

# BRAC Area Plan Review Progress Update

## First Round of Nominations Adopted

On January 26, 2009, Fairfax County's Board of Supervisors adopted Comprehensive Plan Amendments for seven BRAC Area Plan Review (APR) nominations. The adopted changes modify Plan guidance for parts of the Woodlawn Community Business Center (CBC) along Richmond Highway, the Springfield CBC, and a block near the Huntington Metro Station.

The purpose of the BRAC APR cycle is to determine whether amendment of the Comprehensive Plan is warranted given the relocation of approximately 20,000 jobs to Fort Belvoir. The impacts of the planned movements will significantly affect transportation systems, the natural environment, and the quality of life both on- and off-post. The new jobs and residents moving to the area also may have a beneficial impact on the local economy.

The BRAC APR process began in March, 2008, when the Planning Commission invited proposals, or nominations, for possible changes to the Comprehensive Plan. Of the 38 received, one nomination was deferred by the Planning Commission early in the process to be considered at a later date. The nominations were reviewed by an 18-member citizen task force appointed by the Supervisors of the affected districts and the Board of Supervisors Chairman. The BRAC APR Task Force made its final recommendations in August 2008.

Public hearings were held by the Planning Commission in November on eight nominations. Seven were recommended for approval by the Planning Commission and were recently adopted by the Board of Supervisors. One nomination was denied by the Planning Commission. Of those remaining, two nominations have been deferred into a special study of



the Loisdale Road corridor, as authorized by the Board on January 12, 2009. An additional 12 nominations were withdrawn from consideration in the BRAC APR process.

## Remaining Nominations to Undergo Additional Traffic Analysis by VDOT

The remaining 15 nominations will undergo further review as the result of legislation adopted by the Commonwealth of Virginia that seeks to enhance the coordination of land use and transportation planning. Comprehensive Plan amendment proposals estimated to add 5,000 or more daily vehicle trips to the road system are required to undergo traffic impact review by the Virginia Department of Transportation, or VDOT. The review requires a minimum of 90 days.

Following VDOT review, Staff will publish a final staff report. Planning Commission public hearings have been scheduled for June 17th and June 24th, followed by Board public hearings on August 3, 2009. For more information, visit the BRAC APR web site: [www.fairfaxcounty.gov/dpz/apr/brac/](http://www.fairfaxcounty.gov/dpz/apr/brac/).

