

Comprehensive Plan Amendment Work Program
DRAFT December 12, 2012

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 2015, authorized through the adoption of the work program. Studies on the work program are not assumed to be completed by 2015. The following list of planning studies is preliminary and subject to change until the adoption of the work program.

Colors used for legibility purposes to separate types of amendments.

Previously Authorized Plan amendments (anticipated work to continue into 2013):

Plan Amendment Name	Authorization	Type	Purpose
Huntington Club (Mt. Vernon District) (Deferred APR 09-IV-2MV & APR 09-IV-27MV)	2009-2010 South County APR	Land use	<ul style="list-style-type: none"> Propose adding options for residential, office, retail, and hotel mixed-use redevelopment of the Huntington Club Condominiums up to 3.0 FAR
Dulles Station (Hunter Mill District) (15-4((5))5A) (PA S11-III-DS1)	3-8-11	Land use	<ul style="list-style-type: none"> Consider revising recommendation to allow for additional multi-family residential use
Parcel in the vicinity of Elden Street/ Centreville Road/ Parcher Avenue (Dranesville District) (PA S09-III-UP2)	7-13-09	Land use	<ul style="list-style-type: none"> Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network
Rocks Site, Dulles Suburban Center Land Unit A (Hunter Mill District) (PA S07-III-UP2)	Initiated 12-3-07, expanded 7-13- 09	Land use	<ul style="list-style-type: none"> Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network
Reston-Dulles Corridor Study (PA ST09-III-UP1)	5-18-09	Land use	<ul style="list-style-type: none"> Phase 1: Evaluation of Reston-Herndon Suburban Center guidance Phase 2: Evaluation of recommendations for areas outside Reston-Herndon Suburban Center in Reston Community Planning Sector

Plan Amendment Name	Authorization	Type	General Purpose
Vulcan Quarry	Pending	Land Use	<ul style="list-style-type: none"> • Reflect long-term agreement between Vulcan Quarry and Fairfax Water
West Falls Church TSA Land Units F, G, H, I, and J	10-30-2012	Land Use	<ul style="list-style-type: none"> • Evaluate recommendations for land use and transportation recommendations, and inclusion in transit station area
Parks Comprehensive Plan Update (PA S11-CW-3CP)	12-6-2011	Countywide (Parks)	<ul style="list-style-type: none"> • Phase 1: Update Policy Plan guidance for urban parks • Phase 2: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans
North Gateway (APR 09-IV-1MV & 09-IV-15MV)	2009-2010 South County APR	Land use	<ul style="list-style-type: none"> • 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
Heritage Resources	12-7-2009	Countywide (Heritage Resources)	<ul style="list-style-type: none"> • Update recommendations for inventory of historic sites
Mobile and Land-based Services Policy Plan	11-20-2012	Countywide (Telecommunications)	<ul style="list-style-type: none"> • Update the review and approval Policy Plan language for telecommunications facilities
Distributed Antenna System Policy Plan Amendment (PA S11-CW-5CP)	12-6-11	Countywide (Telecommunications)	<ul style="list-style-type: none"> • Evaluate Distributed Antenna System (DAS) applications as a possible "Feature Shown" of the Comprehensive Plan, to include an evaluation and recommendation for DAS Standards
Lorton-Laurel Crest Connector Rd (Mt. Vernon District) (PA S11-CW-T1) (FCDOT)	12-6-11	Countywide (Transportation)	<ul style="list-style-type: none"> • Consider removal of recommendation for Lorton-Laurel Crest Connector Road

Plan Amendment Name	Anticipated length of study	Type	Purpose
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Anticipated amendments to begin 2013-2015:

