates that three to five additional amendments may be authorized by separate Board action in the coming year. Resources for these potential amendments will need to be considered.

Removal of Inactive Amendments

The adopted Work Program includes five amendments that are not actively being reviewed due to changes in circumstances that eliminate the need for their review. These amendments include the following:

- PA #2021-I-2B (6152 Leesburg Pike / Dar Al-Hijrah Islamic Center), which was authorized with the South County SSPA but was not pursued by the nominators.
- PA #2021-IV-4MV (2806 Popkins Lane), which was authorized with the South County SSPA but was indefinitely deferred by the Board and has not been active since March 2022.
- PA #2021-IV-1S (I-95 Corridor Area – Land Unit K South) which was authorized with the South County SSPA but was determined to no longer be necessary given changes in the nature of the nominator’s proposal.
- PA #2019-II-M1 (Brightview) which was indefinitely deferred and has not been active.
- PA #2022-I-L1 (Bowl America) which has not been active.

Staff recommends removing these amendments from the Work Program.

Staff Recommendation on the 2023 Comprehensive Plan Amendment Work Program

Staff recommends the proposed 2023 Comprehensive Plan Amendment Work Program as shown on Attachment II on pages 44-58). Additions to the Work Program are shown in underline. Recommended rescissions are shown in ~~strikethrough~~.

2022-2023 SSPA Nomination Log and Recommended Tiers

Supervisor District / Nomination Number / Common Name	Parcel Address(es)	Current Comprehensive Plan Recommendation	Proposed Nomination	Staff Recommendation	Comments
Braddock / CPN22-BR-001 / Evergreen Investment Co. LLC	11301 Lee Jackson Memorial Highway, Fairfax, VA 22030	Baseline: Office use up to 0.15 Floor Area Ratio (FAR); Overlay: Office use up to 0.70 FAR. This area contains office uses and is planned for medium/high intensity office use. A portion of the sub-unit may be used to accommodate the planned interchange at Waples Mill Road and Lee-Jackson Memorial Highway. This area should be dedicated.	Residential use up to 1.9 FAR consisting of up to 200 multifamily units.	Tier 2	Consider expansion of study area to include balance of Sub-unit J2 of the Fairfax Center Suburban Center.
Braddock / CPN22-BR-002 / EQR Fairfax Corner	11727 Fairfax Woods Way, Fairfax, VA 22030	Map: Residential use at 8-12 dwelling units per acre (du/ac); Baseline: Residential use at 4 du/ac; Overlay: Office mixed use up to 0.35 Floor Area Ratio (FAR) as part of the adjacent Fairfax Corner development (the Comprehensive Plan recognizes that Reserve at Fairfax Ridge is developed with approximately 650 units).	Residential use up to 0.42 FAR to accommodate a new multifamily building with 405 units and a net increase of 335 units.	Tier 2	Incorporate into the Fairfax Center Area Phase 3 Study
Braddock / CPN22-BR-003 / Church of the Good Shepherd	9350 Braddock Road, Burke, VA 22015	Residential use generally should not exceed one dwelling unit per acre (du/ac).	Residential use at 2-3 du/ac to allow development of approximately 8 detached residences; the church would remain.	Tier 3	Defer consideration pending further nominator community outreach and potential consideration of opportunities for affordable housing.
Dranesville / CPN22-DR-001 / Innovation Center	1. No Parcel Address 2. 13500 DULLES GREENE DR, HERNDON VA 20170	Mixed Use, Residential 16-20 dwelling units per acre (du/ac). Minimum 5,000 square feet of community serving uses such as office, retail or daycare center. Planned location for commuter facilities.	Consolidation with County owned parcel and addition of plan option for approximately 500 multifamily units. Propose portion of units to be affordable up to 80% Area Median Income (AMI). Flexibility to include potential support use such as childcare center.	Tier 1	Combine with DR-002, DR-004, and other land areas within the land unit for Special Study of northern portion of Innovation Station. Concurrent review of individual development applications could be considered.

Dranesville / CPN22-DR-002 / Innovation Avenue	1) 2214 Rock Hill Rd, Herndon, VA 20170 2) 2210 Rock Hill Rd, Herndon, VA 20170 3) 2205 Rock Hill Rd, Herndon, VA 20170	Base: Institutional and Office use. Options: Within ¼ mile ring around Metro, mix of office, research and development, hotel, retail and residential uses up to 2.8 Floor Area Ratio (FAR). Within ¼ to ½ mile of the Metrorail Station, mix of office, hotel, retail and residential up to 1.6 FAR. Core Area (south of Innovation Avenue), mix of office, hotel, and retail up to 4.0 FAR.	Increase to 5.0 FAR within ¼ of the Metrorail Station and to 2.5 FAR between ¼ and ½ mile of the station. Remove limitations to percentage of residential and office component in the mix of uses.	Tier 1	Combine with DR-001, DR-004, and other land areas within the land unit for Special Study of northern portion of Innovation Station. Concurrent review of individual development applications could be considered.
Dranesville / CPN22-DR-003 / Elm Street Communities	7600A Leesburg Pike, Falls Church, VA 22043	Residential use at 5-8 dwelling units per acre (du/ac)	Option for residential use up 12-16 du/ac. Proposes 122-162 townhome units with maximum height of 50 ft.	Tier 2	Concurrent Review Recommended
Dranesville / CPN22-DR-004 / Rock Hill Development	0161-01-0004 no address given in tax records 0152-01-0001 2140 Rock Hill Rd 0152-01-0002 2144 Rock Hill Rd	Base: Office and Research and Development Use. Option: Within ¼ to ½ mile from the Metrorail station, mix of office, hotel, retail and residential use up to 1.6 Floor Area Ratio (FAR); beyond ½ mile from the station, 16-20 dwelling units per acre (du/ac), at an overall 0.5 Floor Area Ratio (FAR).	Within ¼ to ½ mile from the station, revise plan to allow primarily residential uses with ground floor non-residential.	Tier 1	Combine with DR-001, DR-002, and other land areas within the land unit for Special Study of northern portion of Innovation Station. Concurrent review of individual development applications could be considered.
Dranesville / CPN22-DR-005 / Spring Hill Road Homes	1336 Spring Hill Road, McLean, VA 22101 1340 Spring Hill Road, McLean, VA 22101 1344 Spring Hill Road, McLean, VA 22101 1348 Spring Hill Road, McLean, VA 22101	Residential use at 2-3 dwelling units per acre (du/ac)	Single-family attached or detached residential use at 3-4 du/ac	Tier 3	Defer consideration pending revisions to the concept plan that can ensure a compatible density, form, arrangement of open spaces, and site access.
Dranesville / CPN22-DR-006 / Dranesville United Methodist Church	1. 1089 Liberty Meeting Court, Herndon, VA 20170 2. 11718 Sugarland Road, Herndon, VA 20170 3. N/A	Residential use at 0.5 - 1 dwelling units per acre (du/ac)	Affordable independent living facility with up to 90 units in a 5-story building. Retain church building and approved (yet to be built) nursery school and childcare.	Tier 1	Concurrent review recommended
Hunter_Mill / CPN22-HM-001 / 1760 Reston Parkway	1760 Reston Parkway	Office, retail, and/or eating establishments at an intensity of 4.08 Floor Area Ratio (FAR)	Multifamily residential and retail uses at an intensity of 4.08 FAR	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.
Hunter_Mill / CPN22-HM-002 / Michael Faraday Court	1805 Michael Faraday Court	Parcels 18-3 ((5)) 7 and 7A: Base Plan for office use up to 0.50 Floor Area Ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac); Redevelopment Option: Residential Mixed Use up to 1.5 FAR; Parcels 18-3 ((5)) 8B, F and G: Base Plan for office, light industrial, institutional, and research and development up to 0.50 FAR; Redevelopment Option: Residential up to 1.0 FAR with consolidation.	Remove parcel consolidation recommendation	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.

Hunter_Mill / CPN22-HM-003 / Commerce Metro Center	1900 Centennial Park Dr., Reston, VA 20191 11400 Commerce Park Dr., Reston, VA 20191 11440 Commerce Park Dr., Reston, VA 20191 11480 Commerce Park Dr., Reston, VA 20191 1850 Centennial Park Dr., Reston, VA 20191 Vacant Land, Reston, VA 20191	Base Plan: Office use at 0.35 floor area ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac). Redevelopment Option: Transit Station Mixed Use (TSMU) up to 2.5 floor area ratio (FAR) with 50 percent residential and 50 percent non-residential use mix	Mix of uses up to 3.2 FAR and modify the mix of uses to allow a greater portion of office than currently recommended by the Comprehensive Plan (80 percent non-residential and 20 percent residential)	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.
Hunter_Mill / CPN22-HM-004 / 12120 Sunrise Valley Drive	12120 Sunrise Valley Drive	Base Plan: Office use up to 0.50 FAR (floor area ratio) or residential use up to 30 dwelling units per acre (du/ac). Option: Mixed use up to 1.5 FAR with 75 percent residential and 25 percent non-residential use mix.	100% Residential use up to 1.9 FAR.	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.
Hunter_Mill / CPN22-HM-005 / Reston Corner	12001 Sunrise Valley Drive Reston, VA 20191 12003 Sunrise Valley Drive Reston, VA 20191 12005 Sunrise Valley Drive Reston, VA 20191	Office use up to 0.50 Floor Area Ratio (FAR) and residential use up to 30 dwelling units per acre (du/ac) for area within ½ mile radius of Reston Town Center Metrorail Station platform.	Add option for residential mixed use up to 1.5 FAR	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.
Hunter_Mill / CPN22-HM-006 / Roland Clarke Place	1950 Roland Clarke Place, Reston, Virginia 20191	Base: Office use up to 0.35 floor area ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac) Option: Residential mixed-use up to 3.55 floor to area ratio (FAR), 75 percent residential and 25 percent non-residential use.	Residential mixed-use up to 3.55 FAR, modify the mix of uses to residential use with public use.	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.
Hunter_Mill / CPN22-HM-007 / Preston White Drive	1893 Preston White Drive, Reston, VA 20191 1897 Preston White Drive, Reston, VA 20191	Office use up to 0.50 floor area ratio (FAR)	Residential mixed-use up to 1.75 – 2.0 FAR	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.
Hunter_Mill / CPN22-HM-009 / Association Drive	1900 Association Drive 1920 Association Drive 1904 Association Drive 1906 Association Drive 1912 Association Drive 1914 Association Drive 1910 Association Drive	Base Plan: Office use up to 0.35 Floor Area Ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac). Option: Residential Mixed Use up to 1.5 FAR ("Eastern" parcels 1, 2, and 4A); Transit Station Mixed Use up to 2.5 FAR ("Western" parcels 5A, 7, 8, and 9)	Eastern and western parcels: Allow up to 100% residential component. Eastern parcels only: Redesignate the parcels planned for Transit Station Mixed Use to Residential Mixed Use, while retaining the 2.5 FAR maximum development potential under the adopted Transit Station Mixed Use designation.	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.

