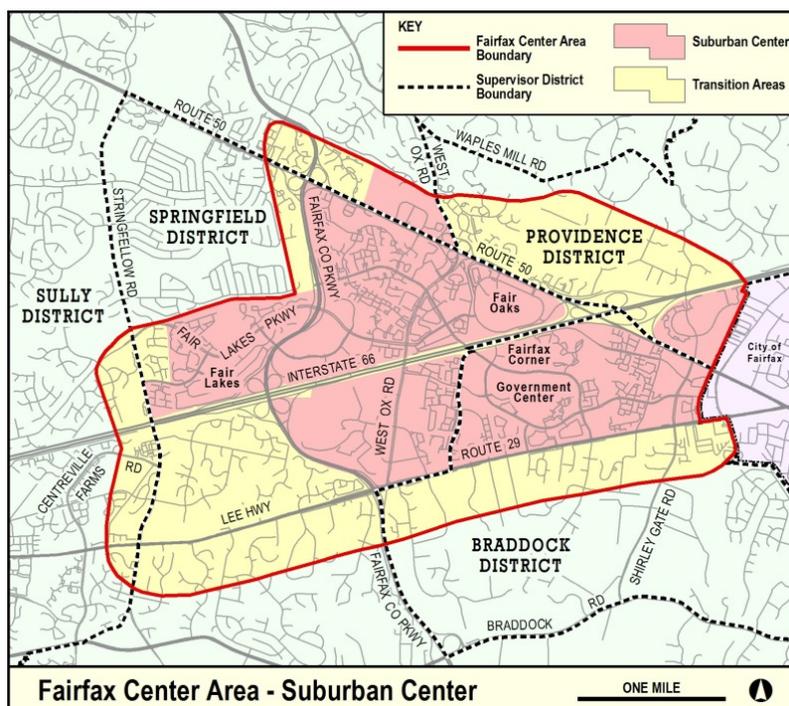


Submission Form for Proposed Changes to the Fairfax Center Area Comprehensive Plan (Phase II)

Phase II of the Fairfax Center Area study will focus on Comprehensive Plan recommendations for the Suburban Center portion of the area, as is illustrated in the map to the right. Phase II will also include an examination of the [Area-wide Recommendations](#) for the Fairfax Center Area. The purpose of this submission form is to solicit potential changes to the Comprehensive Plan guidance for this area.

Complete this form detailing the proposal by May 22, 2015 to propose a change. Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in June 2015. Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff and district supervisors' offices are available to answer questions. Proposed changes will be used to inform the study of the Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.



To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form is also available on the Web at: http://www.fairfaxcounty.gov/dpzd/fairfaxcenter/submission_form/

1. Proposal Type (choose one)

- Site-specific
- Areawide topic

2. Subject Property Information (for site-specific proposals.) For help visit the [Planning & Zoning Viewer](#)

Identify general location, street address, or Tax Map parcels, if available.

- a) General Location: _____
- b) Street Address: _____
- c) Tax Map Parcel Numbers: _____
For help visit the [Department of Tax Administration website](#) or the [Digital Map Viewer](#).
- d) Identify total aggregate size of all subject parcels in acres or square feet: _____
For help visit the [Department of Tax Administration website](#)
- e) Do you own the subject property or represent the owner of the subject property:
 - Yes
 - No

If you answered no, what is your relationship to the property? _____

3. Proposed Amendment to Comprehensive Plan recommendations

a) (for site-specific proposals) Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale. (email supporting documents to DPZFairfaxCenter@fairfaxcounty.gov)

b) (for areawide topics) Describe the proposed change and why it should be addressed at an areawide level within the Fairfax Center Area.

See attached.

c) (for site-specific and areawide topics) Provide justification for the proposed change. Describe how the proposal meets any of the following criteria and why the proposal should be included in this phase of the study. Check all that apply.

- Address emerging community concerns or changes in circumstance
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- Better implement the Concept for Future Development
- Reflect implementation of Comprehensive Plan guidance through zoning approvals
- Respond to or incorporate research derived from technical planning or transportation studies
- Other

Explanation for (c). (Additional sheets may be attached.)

Since the initial adoption of the Fairfax Center Area Plan, Plan amendments have been made to add options within some parts of the Core. This examination would allow for the Core to be studied in light of existing zoning approvals, and would consider if the resulting development has created other cores within the Suburban Center. Future infill development or redevelopment could provide opportunities to enhance pedestrian connectivity and create additional open space networks within the area.

4. Contact Information (Name and daytime phone required. Provide street address and/or email address.)

- a) Name: Kimberly Rybold
- b) Daytime Phone: 703-324-1363
- c) Street Address: 12055 Government Center Pkwy, Suite 730, Fairfax, VA 22035
- d) Email Address: krybol@fairfaxcounty.gov

5. Would you like to speak with staff about this submission?

- Yes
- No

If you answered yes, how should we contact you? e-mail phone

Review of proposed changes is anticipated to begin in June 2015. In the meantime, you can contact the Planning Division by phone or email if you have any questions about the submission procedure.

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning



Planning Division
The Herrity Building
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZFairfaxCenter@fairfaxcounty.gov

Fairfax Center Area Study Phase II Submission

Proposed Amendment to Comprehensive Plan Recommendations: Concept for Future Development

Question 3b:

There should be an examination of the Concept for Future Development for the Suburban Center with a focus on the Core area designation (where high density uses are encouraged, currently bounded by West Ox Rd, Rt 50, and I-66, including the Fairfax Towne Center) This should include an update to the vision for the Fairfax Center Area in light of how the area has evolved over time. Where is mixed use and intensity located, and should other areas such as Fairfax Corner also be included in the Core? Where are the existing nodes of activity and how can they be connected? The Core recommends redevelopment options for Fair Oaks Mall. Should other parts of the Core be considered for redevelopment? Should there be uniform Plan guidance that recommends consistent elements within the Core?