

Board of Supervisors' Development Process Committee Handout July 17, 2018

Staff Proposed 2018 Comprehensive Plan Amendment Work Program – Adopted July 9, 2013, amended through May 15, 2018

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies.

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
1. Parks Comprehensive Plan Update <i>S11-CW-3CP(B)</i>	December 6, 2011	<ul style="list-style-type: none"> 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. 	
2. Giles Run Lorton Laurel Crest Connector Road <i>S11-CW-T1</i>	December 6, 2011	• Consider removal of recommendation for Lorton Laurel Crest Connector Road.	Retain planned road to provide connectivity in the area and accommodate future traffic growth.
3. Heritage Resources	December 7, 2009	<ul style="list-style-type: none"> Update recommendations for Inventory of Historic Sites on an annual basis, if needed. 	
4. McLean CBC Subarea 29, Ashby Apartments <i>S13-II-M2</i>	January 29, 2013	• Evaluate subject areas for residential mixed use development.	Superseded by McLean CBC Study, authorized on April 10, 2018.
5. Suburban Center Classification <i>2013-CW-1CP</i>	July 9, 2013	• Assess whether Suburban Center term in Concept for Future Development reflects future character of the areas; • Evaluate potentially renaming term and removing or reclassifying existing centers, i.e., Flint Hill Suburban Center.	The term “Suburban Center” should be retained.
6. Tidal Shoreline Erosion Control	July 9, 2013	<ul style="list-style-type: none"> Investigate the extent to which (if any) the Environment section of the Policy Plan will need to be amended to comply with §15.2-2223.2 of the Code of Virginia, which requires, for Tidewater localities (including Fairfax County), incorporation into comprehensive plans of comprehensive coastal resource management guidance developed by the Virginia Institute of Marine Science. Follow-up development and consideration of a Policy Plan amendment, as may be needed. 	
7. Public Facilities <i>2013-CW-5CP</i>	July 9, 2013	<p>Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12:</p> <ul style="list-style-type: none"> Coordinate with other local and state utilities, such Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be replanned 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 replanning land recommended for public facilities that is developed as residential and non-residential uses. 	

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8. Woodlawn CBC Subunits B-1 and B-2 S11-IV-MV2	December 6, 2011	<ul style="list-style-type: none"> Comprehensive Plan amendment to evaluate Subunit B1 and B2 (the southern side of Woodlawn CBC between Cooper and Cedar Roads) to consider residential uses. 	Superseded by Embark Study, authorized on May 12, 2015.
9. Public Schools		<ul style="list-style-type: none"> Evaluate changes to school classifications in Plan. Consider revising references to intermediate schools that are shown as planned for middle schools. Consider adding new symbols to Plan Map for Fairfax County Public School Administrative Centers, Service Centers, Maintenance Facilities, and/or Adult Education Centers. (Follow-on Consideration to Plan Amendment S11-CW-1CP.) 	
10. Transportation – Transit Study 2013-CW-T4	July 9, 2013	Evaluate potential amendments resulting from countywide transit study: <ul style="list-style-type: none"> Phase I: Modification of Countywide Transportation Plan recommendations Phase II: Modification of activity center recommendations 	
11. Pohick Planning District and planning sectors 2013-III-P1	July 9, 2013	<ul style="list-style-type: none"> Editorial and “check-in” of district. 	
12. Lower Potomac Planning District and planning sectors and Lorton South-Route 1 Suburban Center 2013-IV-LP1	July 9, 2013	<ul style="list-style-type: none"> Editorial and “check in” of district. Potential amendment for indigent cemetery 9501 Old Colchester Road, Lorton, Va. Areawide editorial update 	
13. Plan Map: Residential Planned Communities		Follow-On consideration to PA S11-CW-1CP: <ul style="list-style-type: none"> Consider reclassifying the Residential Planned Communities with unique land use classifications and density or intensity ranges, rather than singular color for areas. 	Designation retained.
14. Newington Road 2015-IV-T1	July 28, 2015	<ul style="list-style-type: none"> Consider the removal of all planned transportation and trails improvements 	PC determined that this PA was not appropriate mechanism to address citizen concerns (November 2015).
15. Topgolf Site, Kingstowne Area 2015-IV-RH1	October 20, 2015	<ul style="list-style-type: none"> 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. 	