<p>Hunter_Mill / CPN22-HM-010 / Samuel Morse Drive</p>	<p>1810 Samuel Morse Drive Reston, VA 20190 1825 Samuel Morse Drive Reston, VA 20190 1850 Samuel Morse Drive Reston, VA 20190 11111 Sunset Hills Road Reston, VA 20190</p>	<p>Office, light industrial, and research and development (R&D) use up to 0.50 Floor Area Ratio (FAR)</p>	<p>Residential Use up to 1.0 FAR</p>	<p>Tier 3</p>	<p>Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study.</p>
<p>Hunter_Mill / CPN22-HM-012 / Koons</p>	<p>1) 2000 Chain Bridge Road, Vienna, VA 22182 2) 2050 Chain Bridge Road, Vienna, VA 22182</p>	<p>Base Plan: Auto sales and retail uses. Option: Residential Mixed Use - Mix of uses with 75% or more residential (western portion of subject property); Transit Station Mixed Use - Mix of uses with up to 65% office (eastern portion of subject property)</p>	<p>Mix of uses with 85% multi-family residential use and 15% retail uses</p>	<p>Do Not Add to Work Program</p>	<p>Plan amendment not required.</p>
<p>Hunter_Mill / CPN22-HM-013 / Brookfield</p>	<p>1620 Hunter Mill Road 1621 Hunter Mill Road 1631 Crowell Road 1627 Crowell Road 10736 Sunset Hills Road 1628 Hunter Mill Road 1627 Hunter Mill Road 1623 Crowell Road 1624 Hunter Mill Road 1630 Hunter Mill Road 10718 Sunset Hills Road 10800 Sunset Hills Road 10728 Sunset Hills Road 10700 Sunset Hills Road</p>	<p>Residential up to 0.2 - 0.5 dwelling units per acre (du/ac)</p>	<p>Detached and attached residential use and potential retail use</p>	<p>Tier 3</p>	<p>Defer to allow for additional visioning, community outreach, and consideration of planned transportation improvements in the vicinity.</p>

Hunter_Mill / CPN22-HM-014 / Lake Fairfax Business Park	11100 Wildlife Center Drive, Reston, VA, 20190 1768 Business Center Drive, Reston, VA 20190 1761 Business Center Drive, Reston, VA 20190 1771 Business Center Drive, Reston, VA 20190 1769 Business Center Drive, Reston, VA 20190 1759 Business Center Drive, Reston, VA 20190 1760 Business Center Drive, Reston, VA 20190	Office, light industrial, institutional and research and development (R&D) use up to 0.50 Floor Area Ratio (FAR)	Mixed-use including multifamily and attached residential, retail, and office uses	Tier 3	Combine with other Reston TSA nominations for Special Study and defer until following completion of ongoing Reston Study. Future review should include the balance of the Business Park.
Franconia / CPN22-LE-001 / Rose Hill Shopping Center	6116 Rose Hill Drive, Alexandria, VA 22310	Retail use up to 0.30 Floor to Area Ratio (FAR)	Mixed-use consisting of multifamily residential and retail use	Tier 3	Defer pending additional community outreach.
Franconia / CPN22-LE-002 / 6320 Grovedale Drive	6320 Grovedale Dr., Alexandria, VA 22310	Transitional low-rise or townhouse-style office up to 0.35 Floor Area Ratio (FAR) with substantial consolidation	Childcare center	Tier 2	Will be removed from Work Program if review concludes that Plan amendment is not needed.
Franconia / CPN22-LE-003 / Beulah Street	Parcel 15A – 6320 Munhall Lane, Alexandria, VA 22310 Parcel 15B – 6321 Munhall Lane, Alexandria, VA 22310 Parcel 15C – 6325 Munhall Lane, Alexandria, VA 22310 Parcel 17 C – 6412 Beulah Street, Alexandria, VA 22310 Parcel 17D – 6400 Beulah Street, Alexandria, VA 22310	Low intensity office use with substantial parcel consolidation and other recommended conditions	Residential use consisting of multi-family and single-family attached units	Tier 1	Combine with other land areas within the S-9 Beulah Sector Recommendation #4 (the "triangle") given other anticipated planning efforts in the vicinity.
Franconia / CPN22-LE-004 / Inova - Springfield Center Drive	6699 Springfield Court	Industrial uses up to 0.35 Floor Area Ratio (FAR)	Residential and/or continuing care use up to 1.5 FAR	Tier 1	Combine with other Springfield CBC/TSA nominations for Special Study.

<p>Franconia / CPN22-LE-005 / Vine Street</p>	<p>81-2((01))0025A; 5509 Vine Street; 5513 Vine Street; 5416 Vine Street; 5410 Vine Street; 5408 Vine Street;</p>	<p>Industrial uses up to 0.50 Floor area ratio (FAR) with an option for office or mixed use development up to 1.0 FAR with conditions an additional option for intensities greater than a 1.0 FAR under additional conditions.</p>	<p>Mixed use, proposes flexibility to accommodate I-495 Express Lane VDOT Study and combine both options in the existing plan into a single recommendation.</p>	<p>Tier 3</p>	<p>Defer consideration until I-495 Southside Express Lanes Study is completed and expand study area to include all properties along Vine Street that are subject to the same adopted Plan recommendation.</p>
<p>Franconia / CPN22-LE-006 / Springfield Boulevard</p>	<p>Northeastern Landbay #1 6515 Backlick Rd, Springfield, VA 22150 #2 6841 Franconia Rd, Springfield VA 22150 #3 6850 Franconia Rd, Springfield VA 22150 #4 n/a Northwestern Landbay #5 6508 Backlick Rd, Springfield, VA 22150 Southwestern Landbay #6 n/a #7 6508 Backlick Rd, Springfield, VA 22150 #8 n/a</p>	<p>Retail uses up to 0.70 Floor to area ratio (FAR) with an option of office and retail uses up to 1.5 FAR. The area south of Springfield Boulevard planned for mid-rise office up to 0.7 FAR with an option for 1.0 FAR.</p>	<p>Mixed use multifamily with ground floor retail at a maximum building height of 85 feet.</p>	<p>Tier 1</p>	<p>Combine with other Springfield CBC/TSA nominations for Special Study.</p>
<p>Franconia / CPN22-LE-007 / Sheridonna Lane</p>	<p>6981 Telegraph Road Alexandria, VA 22310 6988 Telegraph Road Alexandria, VA 22310 7015 Sheridonna Lane Alexandria, VA 22310 7018 Sheridonna Lane Alexandria, VA 22310 7019 Sheridonna Lane Alexandria, VA 22310 7101 Sheridonna Lane Alexandria, VA 22310</p>	<p>Residential use at 1-2 dwelling units per acre (du/ac), with plan guidance noting that the area is almost entirely within a Resource Protection Area (RPA) and that development is planned for the low end of the Plan's density range.</p>	<p>Independent living facility up to 8 du/ac.</p>	<p>Do Not Add to Work Program</p>	
<p>Franconia / CPN22-LE-008 / Frontier Drive</p>	<p>6525 Frontier Drive, Springfield, Virginia 22150</p>	<p>Low-intensity retail use up to 0.30 Floor Area Ratio (FAR)</p>	<p>Mix of multifamily residential and retail uses up to 2.0 FAR</p>	<p>Tier 1</p>	<p>Combine with other Springfield CBC/TSA nominations for Special Study.</p>