1. Suburban Center Classification	6 months	Countywide/ Policy Plan	<ul style="list-style-type: none"> 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. Procedural References	6 months	Countywide (Editorial)	<ul style="list-style-type: none"> Editorially update references to Area Plans Review process or other out of date procedures.
3. Public Facilities	18-24months	Policy Plan/ Countywide	<ul style="list-style-type: none"> Evaluate Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12, related to updates to public facilities recommendations, including non-county entities
4. Constructed Roadways and Commuter Parking Facility (Transportation)	12 months	Countywide	<ul style="list-style-type: none"> Consider update of constructed roadways and adding commuter parking facilities, as per Follow-on Considerations to Plan Amendment S11-CW-1CP.
5. Community and Neighborhood Improvement Areas	18 months	Policy Plan/ Countywide	<ul style="list-style-type: none"> Consider removal of recommendations for expired or implemented community and neighborhood improvement areas, as per Follow-on Considerations to Plan Amendment S11-CW-1CP.
6. Public Schools	18 months	Policy Plan/ Countywide	<ul style="list-style-type: none"> Evaluate changes to school classifications in Plan. Update public facilities tables, as per Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12.

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7. Tysons Corner Urban Center	To be determined (TBD)	Activity Center (Editorial)	<ul style="list-style-type: none"> • Updates to reflect implementation and completed studies • Consider removing recommendations from McLean, Vienna, and Jefferson Planning Districts text.
8. Flint Hill Suburban Center	12 months	Activity Center (Editorial and Land Use)	<ul style="list-style-type: none"> • 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.
9. Merrifield Suburban Center (including Dunn Loring Transit Station Area)	18 months	Activity Center (Editorial)	<ul style="list-style-type: none"> • Areawide editorial update. • Consider removal of Plan recommendations from Jefferson, Vienna, and Fairfax Planning District text. • Add Heritage Resources guidance
10. Fairfax Center Area (FCA) Suburban Center	3 years	Activity Center (Editorial & Land Use)	<ul style="list-style-type: none"> • 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.
11. Dulles Suburban Center	3 years	Activity Center (Editorial)	<ul style="list-style-type: none"> • 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.

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12. Huntington Transit Station Area	12-18 months	Activity Center	<ul style="list-style-type: none"> • Transportation network study • Editorial updates
13. McLean Community Business Center	12 months	Activity Center (Editorial)	<ul style="list-style-type: none"> • Areawide editorial update • Consider removal of Plan recommendations from McLean Planning District
14. Lincolnia Planning District	12-18 months	Neighborhood Planning	<ul style="list-style-type: none"> • 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
15. Allowable Building Height Boundary	12 months	Countywide	<ul style="list-style-type: none"> • Evaluate Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12, related to Federal Aviation Administration Part 77 Imaginary Surfaces and Allowable Building Height name.
16. Transportation- Transit Study	12-18months	Countywide	<ul style="list-style-type: none"> • Evaluate potential amendments resulting from countywide transit study.
17. Private Open Space	18-24 months	Countywide	<ul style="list-style-type: none"> • Consider revisions to private open space land use category on Comprehensive Land Use Plan Map for consistency and clarity, as per Follow-On Consideration to PA S11-CW-1CP
18. Pohick Planning District and planning sectors	12 months	Neighborhood Planning:	<ul style="list-style-type: none"> • Editorial and “check in” of district.
19. West Falls Church TSA	12-18 months	Activity Center (Editorial and Land Use)	<ul style="list-style-type: none"> • Areawide editorial update • Consider removal of recommendations from McLean and Jefferson Planning District Plan text.

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20. Lorton South-Route 1 Suburban Center	12-18 months	Activity Center (Editorial and Land Use)	<ul style="list-style-type: none"> • Areawide editorial update • Consider removal of recommendations from Lower Potomac Planning District Plan text.
21. Lower Potomac Planning District and planning sectors	12 months	Neighborhood Planning:	<ul style="list-style-type: none"> • 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.
22. Centreville Suburban Center	12-18 months	Activity Center (Editorial)	<ul style="list-style-type: none"> • Areawide editorial update. • Consider removal of recommendations from Bull Run Planning District recommendations.
23. Plan Map: Residential Planned Communities	12 months	Neighborhood Planning: (Editorial)	<ul style="list-style-type: none"> • Consider reflecting land use recommendations on Comprehensive Land Use Plan Map, as per Follow-On Consideration to PA S11-CW-1CP