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16. Shirley Gate Road Extension 2016-III-T1	February 2, 2016	<ul style="list-style-type: none"> Consider an alternative alignment of the extension of Shirley Gate Road from Braddock Road to the Fairfax County Parkway, as recommended in the Shirley Gate Road Extended Planning Study, which refines the alignment and evaluates interchange configurations at the Fairfax County Parkway. 	To allow interchange design concepts to be considered as part of Rt 286 widening project.
17. Fairfax Center Area, Phase III, Core Area 2013-III-FC1 (C)	December 6, 2016	<ul style="list-style-type: none"> 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. 	
18. Green Building – Energy Policy Plan Update 2017-CW-2CP	June 20, 2017	<ul style="list-style-type: none"> Consideration of a Policy Plan amendment for an increased emphasis on energy efficiency as part of proffered green building commitments. 	
19. Economic Success 2017-CW-3CP	June 20, 2017	<ul style="list-style-type: none"> Develop guidance that incorporates criteria for economic success that will aid Board Members when considering authorizing changes to the Comprehensive Plan. 	Existing policy provides sufficient guidance.
20. Innovation Center Station (North), Dulles Suburban Center, Land Units L-1 and L-2 2017-III-DSI	October 24, 2017	<p>Comprehensive Plan amendment for the Innovation Center Station (North), Land Unit L-1 and Land Unit L-2 of the Dulles Suburban Center (Tax Map Parcels 15-2((1)) 4, 5, 15, 16 and 17):</p> <ul style="list-style-type: none"> Consider an increase in the current recommended FAR limits in the "Core Area". The FAR limits considered should be consistent with maximum intensity levels at other Silver Line Metrorail stations in the Reston-Dulles corridor. Evaluate a land use mix option that includes office as the predominant rise, and to identify needed improvements to public facilities in the area, including fire, police, schools, recreation, and transportation. Expedite and complete the review and processing of this Plan amendment within eight to ten months, and to work closely with Loudoun County and the Virginia Department of Transportation to ensure that the transportation and land use planning are compatible with approved and planned developments in Loudoun County. 	
21. Northern Virginia Training Center Site and State Police Site 2017-III-P1	October 24, 2017	<ul style="list-style-type: none"> Comprehensive Plan amendment for the Northern Virginia Training Center and State Police Site [Tax Map parcels 69-1 ((1)) 34 and 34A]. Consider all potential uses for the site. 	
22. Building Repurposing for Other Uses 2017-CW-6CP	December, 5, 2017	<ul style="list-style-type: none"> Policy Plan amendment to evaluate the repurposing of buildings besides office buildings, such as retail or institutional uses. 	

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23. 2017 Heritage Resources Plan Update <i>2017-CW-4CP</i>		<ul style="list-style-type: none"> Through the approval of the 2013 Comprehensive Plan Work Program, the Board of Supervisors authorized annual consideration of a Comprehensive Plan amendment for Heritage Resources Plan Update. The proposed amendment recommends an update to the relevant heritage resources sections in the Comprehensive Plan, to reflect additions and updates to the Inventory of Historic Sites as approved by the History Commission through 2017. 	
24. Roberts Road <i>2018-II-F1</i>	January 23, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment to consider single-family detached residential, commercial, and/or institutional uses for Tax Map parcels 68-2 ((1)) 21, 22, 23, 24, and 25, in conjunction with a community engagement process. 	
25. 8800 Richmond Highway <i>2018-IV-MV2</i>	March 6, 2018	<ul style="list-style-type: none"> 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. 	
26. Beacon/Groveton and Hybla Valley/Gum Springs Areas <i>2018-IV-MV3</i>	March 20, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment to recommend mixed-use development around planned BRT stations and additional development potential in a later phase to support a planned Metrorail extension. 	
27. Huntley Meadows Park Path from Telegraph Road to Lockheed Boulevard <i>2018-IV-BK1</i>	March 20, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment to consider the removal of a shared use path from the Bicycle Plan within Huntley Meadows Park. 	
28. Huntley Meadows Park Trail from Hayfield Road to Harrison Lane <i>2018-IV-TR1</i>	March 20, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment to consider the removal of a minor trail from the Countywide Trails Plan through Huntley Meadows Park. 	
29. Oakwood Road (Van Dorn Transit Station Area, Land Unit E) <i>S11-IV-RH2</i>	September 13, 2011	<p>Comprehensive Plan amendment to consider private recreation uses with an overall intensity of no more than 0.3 FAR and consider the following elements:</p> <ul style="list-style-type: none"> Site design options that would provide greater separation and landscaping buffering from the established homes to the south. Orientation of parking towards I 495 and behind any potential building. Retention of the existing stormwater management pond. Establish a formal advisory committee to evaluate the Plan amendment and rezoning application. Transportation impact analysis on the surrounding community. 	Discussions on this Plan amendment has not occurred in greater than 5 yrs.
30. McLean Community Business Center Study <i>2018-II-M1</i>	April 10, 2018	<p>Comprehensive Plan amendment to consider:</p> <ul style="list-style-type: none"> Land use, density and mix of uses. Transportation and other public facility needs. Revisions to urban design guidance and Open Space Design Standards. 	