Franconia / CPN22-LE-009 / Amherst Avenue	80-4 ((1)) 14, 14A, 14B, 15, and 16A	Retail use at 0.7 FAR, with an option for a mix of office and retail uses up to 1.5 FAR with substantial consolidation.	Added by Board of Supervisors on 12/6/2022. To advance ongoing conversations and to encourage substantial and logical consolidation with the properties subject to CPN22-LE-006, staff should continue to work with the property owner and adjacent property owners during the Screening process to consider opportunities for redevelopment consistent with the adjacent nomination.	Tier 1	Combine with other Springfield CBC/TSA nominations for Special Study.
Mason / CPN22-MA-001 / 6675 Little River Turnpike	6675 Little River turnpike 4605 Columbia Road 4600 Randolph Drive 4604 Randolph Drive	Base: Retail use; Option: Office use up to 0.4 Floor Area Ratio (FAR) with conditions.	Residential mixed use up to 1.69 FAR, including 105 residential units and 18,000 square feet of retail use.	Do Not Add to Work Program	
Mason / CPN22-MA-003 / Church Street	6500 Block (no addresses assigned) Church St, Falls Church, VA 22041	Base: Parcels 30-37, office use; Parcels 38-40, community serving retail uses up to 0.35 Floor Area Ratio (FAR). Option A: Parcels 35-40, community serving retail use up to 0.5 FAR with consolidation of subunit D-3. Option B: Parcels 35- 36, residential townhomes at 8-12 dwelling units per acres (du/ac) if consolidated with adjacent parcels in Subunits D-3 and D-4 planned for similar use.	Mixed-use up to 1.0 Floor Area Ratio (FAR) [approximately 82,000 square feet (sf)], including 60 multifamily dwelling units and approximately 18,000 sf of ground floor, community-serving retail.	Tier 2	Concurrent Review Recommended.
Mason / CPN22-MA-004 / Cavalier Club	6200 Wilson Boulevard, Falls Church, VA 22044	Residential use at 16-20 dwelling units per acre (du/ac)	Add Plan option to allow mix of uses, including 20,000 square feet of retail and an increase in residential density to 20+ du/ac (approximately 300 new multifamily dwelling units). The existing residential structure is proposed to remain.	Tier 2	Concurrent review recommended by Seven Corners CBC Plan.
Mason / CPN22-MA-006 / Gallows Road	3402 Gallows Road 3404 Gallows Road 3406 Gallows Road 3408 Gallows Road 7816 Libeau Lane 7818 Libeau Lane 7820 Libeau Lane	Base: Residential use at 1-2 dwelling units per acre (du/ac); Text: Infill development in these neighborhoods should be of compatible use, type, and intensity, and in accordance with the guidance by the Policy Plan under Land Use Objectives 8 and 14.	Option for a planned density of 3-4 dwelling units per acre.	Tier 2	Concurrent Review Recommended.
Mason / CPN22-MA-007 / Pistone's	1. 6326 Arlington Boulevard, Falls Church, VA 22044 2. 6320 Arlington Boulevard, Falls Church, VA 22044	Base: Neighborhood serving retail uses at existing intensity. Option A: Retail and/or office use up to .50 Floor Area Ration (FAR) if the two subject parcels are consolidated and access coordinated with Tax Map Parcels 51-3 ((1)) 1B and 1E or provided as far west of the intersection of Arlington Boulevard and Hillwood Avenue as possible. Option B: Retail/office mixed use up to 0.7 FAR with full consolidation of the subunit.	Plan option for mixed use, including up to 450 residential units and retail use for a total of up to 450,000 square feet (or 2.9 FAR of the current property area).	Tier 3	Defer consideration until Ring Road study complete in order understand ROW impacts and process as concurrent development application.

Mount_Vernon / CPN22-MV-001 / Cityside Huntington	6034 RICHMOND HWY ALEXANDRIA VA 22303 6036 RICHMOND HWY ALEXANDRIA VA 22303	Map: Residential use at 20+ dwelling units per acre (DU/AC)/ Text: Residential use at 35-40 DU/AC	Residential use at 50-65 DU/AC provided that additional units above the current plan are committed, long-term affordable housing.	Tier 1	May not require plan amendment if Affordable Housing Preservation policy is adopted and proposal meets performance criteria.
Mount_Vernon / CPN22-MV-002 / Shoppes of Lorton Valley	8971 Ox Road	Map: Residential at 0.5 – 1 dwelling units per acre (du/ac); Option: 125,000 square foot shopping center use with conditions, including recommendation discouraging free-standing retail structures.	Remove the recommendation discouraging free-standing retail structures, to allow a drive-thru facility within the existing shopping center parking lot.	Tier 2	Concurrent Review Recommended
Mount_Vernon / CPN22-MV-003 / Boston Boulevard	7600 Boston Blvd, Springfield, VA 22153 7700 & 7702 Boston Blvd., Springfield, VA 22153 7601 Boston Blvd., Springfield, VA 22153 8001 Corporate Ct, Springfield, VA 22153 8000 Corporate Ct, Springfield, VA 22153	Industrial use up to 0.50 Floor Area Ratio (FAR)	Residential use up to 20 to 25 + dwelling units per acre (du/ac) comprised of single-family attached, stacked two-over-two townhomes, and mid-rise multifamily. Up to ten percent of the dwelling units are proposed as affordable or workforce-dwelling units.	Do Not Add to Work Program	
Mount_Vernon / CPN22-MV-004 / Boston Boulevard - Costco	7375 Boston Boulevard, Springfield, VA 22153	Industrial use up to 0.50 Floor Area Ratio (FAR).	Retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station.	Tier 2	Concurrent Review Recommended
Mount_Vernon / CPN22-MV-005 / IMP Building	8850 Richmond Hwy, Alexandria, VA 22309	Office, retail or hotel-conference center use up to 0.50 Floor Area Ratio (FAR).	Residential use up to 30 dwelling units per acre (du/ac)	Tier 3	Incorporate with pending but deferred 8800 Richmond Highway plan amendment given adjacency and common environmental considerations.
Mount_Vernon / CPN22-MV-006 / West Ford Manor	1. 7927 Richmond Highway 2. 7925 Richmond Highway 3. 3119 Sherwood Hall Lane 4. Vacant 5. 3109 Kingland Road 6. 3111 Kingland Road 7. 3122 Douglas Street	Office use along Richmond Highway and Sherwood Hall Lane, and residential use at a density of 3-4 dwelling units per acre within the site interior.	Residential use at density of 8-12 DU/AC.	Do Not Add to Work Program	
Mount_Vernon / CPN22-MV-007 / Days Inn	#1 6100 Richmond Highway. Alexandria, VA 22303 #2 6130 Richmond Highway. Alexandria, VA 22303	Office use/Office use up to 150,000 gross square feet and maximum building height of 50 feet.	Multifamily residential use with up to 400 dwelling units.	Tier 1	Expand study area to include other properties within Penn Daw Land Unit P.

Mount_Vernon / CPN22-MV-008 / Laurel Hill Highlands	1. 9300 Ox Road 2. 9304 Ox Road 3. 9224 Ox Road 4. vacant 5. vacant	Residential use at 0.1-0.2 and 0.2 - 0.5 dwelling units per acre (du/ac)	Residential use at 5-8 du/ac, consisting of single-family attached units	Do Not Add to Work Program	
Providence / CPN22-PR-001 / Briarwood Farm	2910 Swanee Lane, Fairfax, VA 22031 2906 Swanee Lane, Fairfax, VA 22031 2904 Swanee Lane, Fairfax, VA 22031 2903 Swanee Lane, Fairfax, VA 22031 2905 Swanee Lane, Fairfax, VA 22031 2907 Swanee Lane, Fairfax, VA 22031 2911 Swanee Lane, Fairfax, VA 22031	Residential uses at up to 1-2 dwelling units per acre (du/ac)	Residential uses at up to 4-5 du/ac	Tier 3	Defer consideration pending refinement of the concept plan and further nominator outreach to the surrounding community.
Providence / CPN22-PR-002 / Boro East	1. 8251 & 8255 Greensboro Drive 2. 8281 Greensboro Drive 3. 8283 Greensboro Drive 4. 8285 Greensboro Drive	Base Option: Office with support retail and service uses up to 1.65 Floor Area Ratio (FAR); Redevelopment Option: in Transit Station Mixed-use (TSMU) areas, recommended use mix is 65% office with a residential component on the order of 20% or more. Within ¼ mile of Metrorail station, office use up to 2.5 FAR, and residential use is not subject to maximum FAR, provided traffic and other impacts can be mitigated.	Mixed-use up to 3.37 FAR, consisting of 64% residential use, 32% office use, and 4% retail use.	Do Not Add to Work Program	Plan amendment not required
Providence / CPN22-PR-003 / Scotts Run - Tysons East	1) 7581 Colshire Dr., McLean, VA 22102 (Taylor site) 2) 1700 Old Meadow Rd, McLean, VA (Lincoln site) 3) Vacant Land, McLean, VA 22102 (Westgate site)	Lincoln and Westgate: Base Option: Office and Light Industrial uses up to 0.65 Floor Area Ratio (FAR); Redevelopment Option: in Transit Station Mixed-use (TSMU) areas, recommended use mix is 65% office with a residential component on the order of 20% or more. Within ¼ mile of Metrorail station, office use up to 2.5 FAR, and residential use is not subject to maximum FAR, provided traffic and other impacts can be mitigated. Taylor: Office use up to 2.5 FAR, other uses within ¼ mile of the Metrorail station are not subject to maximum FAR, provided traffic and other impacts can be mitigated.	Lincoln: Residential uses and public park Westgate: Hotel with office or residential uses with ground floor retail/service uses Taylor: Senior living and Continuing Care Facility with ground floor retail/service uses	Do Not Add to Work Program	Plan amendment not required
Providence / CPN22-PR-004 / AT&T Oakton	3033 Chain Bridge Road	Mixed use up to an intensity of 0.40 FAR. Further development on the AT&T site should be within the approved intensity and compatible with existing development on the site.	Residential mixed-use up to 1.0 FAR, consisting of single-family attached dwellings, multifamily dwellings, office use, and community serving retail uses.	Tier 1	

<p>Providence / CPN22-PR-005 / ICF Building</p>	<p>9300 Lee Highway, Fairfax, VA 22031 9302 Lee Highway, Fairfax, VA 22031</p>	<p>Land Use A: Mixed-use development to include multifamily residential units and office uses up to 0.50 FAR, and consideration for additional residential uses on undeveloped portions of Land Unit A at an average of 20-30 dwelling units per acre (du/ac) or a ratio of 1:1 (one office square foot for one residential square foot) if converting approved office use to residential uses.</p>	<p>Residential uses up to a density of 65-80 du/ac, including the potential for adaptive reuse of the existing office building for partial redevelopment, or redevelopment of the entire site for multi-family residential uses.</p>	<p>Tier 3</p>	<p>Defer pending refinement of the two concept plans. Repurposing of the existing office building that adheres to the Guidelines for Commercial Building Repurposing may not require a plan amendment.</p>
<p>Providence / CPN22-PR-006 / Alliance Center</p>	<p>2929A Eskridge Road, Fairfax VA 22031 2929B Eskridge Road, Fairfax VA 22031 2929C Eskridge Road, Fairfax VA 22031 2929D Eskridge Road, Fairfax VA 22031 2929E Eskridge Road, Fairfax VA 22031 2929F Eskridge Road, Fairfax VA 22031 2929G Eskridge Road, Fairfax VA 22031 2929H Eskridge Road, Fairfax VA 22031 2929I Eskridge Road, Fairfax VA 22031 2929J Eskridge Road, Fairfax VA 22031 2929K Eskridge Road, Fairfax VA 22031 2929L Eskridge Road, Fairfax VA 22031 2929M Eskridge Road, Fairfax VA 22031 2929N Eskridge Road, Fairfax VA 22031 2929O Eskridge Road, Fairfax VA 22031 2929P Eskridge Road, Fairfax VA 22031 2929Q Eskridge Road, Fairfax VA 22031 2929R Eskridge Road, Fairfax VA 22031</p>	<p>Baseline: Industrial and office uses up to 0.50 Floor Area Ratio (FAR); Two Plan options for higher intensities contributing to the Town Center Area vision: Option 1 - Office and Retail uses up to 0.65 FAR, or Option 2 – Residential mixed-use up to 1.2 FAR.</p>	<p>Residential mixed-use up to 3.0 FAR as multifamily residential with ground floor commercial use.</p>	<p>Tier 1</p>	

