Comprehensive Plan Amendment Work Program
Adopted July 9, 2013, Amended through July 29, 2014

The Comprehensive Plan Amendment Work Program lists: 1.) planning studies that have previously been authorized and will continue through 2013 and, 2.) new planning studies that are anticipated to commence between 2013 through 2016, authorized through the adoption of the work program. Studies on the work program are not assumed to be completed by 2016. Completed studies are also noted on the final page of this document.

Colors used for legibility purposes to separate types of amendments.

Pending Plan Amendments, authorized prior to July 9, 2013:

Plan Amendment Name	Authorization	Type	General Purpose
Reston Master Plan (PA ST09-III-UP1(B))	5-18-09	Land use	• Phase 2: Evaluation of recommendations for areas outside Reston-Herndon Suburban Center in Reston Community Planning Sector
Parks Comprehensive Plan Update (PA S11-CW-3CP(B))	12-6-2011	Countywide (Parks)	• Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans
Giles Run- Lorton-Laurel Crest Connector Rd (PA S11-CW-T1)	12-6-11	Countywide (Transportation)	• Consider removal of recommendation for Lorton-Laurel Crest Connector Road
Heritage Resources	12-7-2009	Countywide (Heritage Resources)	• Update recommendations for inventory of historic sites
Leland Road Connector (PA S13-CW-T1)	1-29-2013	Countywide (Transportation)	• Evaluate removing Leland Road connection from Plan
McLean CBC Subarea 29 (PA S13-II-M2)	1-29-2013	Land Use	• Evaluate subject areas for residential mixed-use development

Plan Amendment Name	Authorization	Type	General Purpose
Tysons: Implementation, Land Use and Urban Design; Transportation; Parks, Public Facilities, Other (PA S13-II-TY1)	3-5-2013	Land Use	• Consider amendments to the Plan related to implementation, land use (including the Initial Development Level), and urban design; transportation; parks, public facilities, and other updates as may be determined during the amendment process
Fairfax Center Area Land Units T,U,V (PA S13-III-FC1)	5-14-2013	Land Use	• Consider land use amendments to subject area

Plan Amendment Name	Anticipated length of study	Anticipated Type	Preliminary Purpose

Anticipated amendments to begin 2013-2016:

1. Suburban Center Classification (PA 2013-CW-1CP)	6 months	Countywide	• 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.
2. Bicycle Master Plan (PA 2013-CW-T2)	4-6 months	Countywide	• Evaluate the countywide bicycle master plan documents and maps for incorporation into the Comprehensive Plan.
3. Tidal Shoreline Erosion Control	12 months	Countywide	• 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.
4. Constructed Roadways and Commuter Parking Facility (PA 2013-CW-T3)	12 months	Countywide	Follow-on Considerations to Plan Amendment S11-CW-1CP: • Consider modifications to the Plan Map and the Area Plans volumes to remove designations for planned improvements that have been constructed and add county-owned commuter parking facilities. • Consider modifications to the Countywide Transportation Plan Map where planned improvements have been constructed and the locations of county-owned commuter parking facilities. • Consider modification to the Transportation Plan Map and Transportation Policy Section to define a completed road facility.

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5. Public Facilities (PA 2013-CW-5CP)	18-24months	Countywide	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 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.
6. Conservation Areas and Community and Neighborhood Improvement Areas (PA 2013-CW-4CP)	18 months	Countywide	Follow-on Considerations to Plan Amendment S11-CW-1CP: • Consider an amendment to remove the expired Conservation Areas from the Plan Map and the Area Plans recommendations. • Consider an amendment to reflect the implementation of the Community and Neighborhood Improvement Plans in the Plan text and removal of the areas from the Plan Map.
7. Public Schools	18 months	Countywide	• 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.)
8. Merrifield Suburban Center (including Dunn Lorring Transit Station Area (PA 2013-I-MS1)	18 months	Activity Center (Editorial)	• Areawide editorial update. • Consider removal of Plan recommendations from Jefferson, Vienna, and Fairfax Planning District text. • Add Heritage Resources guidance

