



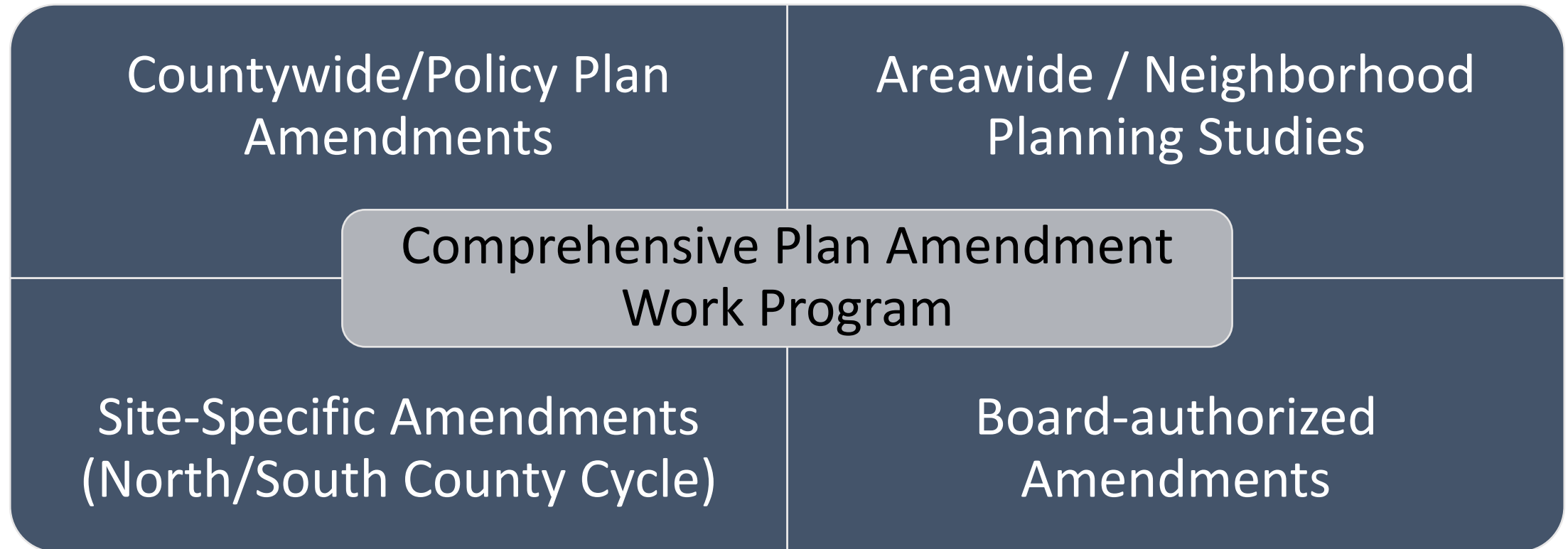
Comprehensive Plan Amendment Work Program

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Land Use Policy Committee
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Comprehensive Plan Amendment Work Program

Comprehensive Plan Review based on a Plan Amendment Work Program –
Reviewed annually by the Planning Commission and BOS



Major Studies: Amendments adopted since Jan 2010

- **Tysons (2010)** - Providence/Hunter Mill
- **Springfield CBC and Franconia-Springfield TSA (2010)** – Lee
- **Annandale CBC (2010)** – Mason/Braddock
- **Baileys Crossroads CBC (2010)** - Mason
- **Laurel Hill (2012)** – Mount Vernon
- **Reston Phases 1 and 2 (2014 and 2015)** – Hunter Mill
- **Fairfax Center Area Phases 1 and 2 (2014 and 2016)** -
Braddock/Springfield/Providence/Sully
- **Lincolnia Phases 1, 2, 3 (2015, 2018, 2019)** - Mason
- **Seven Corners CBC (2015)** – Mason/Providence
- **Embark Richmond Highway (2018)** – Lee/Mount Vernon
- **Dulles Suburban Center (2010 and 2018)** – Sully/Dranesville

Total Amendments adopted since Jan 2010

- **Adopted Comprehensive Plan Amendments: 162*** [examples below]
 - **Braddock: 9** [*Northern VA Training Center Site, Heritage Mall*]
 - **Dranesville: 15** [*Dulles Suburban Center A and L – Innovation Center, McLean-multiple*]
 - **Hunter Mill: 13** [*Reston Hospital, Lake Anne*]
 - **Lee: 22** [*Loisdale Road/I-95 Corridor, Lewin Park, Springfield Healthplex, Oakwood*]
 - **Mason: 17** [*5600 Columbia Pike, Graham Park Plaza*]
 - **Mount Vernon: 41** [*Vulcan Quarry; MV Hospital; Penn Daw CBC; Huntington Club*]
 - **Providence: 13** [*Fairfax Inova/Woodburn; ICPH/Fairview Park North – Merrifield*]
 - **Springfield: 8** [*Fair Lakes; Fair Oaks Mall*]
 - **Sully: 17** [*Fair Oaks Hospital; Dulles Suburban Center*]
- **Countywide: 32** [*Policy Plan*]

*For amendments located in multiple districts; counted once for the total, and listed for each district

Current Work Program

- **16** Active Plan Amendments/Studies which includes:
 - McLean CBC Study
 - West Falls Church TSA Study
 - Reston Study
 - Airport Noise Policy (countywide)
 - Housing – Workforce Dwelling Units Policy (countywide)
 - Two Historic Overlay Districts (Mount Vernon and Providence)
- **10** Inactive/Deferred
- **5** Anticipated to be Rescinded
- Staff support – not yet authorized (examples)
 - Lorton Visioning
 - Active Transportation (countywide)
 - Housing Preservation (countywide)

SSPA – South County and North County

- **South County Cycle: Mason, Lee, Mount Vernon Districts**
 - Anticipate between **9-15** nominations likely to be included on 2021 work program
 - Planning Commission public hearings in November
 - Board of Supervisors Action Item in January 2021
- **SSPA Process Retrospective:** Late Summer 2021 – Dec 2021/Jan 2022
- **North County Cycle** – Need to shift schedule due to COVID
 - Begin after retrospective- early 2022

Anticipated 2021 Work Program

- **Ongoing/Anticipated Completion**
 - Completion of Fair Oaks Mall, North Gateway amendments in 2020
 - Completion of McLean CBC, West Falls Church TSA studies – 1st Q 2021
 - Reston - staffed by Urban Centers with Planning Division support
 - Two HODs – Hollin Hills and Holmes Run Acres
 - Policy: Airport Noise, Public Facilities, Housing
- **New/Move to Active**
 - 9-15 South County SSPA nominations
 - Resume Fairfax Center Area - Phase III Study (Core Area)
 - Lorton Visioning
 - Typically 5-10 new site-specific Board authorizations per year
 - Affordable housing opportunities at county-owned sites
 - Policy Plan – Priority, Multi-year review

Consultant Resources - Anticipated

– Lorton Area Study

- Planning Support: \$75,000-\$100,000
- Transportation Analysis: \$300,000

– Fairfax Center Area Study – Phase III (Core Area)

- Planning Support: \$75,000-\$100,000
- Transportation Analysis: \$250,000

– South County SSPA

- Planning/Outreach Support: \$50,000

Planning Support: \$200,000-\$250,000
Transportation Analysis: \$550,000

Next Steps and Discussion

- Adoption of 2021 Work Program – expected January 2021
 - Any anticipated Board directives for new studies
- Agreement on funding requests – studies to begin with funding availability
- Adjust SSPA Retrospective to complete in Dec 2021/January 2022 with subsequent start of North County SSPA
- Staff will return the Work Program to the Board yearly