2929S Eskridge
Road, Fairfax VA
22031 2929T
Eskridge Road,
Fairfax VA 22031
2929U Eskridge
Road, Fairfax VA
22031 2931A - H
Eskridge Road,
Fairfax VA 22031

<p>Providence / CPN22-PR-007 / Sequoia Capital</p>	<p>2690 Prosperity Avenue 2700 Prosperity Avenue 2701 Prosperity Avenue 2710 Prosperity Avenue 2711 Prosperity Avenue 2720 Prosperity Avenue 2721 Prosperity Avenue 2730 Prosperity Avenue 2731 Prosperity Avenue 2740 Prosperity Avenue 2741 Prosperity Avenue 2750 Prosperity Avenue 2751 Prosperity Avenue</p>	<p>Baseline for Land Unit D: Office and Industrial uses at current intensities, and Private Open Space. Redevelopment Option 1 (Parcels -1, 2, 3, and 4 only): Office with Retail and Service uses up to 0.85 Floor Area Ratio (FAR) with consolidation and other recommended conditions. Redevelopment Option 2 (Sub-Unit D2 only): Residential mixed-use up to 1.35 FAR with recommended conditions.</p>	<p>Residential mixed-use up to 1.35 FAR (with bonus density potential of up to 1.51 FAR) on Sub-Unit D1</p>	<p>Tier 1</p>	
<p>Providence / CPN22-PR-008 / Merrifield at Dunn Loring Station Apartments</p>	<p>2700 Pleasantdale Road, Vienna, VA 22180 2701 Livingstone Lane, Vienna, VA 22180 8130 Prescott Drive, Vienna, VA 22180 2740 Hartland Road, Vienna, VA 22180</p>	<p>Baseline: Residential uses up to 16-20 dwelling units per acre (du/ac). Redevelopment Option: Residential uses up to 20-30 du/ac, and with non-auto oriented retail and service uses.</p>	<p>Option for residential mixed-use up to 1.9 Floor Area Ratio (FAR), with office use or hotel, and ground floor convenience retail uses</p>	<p>Tier 1</p>	
<p>Providence / CPN22-PR-009 / Fallfax</p>	<p>#1 7630 Lee Highway, Falls Church, VA 22042 #2 n/a #3 2828 Fallfax Drive, Falls Church, VA 22042 #4 n/a #5 n/a #6 2822 Fallfax Drive, Falls Church, VA 22042 #7 2820 Fallfax Drive, Falls Church, VA 22042 #8 2818 Fallfax Drive, Falls Church, VA 22042 #9 2816 Fallfax Drive, Falls Church, VA 22042</p>	<p>Parcels 1B, 1C, 2, 2A, 2B, and 3: Retail and other commercial uses up to 0.25 Floor Area Ratio (FAR) / Parcels 4, 5 and 6: Light industrial uses up to 0.30 FAR</p>	<p>Residential mixed use up to 1.9 FAR with multifamily residential and ground floor retail uses</p>	<p>Tier 3</p>	<p>Defer consideration pending potential expansion of the study area to include the properties to the east and south that abut the site, and revisions to the concept plan that can ensure a compatible density, form, arrangement of open spaces, and site access.</p>

<p>Springfield / CPN22-SP-001 / Fair Lakes - Peterson Options</p>	<p>1. N/A 2. N/A 3. N/A 4. 13011 Fair Lakes Shopping Center, Fairfax VA 22033 5. N/A 6. 12977 Fair Lakes Shopping Center, Fairfax VA 22033 7. 12701 Shoppes Lane, Fairfax VA 22033 8. 12735 Shoppes Lane, Fairfax VA 22033 9. N/A</p>	<p>Baseline: Residential use at 1 dwelling unit per acre (du/ac) Overlay: Office mixed-use up to 0.25 Floor Area Ratio (FAR) Development Options: Additional 1.07 million square feet (sf) in excess of 0.25 FAR overlay, subject to specific use maximums and additional guidance.</p>	<p>Eliminate the use maximums of the adopted development options to permit the remaining unbuilt option potential to be utilized for any of the planned uses.</p>	<p>Tier 1</p>	<p>Combine with other Fair Lakes nominations and balance of Subunit E1 for Special Study.</p>
<p>Springfield / CPN22-SP-002 / Fair Oaks Business Park</p>	<p>1. 3949 PENDER DR, FAIRFAX VA 22030 2. 11208 WAPLES MILL RD, FAIRFAX VA 22030 3. 11204 WAPLES MILL RD, FAIRFAX VA 22030</p>	<p>Base Plan: Office use up to 0.25 Floor Area Ratio (FAR) Overlay Plan: Office to 0.50 FAR</p>	<p>Residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750- 900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses.</p>	<p>Tier 2</p>	<p>Concurrent review recommended, need to show how the frontage parcels could redevelop in line with the adopted plan recommendation, or expand the study area.</p>
<p>Springfield / CPN22-SP-003 / Fair Ridge Road</p>	<p>Parcel 15B: 3877 Fairfax Ridge Road, Fairfax, VA 22030 Parcels 15C and 15D: 11225 Waples Mill Road, Fairfax, VA 22030</p>	<p>Base Plan: Office use up to 0.25 Floor Area Ratio (FAR) Overlay Plan: Office use up to 0.50 FAR</p>	<p>Residential use up to 1.5 FAR, consisting of two new multifamily buildings containing up to 400 residential units and up to 70 feet in height. The existing office building would be demolished, and the existing parking structure would be retained and utilized for residential parking.</p>	<p>Tier 2</p>	<p>Concurrent review recommended</p>
<p>Springfield / CPN22-SP-004 / Fair Lakes - Argon Plaza</p>	<p>12701 Fair Lakes Circle, Fairfax, VA 22033</p>	<p>Baseline: Residential use at 1 dwelling unit per acre (du/ac) Overlay: Office mixed-use up to 0.25 Floor Area Ratio (FAR) Site-Specific Option: Up to 100k square feet (sf) of hotel or office use in addition to overlay recommendation, subject to conditions.</p>	<p>Allow 5-story, 254k sf multifamily residential building in an existing surface parking area, and retain 290k sf office building. The residential building's planned intensity would require conversion of 213k sf of existing unbuilt office potential, as well as an additional 41k sf of planned residential intensity.</p>	<p>Tier 1</p>	<p>Concurrent Review Recommended.</p>
<p>Springfield / CPN22-SP-006 / Fair Lakes - Rock Creek</p>	<p>12500 Fair Lakes Circle Fairfax, VA 22033 12600 Fair Lakes Circle Fairfax, VA 22033 12700 Fair Lakes Circle Fairfax, VA 22033</p>	<p>Baseline: Residential use at 1 dwelling unit per acre (du/ac) Overlay: Office mixed-use up to 0.25 Floor Area Ratio (FAR) Site-Specific Option: Up to 267k (square feet) sf of office use in addition to overlay recommendation, subject to conditions.</p>	<p>Allow 1.1 million sf of residential use, consisting of a combination of townhomes, stacked townhomes, and multifamily residential structures. The residential planned intensity would require conversion of 297k sf of existing, built office intensity to be demolished and 267k sf of unbuilt entitled office intensity, as well as an additional 583k sf of new planned residential intensity.</p>	<p>Tier 1</p>	<p>Combine with other Fair Lakes nominations and balance of Subunit E1 for Special Study</p>

Springfield / CPN22-SP-007 / 12325 Braddock Road	1. 12325 Braddock Road, Fairfax, VA 22030 2. 12329 Braddock Road, Fairfax, VA 22030	Residential use at 0.1 - 0.2 dwelling units per acre (du/ac) and private open space	Option for garden center use	Do Not Add to Work Program	
Sully / CPN22-SU-001 / Agape House	3870 Centerview Drive	Campus-style office and industrial/flex use up to a maximum of 0.35 Floor Area Ratio (FAR) to be compatible with existing development.	Option for affordable independent living, continuing care and/or other senior living uses up to 250 units at 20+ dwelling units per acre (du/ac).	Tier 1	Concurrent review recommended.
Sully / CPN22-SU-002 / A&A Contracting	No address	Office use and industrial/flex use up to a maximum intensity of 0.35 FAR. Portions of the site within the Cub Run Environmental Quality Corridor are planned for public park use, and public and/or private recreation uses, and public facilities should be considered.	Warehouse or surface parking for vehicle storage up to 0.35 FAR	Tier 2	Concurrent review recommended.
Sully / CPN22-SU-003 / Discovery Square	N/A	Base: Office use up to 0.5 – 1.0 Floor Area Ratio (FAR); Mixed use options up to 0.7 FAR with two land use allocations: Option A, retail (5-10%), office (20-30%), residential (50- 70%); or Option B, retail (5-10%), residential (90-95%).	Reduce retail use component of Option B to approximately 1.4% and add 50 townhouses and 4 live/work units.	Tier 2	Consider appropriate amount of retail and open space
Sully / CPN22-SU-004 / 14600 Willard Road	14600 Willard Road, Chantilly, VA 20151	Industrial, research and development and industrial/flex uses Area Ratio (FAR), and private open space associated with Protection Area (RPA).	Mix of uses that may include office, medical office, gas station, commercial uses, and drive through restaurant up to 0.35 F increase in planned intensity.	Do Not Add to Work Program	
Sully / CPN22-SU-005 / Park Center	4850 Stonecroft Blvd., Chantilly, VA 20151	Mix of uses including office, conference center/hotel, industrial, and industrial/flex uses up to of 0.5 Floor Area Ratio (FAR), and Private Open Space.	Increase maximum intensity of the site up to 0.69 FAR to allow for an additional office building and parking structure.	Tier 1	
Sully / CPN22-SU-006 / Wharton Lane	N/A - Vacant	Residential use at 1-3 dwelling units per acre (du/ac); density above 1 du/ac is contingent upon consolidation with properties under the redevelopment option for Centreville Farms Land Unit F.	Option for a planned density of 2-3 dwelling units per acre on the subject property without the requirement of consolidating or meeting the goals of consolidation within the redevelopment option for Land Unit F.	Do Not Add to Work Program	
Sully / CPN22-SU-007 / 13309 Route 29	13309 Route 29, Centreville, VA	Map: Residential use 2-3 dwelling units per acre (du/ac); Text (Fairfax Center Overlay, Subunit S1) Baseline: Residential use at 1 du/ac / Overlay: residential use at 3 du/ac. Visual buffering should be provided in any development plan for parcels fronting on [Route 29], existing spot commercially-zoned parcels should not be expanded or intensified; redevelopment to uses which are more compatible to adjacent residential areas encouraged.	Option for a planned density of 8-12 dwelling units per acre	Do Not Add to Work Program	