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9. Fairfax Center Area (FCA) Suburban Center (PA 2013-III-FC1 (A) and (B))	3 years	Activity Center (Editorial & Land Use)	• Verify areawide recommendations are consistent with current policy and practice. • Review and update existing conditions, including implemented recommendations, in areawide and land unit recommendations, pipeline development, and roadway contribution formula, as per Procedural Guidelines for Annual Review Process of FCA. • Review boundaries of FCA to make sure land use is consistent with character of activity center, i.e., area south of Lee Highway. • Evaluate illustration on Plan Map • Consider removal of Plan recommendations from Fairfax, Upper Potomac, and Bull Run Planning District plan text.
10. Dulles Suburban Center (PA 2013-III-DS1)	3 years	Activity Center (Editorial and Land Use)	• In addition to ongoing work to Land Unit A and Herndon, areawide editorial update. • Consider removal of Plan recommendation from Bull Run and Upper Potomac Planning District text. • Land Unit J to be reviewed to reflect implementation in the area, as scheduled, and the planned mix of uses for the land unit, including the Tax Map parcel 44-3((1))15, be evaluated using the results of the countywide transit study.
11. Flint Hill Suburban Center	12 months	Activity Center (Editorial and Land Use)	• Consider character of area to verify that area still meets criteria for suburban center, if not accomplished in task 1. • Consider removal of Plan recommendations from Fairfax Planning District text if area remains an activity center in task 1. • Areawide editorial update.
12. Lincolnia Planning District (PA 2013-I-L1(A) and (B))	12-18 months	Neighborhood Planning	• Consider redesignation on Concept for Future Development from Suburban Neighborhood to Community Business Center. • “Check in” to neighborhood planning for L1, L2, and L3 Community Planning Sector (CPS) • Consider removal Beltway South Industrial Area from L3 CPS and add to Beltway South Industrial Area recommendations in Annandale Planning District
13. Transportation- Transit Study (PA 2013-CW-T4)	12-18 months	Countywide	Evaluate potential amendments resulting from countywide transit study: • Phase I: Modification of Countywide Transportation Plan recommendations • Phase II: Modification of activity center recommendations

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14. Pohick Planning District and planning sectors	12 months	Neighborhood Planning	• Editorial and “check in” of district.
15. West Falls Church TSA (PA 2013-II-M1)	12-18 months	Activity Center (Editorial and Land Use)	• Areawide editorial update • Consider removal of recommendations from McLean and Jefferson Planning District Plan text.
16. Lorton South-Route 1 Suburban Center	12-18 months	Activity Center (Editorial and Land Use)	• Areawide editorial update • Consider removal of recommendations from Lower Potomac Planning District Plan text.
17. Centreville Suburban Center	12-18 months	Activity Center (Editorial)	• Areawide editorial update. • Consider removal of recommendations from Bull Run Planning District recommendations.
18. Lower Potomac Planning District and planning sectors	12 months	Neighborhood Planning	• Consider removal of Plan recommendations for Lorton South-Route 1 Suburban Center from district text. • Editorial and “check in” of district. • Potential amendment for indigent cemetery 9501 Old Colchester Road, Lorton, Va.
19. Plan Map: Residential Planned Communities	12 months	Neighborhood Planning: (Editorial)	Follow-On Consideration to PA S11-CW-1CP: • Consider reclassifying the Residential Planned Communities with unique land use classifications and density or intensity ranges, rather than singular color for areas.
20. Lake Anne Village Center/Reston Crescent (PA 2013-III-UP1)	12 months	Board-authorized (September 10, 2013)	Consider amendment for Land Units A, D and E of the Lake Anne Village Center to consider a modification to the consolidation recommendations for the Full Consolidation Option, if such an amendment proves necessary.

Plan Amendment Name	Anticipated length of study	Anticipated Type	Preliminary Purpose
21. Charles Street/Baileys Crossroads Community Business Center (CBC) (PA 2013-I-B1)	12 months	Board-authorized (October 29, 2013, amended November 19, 2013)	Consider additional commercial uses, drive-through services, expansion of CBC, and other considerations on Tax Map Parcel Numbers 61-2((17))D,1,3,4,5 and 61-2((18))1,2,3, 4,and 5 to revitalize portion of Baileys Crossroads southwest of Leesburg Pike between Charles and Washington streets.
22. Seven Corners CBC (PA 2013-I-B2)	12 months	Board-authorized (October 29, 2013,)	Study incorporating the Seven Corners Land Use and Transportation Task Force recommendations into the Comprehensive Plan for Land Units A, B, C, and D of Seven Corners CBC and evaluation of Areawide recommendations.
23. 5600 Columbia Pike (PA 2014-I-B1)	12-18 months	Board-authorized (January 28, 2014)	Consider multifamily residential and limited retail uses on parcel within Baileys Crossroads CBC [Tax Map Parcel 62-1 ((1)) 7]. Consideration should be given to benefits and constraints, i.e., ability to meet streetscape guidance, buffering to adjacent residential uses, and CBC's transportation, gateway design, and architecture objectives.
24. Fair Lakes Hyatt/Fairfax Center Subunit H1 (PA 2014-III-FC1)	12 months	Board-authorized (April 8, 2014)	Consider appropriateness of mixed-use redevelopment incorporating hotel, multifamily, including senior house, and support retail uses up to a maximum of 625,000 square feet on Tax Map Parcels 55-2((1))7A and 7B, concurrent with any rezonings, development plans, or site plans for the subject property
25. 5285 Port Royal Road (PA 2014-I-A1)	6 months	Board-authorized (April 8, 2014)	Consider converting portion of the warehouse on Tax Map Parcels 70-4((10))503 and 503A to a self-storage use up to 1.0FAR. Conditions relating to preventing peak hour traffic congestion and limiting conversion to interior should be considered. Consider including residential uses on subject area.
26. Silas Burke Property (PA 2014-III-P1)	12 months	Board-authorized (May 13, 2014)	Consider redevelopment of the parcel as an assisted living facility up to approximately 54,000 square feet, with preservation of the historic Silas Burke House located on the property.
27. Dulles Suburban Center, Land Unit J (PA 2014-III-DS1)	12 months	Board-authorized (May 13, 2014)	Consider the implementation of current Comprehensive Plan guidance for a mixed-used focal point on the subject property. This consideration should include an examination of the appropriate amount of residential use, potential road improvements to alleviate congestion in the area, and a design that is compatible with the transit stops that are being considered as a part of the Countywide Transit Network Study.
28. Fairfax Towne Center/ Fairfax Center Sub-unit J1 (PA 2014-III-FC2)	12 months	Board-authorized (June 17, 2014)	Consider redevelopment of the shopping center as a mixed-use center, that may include a mix of multifamily, retail/commercial, hotel, and office uses up to a maximum of 1.2 floor area ratio (FAR).