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31. Lincolnia Planning District Study – Phase III: Lincolnia CBC Land Use and Transportation Analysis <i>2013-I-L1 (C)</i>	July 9, 2013	<ul style="list-style-type: none"> Review substantive changes to the Comprehensive Plan guidance for the CBC and for the wider Lincolnia Planning District. 	
32. Lewin Park <i>2018-IV-S1</i>	May 1, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment to recommend residential use at 1-2 dwelling units per acre with an option for office and/or hotel for Tax Map parcels 91-4 ((4)) 1 through 11, 13-15, 500, and 501. 	
33. Dulles Suburban Center, Land Unit J <i>2018-III-DS1</i>	May 15, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment will consider the addition of new land uses generally within the current overall baseline intensity of 0.50 FAR for Land Unit J of the Dulles Suburban Center. 	
34. Dulles Suburban Center Boundary Change – Sully Station Shopping Center <i>2018-III-BR1</i>	May 15, 2018	<ul style="list-style-type: none"> Comprehensive Plan amendment will consider extending the boundary of the Dulles Suburban Center to create a new land unit that includes the Sully Station Shopping Center. 	
35. <u>West Falls Church Transit Station Area, Land Unit A (PCI7-DR-001)</u>	<u>July 31, 2018</u>	<ul style="list-style-type: none"> <u>Comprehensive Plan amendment will consider office and residential mixed-use of up to 0.96 FAR.</u> 	
36. <u>Merrifield Suburban Center, Land Units I (pt), J (pt), and K (PCI7-PR-001, 002)</u>	<u>July 31, 2018</u>	<p><u>Comprehensive Plan amendment will consider:</u></p> <ul style="list-style-type: none"> <u>Mixed-use up to 1.0 FAR for Land Unit K;</u> <u>Mixed-use office, hotel, residential, and other uses with an intensity range 0.80 FAR to 1.0 FAR for nominated areas of Land Units I and J.</u> 	
37. <u>Sully Station Shopping Center (PCI7-SU-001)</u>	<u>July 31, 2018</u>	<ul style="list-style-type: none"> <u>Comprehensive Plan amendment will consider an option for retail, office, hotel, assisted living, and private recreation mixed-use of up to 0.75 FAR.</u> 	

Proposed 2018 Comprehensive Plan Amendment Work Program – General Timeline as Proposed by Staff

As of May 15, 2018

Comprehensive Plan Amendments		2017	2018				2019				2020			
PA Number	PA Name and Board Authorization Date	4	1	2	3	4	1	2	3	4	1	2	3	4
2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/22/2018)													
2018-II-M1	McLean CBC Study (4/10/2018)													
2013-I-L1(C)	Lincolnia Planning District - Phase III (7/9/2013)													
2017-CW-2CP	Green Building - Energy Policy Plan Update (6/20/2017)													
2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III (12/6/2016)													
2018-III-DS1	Dulles Suburban Center, Land Unit J (5/15/2018)													
2017-III-DS1	Innovation Center Station (North), Dulles Suburban Center, Land Units L-1 and L-2 (10/24/2017)													
2017-III-P1	Northern Virginia Training Center Site and State Police Site (10/24/2017)													
2018-IV-S1	Lewin Park (5/1/2018)													
2017-CW-4CP	Heritage Resources (Annual, as needed)													
2017-CW-6CP	Building Repurposing for Other Uses (12/05/2017)													
2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015)													
2018-IV-BK1	Huntley Meadows Park Trails 1 (3/22/2018)													
2018-IV-TR1	Huntley Meadows Park Trails 2 (3/22/2018)													
2018-IV-MV2	8800 Richmond Highway (3/6/2018)													
2018-III-BR1	Dulles Suburban Center Boundary Change-Sully Station Shopping Center (5/15/2018)													
2018-II-F1	Roberts Road (01/23/2018)													
PC17-PR-001/002	Inova / Exxon-Mobil & Fairview Park ** (7/31/2018) **													
PC17-DR-001	West Falls Church Metro Station ** (7/31/2018) **													
PC17-SU-001	Sully Station Shopping Center ** (7/31/2018) **													
S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)	TBD												
2013-III-P1	Pohick Planning District & Planning Sectors (7/9/2013)	TBD												
2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)	TBD												
2013-CW-T4	Transportation - County Transit Network Study (7/9/2013)	TBD												
2013-IV-LP1	Lorton South-Rt 1 Suburban Center & Lower Potomac Planning District & Planning Sectors (7/9/2013)	TBD												
	Tidal Shoreline Erosion Control (7/9/2013)	TBD												
	Public Schools Plan Map Amendment	TBD												
DSC-D1-2	Dulles Suburban Center - Jackson Property (7/9/2013)	Deferred Indefinitely (2/15/2018)												