<p>Sully / CPN22-SU-008 / West Ox Road</p>	<p>1. 3155 West Ox Road, Herndon, VA 20171 2. N/A 3. 3205 West Ox Road, Herndon, VA 20171 4. 3152 Southfield Drive, Herndon, VA 20171 5. 3143 West Ox Road, Herndon, VA 20171 6. N/A</p>	<p>Parcels 12A, 13, 24A, 29A, and 30A1: Residential use at 0.5 – 1 dwelling unit per acre (du/ac); Parcel 11A: Retail and other commercial uses.</p>	<p>Residential use up to 2 du/ac</p>	<p>Do Not Add to Work Program</p>	
<p>Sully / CPN22-SU-009 / Briar Oaks Service Center</p>	<p>12306 LEE JACKSON MEMORIAL HWY, FAIRFAX VA 22033 12310 LEE JACKSON MEMORIAL HWY, FAIRFAX VA 22033</p>	<p>Base: 2 dwelling units per acre (du/ac). Overlay: Office use up to 0.25 Floor Area Ratio (FAR). Site-specific text: Modernization/reconstruction of the existing service station use with fuel pumps, mini-mart and/or car wash, with no increase in gross floor area is encouraged.</p>	<p>Residential mixed use including up to 100 multifamily dwelling units and 14,600 square feet of ancillary retail use.</p>	<p>Tier 3</p>	<p>Defer consideration pending revisions to the concept plan that can ensure a compatible density, form, arrangement of open spaces, and site access, and opportunities to expand the study area to include a more logical planning area.</p>
<p>Sully / CPN22-SU-010 / Lincoln Park</p>	<p>3078 Centreville Road, Herndon, VA 20171</p>	<p>Base: Campus-style Office use at 0.5 – 1.0 Floor Area Ratio (FAR);</p>	<p>Residential use with approximately 177 units at 18 dwelling units per acre (du/ac).</p>	<p>Tier 2</p>	

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Proposed Revisions to the 2023 Fairfax County Comprehensive Plan Amendment Work Program

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies. Existing Work Program amendments have been reorganized into the Tier system. Staff-recommended revisions are shown with strikethroughs for amendments to be rescinded and removed from the Work Program, and staff-recommended additions are shown with underline.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Comment
Tier 1				
Policy Amendments				
Policy Plan Amendments -- 2022-CW-2CP -- PA-2022-00009	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. Initial efforts will focus on the Land Use, Environment and Transportation elements, and the potential addition of equity and community health policies to the Policy Plan.	Tier 1

<p>Affordable Housing Preservation -- 2021-CW-1CP -- PA-2021-00014</p>	<p>Countywide</p>	<p>4/13/2021</p>	<p>Consideration of a Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan and the Comprehensive Plan Glossary to develop an affordable housing preservation policy based on the recommendations of the Affordable Housing Preservation Task Force, which were endorsed by the Board of Supervisors on April 13, 2021. The amendment should incorporate language that affirms the need for preservation and the importance of preservation as a tool in meeting the County’s housing goals. The amendment should define a new term “Affordable Housing Preservation” and the types of preservation that can occur, including preservation of physical real estate/housing structures, preservation of affordability, and preservation of units in a redevelopment scenario. The amendment should: -- Include land use and housing policies that would encourage the retention of existing, market affordable housing. -- Develop policies for considering preservation based on the location and characteristics of housing that should be preserved and rehabilitated, and when redevelopment is proposed, affirm the principle of no net loss of units and affordability to the extent feasible. -- Incorporate language that indicates the goal to preserve affordable units in all regions of the county, with a focus on increasing investment and/or reinvestment in specific neighborhoods deemed as areas of high vulnerability or lower opportunity. -- Include land use strategies that would incentivize preservation in a redevelopment scenario, such as flexibility with Comprehensive Plan recommendations for density/intensity and height.</p>	<p>Tier 1</p>
<p>Manufactured Housing -- 2022-CW-1CP -- PA-2022-00006</p>	<p>Countywide</p>	<p>10/11/2022</p>	<p>Consideration of a one-for-one replacement policy for manufactured housing units being redeveloped, as well as strengthening existing manufactured housing language in the Plan, identifying inconsistencies in manufactured housing policies, and assessing the Area Plans to determine if changes are needed for existing recommendations for the manufactured housing communities in the County.</p>	<p>Tier 1</p>
<p>Heritage Resources -- 2017-CW-4CP</p>	<p>Countywide</p>	<p>12/7/2009</p>	<p>· Update recommendations for Inventory of Historic Sites on an annual basis, if needed.</p>	<p>Tier 1</p>
<p>Public Facilities Policy Plan -- 2020-CW-1CP</p>	<p>Countywide</p>	<p>7/14/2020</p>	<p>Consideration of a Comprehensive Plan amendment to update the Public Facilities Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. The effort will begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School’s Committee recommendations.</p>	<p>Tier 1</p>

<p>Public Facilities Plan Map Amendment -- 2013-CW-5CP</p>	<p>Countywide</p>	<p>7/9/2013</p>	<p>Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: -- Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. -- Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. -- Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – <u>This authorization will be incorporated with the Tier 1 Public Facilities Policy Plan update.</u></p>	<p>Tier 1</p>
<p>Areawide Studies</p>				
<p>Fairfax Center Area, Phase III, Core Area -- 2013-III-FC1 (C)</p>	<p>Braddock</p>	<p>12/6/2016</p>	<p>· Pursue a third phase of the Fairfax Center Area Study to conduct a transportation analysis for Fairfax Center Core Area nominations and conclude a review of the core area, which consists of Land Units A and B of the Fairfax Center Area Suburban Center. <u>Consideration should also be given for including in the study area Tax Map parcel 56-2 ((1)) 1C, which contains the Reserve at Fairfax Ridge, and evaluating an increase in intensity up to 0.42 FAR.</u></p>	<p>Tier 1</p>

Reston Area Study -- 2020-III-UP1	Hunter Mill	1/14/2020	This Comprehensive Plan amendment will consider: -- Projected population thresholds for Reston, and how to ensure that population, infrastructure and the environment are all in balance -- Land use in the village centers (Hunters Woods, South Lakes and North Point) – including clarification of what type of future redevelopment proposals might require an amendment to the Comprehensive Plan -- The adequacy of existing plan language to generate additional affordable housing, and improvements to plan language to encourage preservation and enhancement of existing communities that now provide affordable housing -- The adequacy of existing and planned pedestrian and bicycle infrastructure for accessing Silver Line stations -- The adequacy of existing Comprehensive Plan guidance to facilitate urban-scale mobility and development design in the TSAs while protecting the stability of nearby neighborhoods -- Existing Comprehensive Plan transportation improvements to ensure that they are aligned with planned development -- How the Comprehensive Plan could better facilitate enhancement of Reston’s natural environment, encourage energy efficiency and support sustainable green neighborhoods -- How the Comprehensive Plan could address concerns about monopolization of ownership in Reston, and ways to encourage diverse ownership and/or management over the long term -- Whether the historic practice of promoting privately-owned and managed open space sufficiently addresses public needs during the next 50 years of Reston	Tier 1
Centreville Study -- 2022-III-BR1 -- PA-2022-00008	Sully	10/25/2022	Comprehensive Plan amendment to consider updating Plan guidance for the Centreville Area, including the Centreville Suburban Center. -- Phase I: Public engagement initiatives and evaluation of existing conditions -- Phase II: Consideration and evaluation of new land use policy recommendations	Tier 1
Lorton Visioning -- 2021-IV-LP1 -- PLUS Number PA-2021-00011	Mount Vernon	1/26/2021	· Consideration of a Comprehensive Plan amendment for land use in the LP2 Lorton-South Route 1 Suburban Center, generally comprising Tax Maps 107-1, 107-2, 107-3, 107-4, 108-1, 108-3, 113-1, 113-2, 113-3, 113-4, 114-1. The focus should be placed on the Lorton Road area east of Silverbrook Road including the Lorton Town Center, and the Route 1 corridor from Fort Belvoir to the Occoquan River. The Comprehensive Plan amendment should reflect the community’s future vision. As part of the study, new or improved placemaking and connectivity opportunities should be considered in the context of the immediate area’s many unique historic, cultural, natural, recreational and transportation assets to ensure a comprehensive evaluation of additional ways to embrace and link to these distinct places.	Tier 1
Transportation Studies				
Fairfax County and Springfield-Franconia Parkway Study -- 2021-CW-T2 -- PA-2021-00021	Countywide	7/27/2021	Consideration of a Comprehensive Plan for the potential incorporation of an updated set of transportation recommendations for the Fairfax County and Franconia-Springfield Parkways, to better serve anticipated demand and improve safety and mobility for alternative modes. The updated transportation recommendations under consideration are taken from the recently completed Fairfax County and Franconia-Springfield Parkways Alternatives Analysis and Long-Term Planning Study which assessed interim and long-term, multimodal solutions to safely and efficiently move people and goods through the Parkways corridors and much of Fairfax County.	Tier 1