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29. Baileys Crossroads SE Quadrant (PA 2014-I-B2)	6 months	Board-authorized (July 1, 2014)	Consider a mix of uses, including an elementary school and multi-family residential for the SE quadrant of the Baileys Crossroads CBC (Tax Maps 61-2((1))112, 113, 113A, 113C, 114; 61-2((19))5A, 11A; 61-2((45))B; 61-4((30)) 15 and 17).
30. Dulles Suburban Center Land Unit I, Marlo Site (PA 2014-III-DS2)	9 months	Board-authorized (July 29, 2014)	Consider alternative retail uses on tax Map 34-3((13))3.
31. 10819 Leesburg Pike 32. (PA 2014-III-UP1)	12 months	Board-authorized (July 29, 2014)	Consider a senior housing facility at an overall intensity of .30 FAR to include up to 150 independent living facilities and up to 100 assisted living/memory care units, exclusive of any affordable dwelling units on Tax Map 12-3 ((1))4.

Plan Amendment Name	Adopted Date	Type	General Purpose

Completed Amendments: the following table lists amendments on which the Board of Supervisors' have acted since the adoption of the Pilot Comprehensive Plan Amendment Work Program, July 9, 2013.

Dulles Station (15-4((5))5A) (PA S11-III-DS1; Adopted No. 2013-01)	7-30-2013	Land use	• Consider revising recommendation to allow for additional multi-family residential use
McLean CBC Editorial Updates (PA S13-II-M3; Adopted No. 2013-02)	11-19-2013	Editorial	• Prepare editorial amendment to McLean CBC guidance, based on McLean Planning Committee recommendations
Parcel in the vicinity of Elden Street/ Centreville Road/ Parcher Avenue (PA S09-III-UP2; Adopted No. 2013-03)	12-3-2013	Land use	• Consider appropriate uses and intensity
Rocks Site (PA S07-III-UP2; Adopted No. 2013-03)	12-3-2013	Land use	• Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network
Route 28 Station-South (PA ST09-III-UP3; Adopted No. 2013-03	12-3-2013	Land use	• Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network
North Gateway (APR 09-IV-1MV; 09-IV-15MV; Adopted No. 2013-04)	1-29-2014	Land Use	• Propose office, retail and hotel mixed-use development up to 2.0 FAR on consolidated Sub-units A-1 and A-2 of the North Gateway CBC
Reston Master Plan (PA ST09-III-UP1; Adopted No. 2013-05)	2-11-2014	Land use	• Phase 1: Evaluation of Reston-Herndon Suburban Center guidance
Procedural References (PA 2013-CW-2CP; Adopted No. 2013-06)	3-4-2014	Countywide	• Editorially update references to Area Plans Review process or other out of date procedures, e.g., "456" Public Facilities Review.
McLean CBC Subarea 29 (PA S13-II-M1; Adopted No. 2013-07)	3-25-2014	Land Use	• Evaluate subject areas for residential mixed-use development

Plan Amendment Name	Adopted Date	Type	General Purpose
2013 Heritage Resources Plan Update (PA 2013-CW-6CP; Adopted No. 2013-08)	4-29-2014	Countywide	• Update recommendations for inventory of historic sites and other editorial updates
Vulcan Quarry (PA S13-IV-LP1; Adopted No. 2013-09)	6-3-2014	Land Use	• Reflect future water supply storage facility at Vulcan Quarry
Green Building Policy Plan Amendment (PA 2013-CW-3CP; Adopted No. 2013 P-01)	July 1, 2014	Countywide	• As directed by the BOS when the original policy was adopted in December 2007, review and recommend revisions to the Green Building Policy. • Incorporate the recommendations from the Planning Commission's Environment Committee detailed in the revised Green Building Comprehensive Plan Policy Review Strawman II document, dated December 3, 2012.