

Planning Commission Recommendations on the 2023 Draft Fairfax County Comprehensive Plan Amendment Work Program

March 29, 2023

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. The Work Program is organized into a Tier system. The Planning Commission's recommendations for changes to the Work Program are shown with additions noted in underline, and with removals noted in ~~strikethroughs~~. SSPA nominations that have been withdrawn by the nominators or are not recommended by the Planning Commission to advance for further review are not included in the draft Work Program.

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
Manufactured Housing -- 2022-CW-1CP -- PA-2022-00006	Countywide	10/11/2022	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.	Tier 1
Heritage Resources -- 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for Inventory of Historic Sites on an annual basis, if needed.	Tier 1
Public Facilities Policy Plan -- 2020-CW-1CP	Countywide	7/14/2020	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.	Tier 1
Public Facilities Plan Map Amendment -- 2013-CW-5CP	Countywide	7/9/2013	Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: -- 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 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>	Tier 1

Areawide Studies

Fairfax Center Area, Phase III, Core Area -- 2013-III-FC1 (C)	Braddock	12/6/2016	Pursue a third phase of the Fairfax Center Area Suburban Center Study to evaluate and update Plan recommendations for the Core Area. This study will include conduct a transportation analysis and may also include editorial updates for the Fairfax Center Area to ensure that Plan recommendations account for existing and entitled development. The study should include Tax Map Parcel 56-2 ((1)) 1C (Reserve at Fairfax Ridge) for an increase in intensity up to 0.42 FAR to accommodate additional residential uses and consider topography and pedestrian connectivity to the adjacent Fairfax Corner development (CPN22-BR-002). 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.	Tier 1
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

West Falls Church, Transit Station Area (TSA), Sub-Unit A-2 – PA 2023-II-M1	Dranesville	3/21/2023	Consideration of a Comprehensive Plan amendment for sub-unit A-2 of the West Falls Church TSA. The plan amendment should consider a land use shift from planned institutional use to office use. The proposed change should not increase the planned FAR and it should be demonstrated that any proposed changes meet the broader goals of the West Falls Church TSA Plan. The Plan Amendment should be reviewed concurrently with the zoning application.	Tier 1
Transportation Studies				
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				
<u>Innovation Center TSA North Study</u>	<u>Dranesville</u>	<u>TBD</u>	<u>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 (CPN22-DR-001, CPN22-DR-002, and CPN22-DR-004). The location of transportation improvements associated with the review of this study should be carefully considered to ensure adherence to the County's Transit-Oriented Development Guidelines.</u>	Tier 1
<u>Springfield TSA/CBC Study</u>	<u>Franconia</u>	<u>TBD</u>	<u>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 (CPN22-LE-004, CPN22-LE-006, CPN22-LE-008, and CPN22-LE-009).</u>	Tier 1

<u>Penn Daw CBC Land Unit C Study</u>	<u>Mount Vernon</u>	<u>TBD</u>	<u>Consideration of a Plan amendment for Penn Daw CBC Land Unit C, 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 (CPN22-MV-007).</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 (CPN22-SP-001, CPN22-SP-004).</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 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 (CPN22-LE-003).</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
<u>Merrifield at Dunn Loring Station Apartments -- CPN22-PR-008</u>	<u>Providence</u>	<u>TBD</u>	<u>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.</u>	Tier 1
<u>Sequoia Capital -- CPN22-PR-007</u>	<u>Providence</u>	<u>TBD</u>	<u>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.</u>	Tier 1
<u>Agape House -- CPN22-SU-001</u>	<u>Sully</u>	<u>TBD</u>	<u>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.</u>	Tier 1

<u>Park Center -- CPN22-SU-005</u>	<u>Sully</u>	<u>TBD</u>	<u>Consideration of a Plan amendment for Tax Map Parcel 43-2 ((2)) 39C for office use up to 0.69 FAR.</u>	Tier 1
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Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Comment
Tier 2				
<u>Fairfax Center Suburban Center Sub-Unit J1 and J2 and Evergreen Investment Co. LLC -- CPN22-BR-001</u>	<u>Braddock</u>	<u>TBD</u>	<u>Consideration of a Plan amendment for Sub-Units J1 and 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 relationship of residential uses to the office uses in the broader area, and additional consideration of the density, bulk, mass, and orientation of the building and amenities to adjacent properties and the planned Route 50 interchange at the site.</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, 29B, 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. The inclusion of parcel 59 – 2</u>	Tier 2

			<u>((11)) 29B will ensure the opportunity to consider the full extent of the transition from the proposed development to the townhouse community to the west.</u>	
<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 to remove the recommendation discouraging free-standing retail structures and 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
<u>I-95 Corridor Industrial Area (CPN22-MV-003)</u>	<u>Mount Vernon / Franconia</u>	<u>TBD</u>	<u>· Consideration of a Plan amendment to evaluate appropriate locations for residential uses within the I-95 Corridor Industrial Area. The study should include Tax Map Parcels 99-1 ((12)) 10, 11A (part) and 15, 98-2 ((18)) 3, 11B, and 12 for residential use at 20-25+ du/ac (CPN22-MV-003).</u>	
<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 2
<u>Fair Oaks Business Park -- CPN22-SP-002</u>	<u>Springfield</u>	<u>TBD</u>	<u>· 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.</u>	Tier 2
<u>Fairfax Ridge Road -- CPN22-SP-003</u>	<u>Springfield</u>	<u>TBD</u>	<u>· 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.</u>	Tier 2
<u>A&A Contracting -- CPN22-SU-002</u>	<u>Sully</u>	<u>TBD</u>	<u>· 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.</u>	Tier 2
<u>Discovery Square -- CPN22-SU-003</u>	<u>Sully</u>	<u>TBD</u>	<u>· 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.</u>	Tier 2
<u>Lincoln Park -- CPN22-SU-010</u>	<u>Sully</u>	<u>TBD</u>	<u>· 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).</u>	Tier 2

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 (CPN22-MV-005).	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				
<u>Church of the Good Shepherd -- CPN22-BR-003</u>	<u>Braddock</u>	<u>TBD</u>	· <u>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 opportunities to consider affordable housing, tree preservation, usable open space, and other factors to achieve compatibility with the surrounding neighborhood.</u>	Tier 3
<u>Reston TSA Study</u>	<u>Hunter Mill</u>	<u>TBD</u>	· <u>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 (CPN22-HM-001, 002, 003, 004, 005, 006, 007, 009, 010, 014).</u>	Tier 3
<u>Brookfield -- CPN22-HM-013</u>	<u>Hunter Mill</u>	<u>TBD</u>	· <u>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.</u>	Tier 3
<u>Rose Hill Shopping Center -- CPN22-LE-001</u>	<u>Franconia</u>	<u>TBD</u>	· <u>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.</u>	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</u>	Tier 3

			FAR of the current property area). Specific considerations should include right of way impacts from the potential Seven Corners Ring Road.	
<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

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Comment
To Be Removed				
9439 Leesburg Pike 2019 H-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.