Fairfax County Parkway at Burke Centre Parkway -- 2019-III-T1	Countywide	9/24/2019	· This Comprehensive Plan amendment will consider whether a partial grade-separated interchange (i.e., overpass/underpass) at this intersection should be added to the Plan recommendations.	Tier 1
Route 7 Bus Rapid Transit BRT -- 2021-CW-T1 -- PA-2021-00020	Countywide	7/27/2021	Consideration of a Comprehensive Plan to include recommendations of the preferred alignment and associated potential stations of the Route 7 BRT Study. The plan amendment will include: -- -- Defining the two additional lanes along Route 7 recommended in the current Comprehensive Plan (from 1-66 to International Drive) for exclusive use by median-running BRT; -- -- Repurposing two existing lanes along International Drive (from Route 7 to Lincoln Circle) for exclusive median-running BRT; -- -- Defining the BRT route from the West Falls Church Metrorail Station to Tysons along Route 7 (from 1-66) to Spring Hill Metrorail Station (via International Drive); and -- -- Potential station locations along this segment of the BRT route	Tier 1
Site-Specific Amendments				
Topgolf Site, Kingstowne Area - 2015-IV-RH1	Franconia	10/20/2015	Consider an amendment to the Comprehensive Plan for Tax Map parcels 91-2 ((1)) 35A and 35B to consider a mix of residential uses, up to approximately 275 residential units, and up to 20,000 gross square feet of retail uses. Consider also that the retail development may be increased up to 70,000 gross square feet to accommodate an appropriate retail anchor, such as a grocery store.	Tier 1
Villa Park Road -- 2021-IV-S2 -- PA-2021-00013	Franconia	3/23/2021	Consideration of a Comprehensive Plan amendment for residential use up -- to a density of 8.5 dwelling units per acre (up to 49 dwelling units) for the subject -- property (Tax Map Parcel 90-2 ((4)) 19 and 20).	Tier 1
6235 and 6245 Brandon Ave -- 2021-IV-FS1 -- PA-2021-00018	Franconia	6/22/2021	Consideration of a Comprehensive Plan for self-storage use up to an intensity of 3.0 FAR (175,000 square feet), with community-serving retail or alternative, non-residential use on the ground-floor, in conjunction with neighboring parcel Tax Map 80-4 ((1)) 5C1. Special consideration to innovative architecture that does not present as traditional self-storage and a site layout and other measures that would achieve the goals of the Springfield Community Business Center.	Tier 1
Bailey's CBC, Sub-unit B5 -- 2022-I-B1 -- PA-2022-00005	Mason	5/10/2022	Consideration of a Comprehensive Plan Amendment for Sub-Unit B-5 of the Baileys Town Center District for a mix of residential and commercial uses with a strong emphasis on parcel consolidation, design, and open space in addition to building heights ranging from four to up to 14 stories for the subject property. The Carousel Court Apartments, on the south side of Seminary Road, are part of Land Unit B-5 but will not be considered for a change in land use or density.	Tier 1
Brookside Motel -- 2021-IV-MV1 -- PA-2021-00023	Mount Vernon	12/7/2021	Consideration of a Comprehensive Plan for multifamily residential use on Tax Map Parcels 83-3 ((1)) 57A and 59, after a floodplain study and Resource Protection Area (RPA) delineation have been completed and approved by staff to locate the pre-development 100-year floodplain and RPA, respectively. Review of the proposed amendment should be reviewed concurrently with a rezoning application.	Tier 1

Pan Am Shopping Center -- 2021-II-V1 -- PA-2021-00024	Providence	12/7/2021	Consideration of a Comprehensive Plan for mixed-use development on Tax Map Parcel 48-4((1))12F with a broader mix of uses than what exists today. The plan further states that any development or improvements should respect the adjacent Thompson Cemetery (Tax Map 48-4((1))13A) as well as the floodplain on the site. Review of the proposed amendment should consider reviewed concurrently with a rezoning application.	Tier 1
Judicial Complex -- 2022-II-F1 - - PA-2022-00007	Providence	10/11/2022	This Comprehensive Plan amendment will consider the expansion of public facility uses, including new residential uses that may include affordable and supportive housing, and other land uses supportive of the 2021 Judicial Complex Master Plan for Tax Map parcels 57-3 ((1)) 17 and 57-4 ((1)) 14. It is anticipated that the Plan amendment will be reviewed concurrently with a zoning application once it is submitted.	Tier 1
Cornerstones -- 2022-III-FC1 -- PA-2022-00003	Sully	2/22/2022	Consideration of a Comprehensive Plan option for affordable housing at a density of up to 35 du/ac for a 1.12-acre county-owned property (Tax Map Parcels 46-3 ((1)) 8 and 9B), located northwest of the interchange of Route 50 and West Ox Road, within the Fairfax Center Area Suburban Center. The site is currently planned for low-density residential use at the baseline level or office use at the overlay level. Cornerstones, Inc. proposes construction of a 34-unit multifamily building with on-site supportive services that would serve low and very low-income individuals. The Plan Amendment will be reviewed concurrently with a rezoning application once it is submitted. A noise impact study shall also be a key component in the review of the amendment.	Tier 1
Renaming of Lee District to Franconia District -- 2022-CW-3CP -- PA-2022-00010	Franconia	12/6/2022	· Consideration of editorial changes in the Comprehensive Plan to revise references to the Lee District as the Franconia District.	Tier 1
Site-Specific Amendments - Proposed to be added				
Innovation Center TSA North Study	Dranesville	TBD	· Consideration of a Plan amendment for Dulles Suburban Center, Land Unit L, encompassing the northern portion of the Innovation Center Station, including, but not limited to, specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process.	Tier 1
Springfield TSA/CBC Study	Franconia	TBD	· Consideration of a Plan amendment for the Springfield Transit Station Area and Community Business Center to consider the recommendations of the Springfield Market Study, as well as the land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process.	Tier 1

<u>Penn Daw CBC Land Unit P Study</u>	<u>Mount Vernon</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Penn Daw CBC Land Unit P, including, but not limited to specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process.</u>	Tier 1
<u>Fair Lakes Study</u>	<u>Springfield</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Sub-unit E1 of the Fairfax Center Suburban Center, including but not limited to specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process.</u>	Tier 1
<u>Franconia Triangle (S-9 Beulah Community Planning Sector Recommendation Area #3)</u>	<u>Franconia</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Recommendation area #3 of the S-9 Beulah Community Planning Sector, including but limited to specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process.</u>	Tier 1
<u>Dranesville United Methodist Church -- CPN22-DR-006</u>	<u>Dranesville</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Tax Map Parcels 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A for an affordable independent living facility with up to 90 units, along with retention of the existing church building and other approved (yet to be built) uses, including a nursery school and childcare.</u>	Tier 1
<u>Cityside Huntington -- CPN22-MV-001</u>	<u>Mount Vernon</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Tax Map Parcels 83-3 ((1)) 90 and 90B for residential use at 50-65 dwelling units per acre provided that additional units above the current plan are committed, long-term affordable housing.</u>	Tier 1
<u>AT&T Oakton -- CPN22-PR-004</u>	<u>Providence</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Tax Map Parcel 47-2 ((1)) 58 for residential mixed-use up to 1.0 FAR, consisting of single-family attached and multifamily dwellings, office use, and community serving retail use. Specific considerations should include evaluating the site as the potential Core for the Flint Hill Suburban Center, achieving compatible transitions to adjacent residential areas, tree preservation, and multimodal access and circulation.</u>	Tier 1
<u>Alliance Center -- CPN22-PR-006</u>	<u>Providence</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment for Tax Map Parcels 49-3 ((34)) 2929 and 2932 for residential mixed use up to 3.0 FAR, consisting of multifamily units and ground floor non-residential uses.</u>	Tier 1

Merrifield at Dunn Loring Station Apartments -- CPN22-PR-008	Providence	TBD	· Consideration of a Plan amendment for Tax Map Parcels 49-2 ((1)) 39, 40, 48 and 53 for residential mixed use up to 1.9 FAR, consisting of residential, office, hotel, and office uses.	Tier 1
Sequoia Capital -- CPN22-PR-007	Providence	TBD	Consideration of a Plan amendment for Tax Map Parcels 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4 for residential mixed use up to 1.35 FAR on Sub-unit D1. --	Tier 1
Agape House -- CPN22-SU-001	Sully	TBD	· Consideration of a Plan amendment for Tax Map Parcel 34-4 ((12)) C7 for an option for affordable independent living, continuing care, and/or other age-restricted uses, up to 250 units. Specific considerations should include the provision of open space, onsite amenities, multimodal connections around the site, and access to services.	Tier 1
Park Center -- CPN22-SU-005	Sully	TBD	· Consideration of a Plan amendment for Tax Map Parcel 43-2 ((2)) 39C for office use up to 0.69 FAR.	Tier 1

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Comment
Tier 2				
<u>Fairfax Center Suburban Center Sub-Unit J2 and Evergreen Investment Co. LLC -- CPN22-BR-001</u>	<u>Braddock</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Sub-Unit J2 of the Fairfax Center Suburban Center to evaluate the mix of uses and allowable densities, including specifically Tax Map Parcel 56-2 ((1)) 29A for residential use up to 1.9 FAR consisting of up to 200 multifamily units. Specific considerations should include the appropriate level of density, provision of open spaces and recreational amenities, adequate and safe site access, including opportunities to coordinate access through interparcel connections.</u>	Tier 2
<u>Elm Street Communities -- CPN22-DR-003</u>	<u>Dranesville</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 40-1 ((1)) 39 for an option for residential use up 12-16 du/ac, consisting of 122-162 townhome units with maximum height of 50 ft.</u>	Tier 2
<u>6320 Grovedale Drive -- CPN22-LE-002</u>	<u>Franconia</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 81-3 ((5)) 10 for childcare center use.</u>	Tier 2
<u>Church Street -- CPN22-MA-003</u>	<u>Mason</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcels 61-2 ((17A)) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40 for mixed-use up to 1.0 Floor Area Ratio (FAR) [approximately 82,000 square feet (sf)], including 60 multifamily dwelling units and approximately 18,000 sf of ground floor, community-serving retail.</u>	Tier 2
<u>Cavalier Club -- CPN22-MA-004</u>	<u>Mason</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 43 to add an option to allow mix of uses, including 20,000 square feet of retail and an increase in residential density to 20+ du/ac (approximately 300 new multifamily dwelling units). The existing residential structure is proposed to remain.</u>	Tier 2
<u>Gallows Road -- CPN22-MA-006</u>	<u>Mason</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcels 59-2 ((11)) 29A, 30, 31, 32, 33, 34, and 35 to add an option for planned density of 3-4 dwelling units per acre. Specific considerations should include potential interparcel multimodal access, stormwater improvements, and consideration of environmental features.</u>	Tier 2
<u>Shoppes of Lorton Valley -- CPN22-MV-002</u>	<u>Mount Vernon</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel Tax Map Parcels 106-2 ((7)) 1, 4, 5 and 106-2 ((1)) 9A remove the recommendation discouraging free-standing retail structures, to allow a drive-thru facility within the existing shopping center parking lot. Specific considerations should include opportunities to improve pedestrian connections and vehicle circulation and queuing.</u>	Tier 2
<u>Boston Boulevard – Costco – CPN22-MV-004</u>	<u>Mount Vernon</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 99-1 ((12)) 24 for retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station. Specific considerations should include stormwater improvements to protect Accotink Creek, opportunities to improve pedestrian connections, and vehicle circulation and queuing.</u>	Tier 2

<p>Fair Oaks Business Park -- CPN22-SP-002</p>	<p>Springfield</p>	<p>TBD</p>	<p>· Consideration of a Plan amendment for Tax Map Parcel 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23 for residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750- 900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses. Specific considerations should include the provision of residential-serving amenities, future connectivity with planned uses in the land unit and in the City of Fairfax and ensuring that adjacent properties fronting on Route 50 can develop in line with the adopted plan.</p>	<p>Tier 2</p>
<p>Fairfax Ridge Road -- CPN22-SP-003</p>	<p>Springfield</p>	<p>TBD</p>	<p>· Consideration of a Plan amendment for Tax Map Parcels 46-4 ((1)) 15B; 56-2 ((1)) 15C and 15D for residential use up to 1.5 FAR, consisting of two new multifamily buildings containing up to 400 residential units and up to 70 feet in height. The existing office building would be demolished and the existing parking structure would be retained and utilized for residential parking.</p>	<p>Tier 2</p>
<p>A&A Contracting -- CPN22-SU-002</p>	<p>Sully</p>	<p>TBD</p>	<p>· Consideration of a Plan amendment for Tax Map Parcel 33-2 ((1)) 1 for warehouse or surface parking for vehicle storage up to 0.35 FAR. Specific considerations should include the delineation and preservation of the Cub Run Environmental Quality Corridor, stormwater improvements, and viable interparcel access.</p>	<p>Tier 2</p>
<p>Discovery Square -- CPN22-SU-003</p>	<p>Sully</p>	<p>TBD</p>	<p>· Consideration of a Plan amendment for Tax Map Parcel 24-4 ((1)) 6C1 to amend Dulles Suburban Center Land Unit D-3, Option B, to allow approximately, but not limited to, 29,000 square feet of retail, as well as 50 townhouses and 4 live/work units.</p>	<p>Tier 2</p>
<p>Lincoln Park -- CPN22-SU-010</p>	<p>Sully</p>	<p>TBD</p>	<p>· Consideration of a Plan amendment for Tax Map Parcels 24-4 ((1)) 6F and 6E for residential use with approximately 177 units at 18 dwelling units per acre (du/ac).</p>	<p>Tier 2</p>

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Comment
Tier 3				
Parks Comprehensive Plan Update -- S11-CW-3CP(B)	Countywide	12/6/2011	· Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans as a part of district planning studies.	Tier 3
Transportation – County Transit Network Study -- 2013-CW-T4	Countywide	7/9/2013	Evaluate potential amendments resulting from countywide transit study: -- Phase I: Modification of Countywide Transportation Plan recommendations -- Phase II: Modification of activity center recommendations --	Tier 3
8800 and 8850 Richmond Highway -- 2018-IV-MV2	Mount Vernon	3/6/2018	· Comprehensive Plan amendment to consider residential use up to eight dwelling units per acre for Tax Map parcels 109-2 ((1)) 18C, 19, and 20, and up to thirty dwelling units per acre for Tax Map parcel 109-2 ((1)) 13A.	Tier 3
Beacon/Groveton and Hybla Valley/Gum Springs Areas -- 2018-IV-MV3	Mount Vernon	3/20/2018	· Comprehensive Plan amendment to evaluate the effect of the planned Metrorail extension on the areas within one-half mile of the potential station locations at Beacon/Groveton and Hybla Valley/Gum Springs areas. The evaluation may consider land use and development around the stations, including the effect on the surrounding neighborhoods. Elements such as access and connectivity should be considered. -- The Beacon Hill Apartments should be considered as a site of particular interest for potential redevelopment and the preservation of workforce housing.	Tier 3
Richmond Highway Corridor – Suburban Neighborhood Study -- 2018-IV-MV6	Mount Vernon	3/20/2018	· Evaluate the planned land uses within the suburban neighborhood areas between Community Business Centers along Richmond Highway.	Tier 3
SNA Between South County Center and Woodlawn CBCs (Engleside Trailer Park / Ray’s Mobile Home Colony) -- SSPA 2021-IV-1MV -- PLUS Number PA-2021-00003	Mount Vernon	1/26/2021	Consideration of revisions to the plan option for Recommendation Area #3 of the Suburban Neighborhood Area (SNA) between South County Center and Woodlawn CBCs to increase the planned density from 16-20 du/ac to 20-30 du/ac, as well as adjusting the recommended neighborhood retail and/or office use component. The amendment should consider the requested density only with substantial if not full consolidation of the Land Unit and with the replacement of the existing affordable residential units on-site in the redevelopment on a 1:1 basis. Review of the amendment should begin subsequent to the conclusion of the Affordable Housing Preservation Task Force and should consider, as part of the evaluation, any resulting Board action, including any countywide changes to County policy regarding mobile/manufactured housing, resulting from this effort. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis. --	Tier 3

Mount Vernon Highway Between Hybla Valley/ Gum Springs and South County Center CBCs -- SSPA 2021-IV-2MV -- PLUS Number PA-2021-00004	Mount Vernon	1/26/2021	· Consideration of a Comprehensive Plan amendment to evaluate the recommended land use and density planned in Recommendation Area #5 of the Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs). Specific considerations should include an increase in the planned density of the residentially planned parcels fronting on Mount Vernon Highway from 2-3 du/ac to 5-8 du/ac. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	Tier 3
Van Dorn TSA Land Units D and E (part) -- SSPA 2021-IV-1RH -- PLUS Number PA-2021-00008	Franconia	1/26/2021	Consideration of a Comprehensive Plan amendment for Land Unit D of the Van Dorn Transit Station Area to evaluate residential mixed-use development with office and self-storage as secondary uses, up to 850,000 square feet (SF), on 5605 Oakwood Road, and residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, on 5400-5604 Oakwood Road, as a modification to the adopted Plan option for office mixed-use. Limited supportive commercial uses and modification of the phasing limitations within Land Unit D may be evaluated. The implications of the proposed land use changes on the northern portion of Land Unit E (Tax Map Parcel # 0812 01 0025A) and the effect of the proposed land use change on the planned connection between Oakwood Road to Vine Street (as referred to in the Fairfax County Capital Improvement Plan 2021-2025, Page 213) also should be studied. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis. --	Tier 3
Site-Specific Amendments – To Be Added				
Church of the Good Shepherd -- CPN22-BR-003	Braddock	TBD	· Consideration of a Plan amendment for Tax Map Parcel 69-4 ((1)) 6A for residential use 2-3 dwelling units per acre for approximately 8 detached residences, while retaining the existing church. Specific considerations on the church site should include safe and efficient access, means for retaining and enhancing vegetated buffers and tree canopy along the Olley Lane frontage and northern and eastern lot lines, and potential consideration for affordable housing.	Tier 3
Spring Hill Road Homes -- CPN22-DR-005	Dranesville	TBD	· Consideration of a Plan amendment for Tax Map Parcel s 29-1 ((1)) 45; 29-1 ((4)) 1, 2, 3 for single-family attached or detached residential use at 3-4 du/ac	Tier 3
10. Reston TSA Study	Hunter Mill	TBD	· Consideration of a Plan amendment for land areas accepted into the 2022-2023 Countywide SSPA process for the Reston Transit Station Areas, including, but not limited to, specific considerations for the proposed land use mix, density/intensity, consolidation recommendations, and other proposed changes.	Tier 3
Brookfield -- CPN22-HM-013	Hunter Mill	TBD	· Consideration of a Plan amendment for Tax Map Parcels 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A, 4, 4A, 6; 18-3 ((3)) 2A, 3A; 18- 4 ((1)) 22, 26B1; 18-4 ((8)) 1A, 2, 3 for detached and attached residential use and potential retail use. Specific considerations should include the appropriate residential density, intensity of any retail, building scale, screening, buffering, environmental impact, connectivity, circulation, and provision of parks.	Tier 3
Rose Hill Shopping Center - - CPN22-LE-001	Franconia	TBD	· Consideration of a Plan amendment for Tax Map Parcel 82-3 ((1)) 41E for mixed-use consisting of multifamily residential and retail use. Specific considerations should include the appropriate land use mix and density level, adequate transitions in building height and scale, screening and buffering, and multimodal access and circulation.	Tier 3

<u>Vine Street -- CPN22-LE-005</u>	<u>Franconia</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Land Unit B of the Van Dorn TSA for residential mixed use. Specific considerations should include accommodating the results of the I-495 Express Lane VDOT Study and evaluating the existing options in the adopted plan for synthesis.</u>	Tier 3
<u>Pistone's -- CPN22-MA-007</u>	<u>Mason</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 2 and 3 for Plan option for mixed use, including up to 450 residential units and retail use for a total of up to 450,000 square feet (or 2.9 FAR of the current property area). Specific considerations should include right of way impacts from the potential Seven Corners Ring Road.</u>	Tier 3
<u>Briarwood Farm - CPN22-PR-001</u>	<u>Providence</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 48-2 ((7)) 4, 5, 6, 11, 12, 13 and 14 for Residential uses at up to 4-5 du/ac</u>	Tier 3
<u>ICF Building -- CPN22-PR-005</u>	<u>Providence</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Tax Map Parcel 48-4 ((1)) 1E and 1G for Residential uses up to a density of 65-80 du/ac, including the potential for adaptive reuse of the existing office building for partial redevelopment, or redevelopment of the entire site for multi-family residential uses. Specific considerations should include the appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections to the Vienna Metrorail Station, Pan Am Shopping Center, and other nearby destinations.</u>	Tier 3
<u>Fallfax -- CPN22-PR-009</u>	<u>Providence</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Shreve-West Community Planning Sector Recommendation #1B, for an option for residential mixed use up to 1.9 consisting of multifamily residential and ground floor retail uses. Specific considerations should include avoidance of flood-prone areas, stormwater improvements, the appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections along Route 29.</u>	Tier 3
<u>Briar Oaks Service Center -- CPN22-SU-009</u>	<u>Sully</u>	<u>TBD</u>	· <u>Consideration of a Plan amendment for Subunit C2 of the Fairfax Center Suburban Center for an option for residential mixed use, including specifically, on Tax Map Parcel 46-3 ((1)) 14A and 14B2, up to 100 multifamily dwelling units and 14,600 square feet of ancillary retail use. Specific considerations should include the appropriate density level, form, arrangement of open spaces, site access, and multimodal connections.</u>	Tier 3

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Comment
To Be Removed				
9439 Leesburg Pike 2019-11-M1	Dranesville	7/30/2019	This Comprehensive Plan amendment will consider a continuing care facility with 172 beds and up to an intensity of 0.65 FAR for the subject property.	Proposed to be removed.
6152 Leesburg Pike / Dar Al-Hijrah Islamic Center SSPA 2021 I-2B PLUS Number PA-2021-00002	Mason	1/26/2021	Consideration of a plan option for senior housing at 5-8 du/ac (6152 Leesburg Pike, Tax Map Parcel 51-3 ((1)) 0021A); and the expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 FAR (Dar Al Hijrah Islamic Center, Tax Map Parcels 51-3 ((1)) 19B, 21A, and 22; 51-3 ((20)) 1, 2, 3, 4, and 5; TM 51-4 ((11)) 6, and 7.) Review of the proposed amendment should consider the two sites concurrently, and should include but is not limited to the following considerations: impacts on the transportation network; a thorough evaluation of various site and building design elements such as stormwater management; tree preservation to the greatest extent possible and opportunities for new green space and landscaping; transitions in building height to surrounding residential uses; and parking management. Staff should consider opportunities for on-site stormwater management beyond the current regulations that could be pursued with redevelopment. Lastly, a cumulative transportation analysis should be conducted with First Christian Church.	Proposed to be removed.
2806 Popkins Lane SSPA 2021 IV-4MV PLUS Number PA-2021-00006	Mount Vernon	1/26/2021	Consideration of a Comprehensive Plan amendment to evaluate a plan option for Residential use at 5-8 du/ac on Tax Map Parcel 113-2 ((1)) 53, with considerations for workforce housing in the development and an evaluation of the localized transportation network to determine the optimal site access and minimize potential conflicts on streets surrounding the site. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	Proposed to be removed.
I-95 Corridor Area Land Unit K South SSPA 2021 IV-1S PLUS Number PA-2021-00010	Franconia	1/26/2021	Consideration of a Comprehensive Plan amendment for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, on Tax Map Parcels 99-2 ((1)) 2, 2A, 3, 5, 5A, and 7. A law enforcement training facility is identified as a potential institutional use. Consideration should be given to retaining certain existing business, such as Potomac Steel, within the redevelopment, trip neutrality as compared to the base Plan, stormwater management, buffering and screening and LEED certification. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	Proposed to be removed.
Bowl America 2022 I-L1 PA 2022-00002	Mason	1/25/2022	Consideration of a Comprehensive Plan for residential use.	Proposed to be removed.

Note: Schedule to be updated following Planning Commission Workshops

Current Comprehensive Plan Amendment Work Program Schedule (ESTIMATED)
1/24/2023

Comprehensive Plan Amendments			2020				2021				2022				2023			
WP#	PA Number	PA Name and Board Authorization Date	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Active																		
Major Studies/ Areawide Plan Amendments																		
12	2020-III-UP1	Reston Area Study (7/14/2020)	[Timeline bar from Q1 2020 to Q3 2022]															
20	2021-IV-LP1	Lorton Visioning (1/26/2021)	[Timeline bar from Q1 2021 to Q4 2023]															
6	2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III	[Timeline bar from Q1 2021 to Q4 2023]															
33	2022-II-F1	Centreville Area and Suburban Center Study (10/25/2022)	[Timeline bar from Q1 2023 to Q4 2023]															
Policy Plan Amendments -Countywide																		
13	2020-CW-1CP	Public Facilities Policy Plan (7/14/2020)	[Timeline bar from Q3 2020 to Q3 2022]															
3	2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)- add to scope of 2020-CW-1CP	[Timeline bar from Q3 2020 to Q3 2022]															
22	2021-CW-1CP	Affordable Housing Preservation (4/13/2021)	[Timeline bar from Q1 2021 to Q3 2022]															
35	2022-CW-3CP	Renaming of Lee District to Franconia District (12/6/2022)	[Timeline bar from Q3 2022 to Q3 2023]															
34	2022-CW-2CP	Policy Plan Amendments (12/6/2022)	[Timeline bar from Q3 2022 to Q4 2023]															
Board-Authorized - site specific																		
21	2021-IV-S2	Villa Park Road (3/23/2021)	[Timeline bar from Q3 2021 to Q3 2022]															
27	2021-II-V1	Pan Am Shopping Center (12/7/2021)	[Timeline bar from Q1 2022 to Q3 2022]															
30	2022-I-B1	Bailey's CBC, Sub Unit B5 (5/10/2022)	[Timeline bar from Q1 2022 to Q3 2023]															
32	2022-II-F1	Judicial Complex (10/11/2022)	[Timeline bar from Q3 2022 to Q3 2023]															
5	2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015)	[Timeline bar from Q3 2022 to Q4 2023]															
Transportation																		
11	2019-III-T1	FCDOT - Fairfax County Parkway at Burke Centre Parkway (9/24/19) included with Parkway Study	[Timeline bar from Q1 2020 to Q3 2022]															
25	2021-CW-T2	FCDOT- Fairfax County and Springfield - Franconia Parkway Study (7/27/2021)	[Timeline bar from Q3 2021 to Q3 2022]															
24	2021-CW-T1	FCDOT - Route 7 BRT Study (7/27/2021)	[Timeline bar from Q3 2021 to Q4 2023]															
SSPA's Authorized on January 26th																		
14	SSPA 2021-I-2B	6152 Leesburg Pike / Dar Al-Hijrah Islamic Center (1/26/2021)	[Timeline bar from Q1 2021 to Q3 2022]															
15	SSPA 2021-IV-1MV	Engleside Trailer Park/ Ray's Mobile Home Colony (1/26/2021)	[Timeline bar from Q1 2021 to Q3 2022]															
16	SSPA 2021-IV-2MV	Mount Vernon Hwy Between Hybla Valley/ Gum Springs and South County Center CBCs (1/26/2021)	[Timeline bar from Q1 2021 to Q3 2022]															
18	SSPA 2021-IV-1RH	Van Dorn TSA Land Units D and E (1/26/2021)	[Timeline bar from Q1 2021 to Q3 2022]															
23	2021-IV-FS1	6235 and 6245 Brandon Ave (6/22/2021)	[Timeline bar from Q1 2021 to Q3 2022]															
Ongoing or Not Yet Started																		
2	2017-CW-4CP	Heritage Resources (Annual, anticipated 2021)	[Timeline bar from Q1 2020 to Q4 2023]															
8	2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018)	[Timeline bar from Q1 2020 to Q4 2023]															
9	2018-IV-MV6	Richmond Highway Corridor SNA Study (3/20/2018)	[Timeline bar from Q1 2020 to Q4 2023]															
1	S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)	[Timeline bar from Q1 2020 to Q4 2023]															
4	2013-CW-T4	FCDOT - Transportation - County Transit Network Study (7/9/2013)	[Timeline bar from Q1 2020 to Q4 2023]															
26	2021-IV-MV1	Brookside Motel (12/7/2021)	[Timeline bar from Q1 2022 to Q4 2023]															
28	2022-I-L1	Bowl America (1/25/2022)	[Timeline bar from Q1 2022 to Q4 2023]															
29	2022-III-FC1	Cornerstones (2/22/2022)	[Timeline bar from Q1 2022 to Q4 2023]															
31	2022-CW-1CP	Manufactured Housing (10/11/2022)	[Timeline bar from Q1 2022 to Q4 2023]															
Deferred indefinitely																		
7	2018-IV-MV2	8800 Richmond Highway (3/6/2018)	[Timeline bar from Q1 2020 to Q4 2023]															
10	2019-II-M1	9439 Leesburg Pike - Brightview (7/30/2019)	[Timeline bar from Q1 2020 to Q4 2023]															
17	SSPA 2021-IV-4MV	2806 Popkins Lane (1/26/2021)	[Timeline bar from Q1 2021 to Q4 2023]															
19	SSPA 2021-IV-1S	I-95 Corridor Area - Land Unit K South (1/26/2021)	[Timeline bar from Q1 2021 to Q4 2023]															