LAND USE HOUSING PUBLIC FACILITIES

STATE OF THE PLAN

An Evaluation of Comprehensive Plan Activities Between 2000-2010

Fairfax County Department of Planning & Zoning
Planning Division

May 2012

PARKS AND RECREATION HERITAGE RESOURCES

ENVIRONMENT HUMAN SERVICES REVITALIZATION

ECONOMIC DEVELOPMENT CHESAPEAKE BAY

TRANSPORTATION VISUAL AND PERFORMING ARTS

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STATE OF THE PLAN

PREFACE

This report includes the following sections:

Section I, Introduction, describes the process of reviewing, monitoring and evaluating the Fairfax County Comprehensive Plan.

Section II, Planning Activities, describes amendments to the Policy Plan and the four Area Plans over the past decade.

Section III, Evaluation of the 2010 Plan, examines changes in Plan potential and existing uses over the past 20 years. Development in the activity centers (mixed-use centers and industrial areas) is compared to the rest of the county, in order to evaluate the success of policies intended to focus growth in the centers.

Section IV, Summary & Conclusions, discusses major findings and future planning challenges.

There are eleven Appendices under separate cover. Ten of these appendices provide more detail on the various amendments to the Area Plans and the Policy Plan between 2000 and 2010. The final appendix contains information on development potential in the county's mixed use centers and industrial areas.

I. INTRODUCTION

The Fairfax County Comprehensive Plan consists of the Policy Plan, four Area Plan volumes, and the Land Use Plan Map. The Policy Plan contains guidance relating to eleven functional areas: Land Use, Transportation, Housing, Environment, Economic Development, Heritage Resources, Public Facilities, Human Services, Parks and Recreation, Revitalization, and Visual and Performing Arts. The cover of this report references the functional areas of the Policy Plan. The cover also illustrates the diversity of the county, ranging from emerging urban areas to low density single family neighborhoods that are almost rural in character.

The goals and objectives in the Policy Plan guide planning and review of development proposals. The Policy Plan describes future development patterns in Fairfax County and protects natural and cultural resources for present and future generations. Overall the Policy Plan is intended to help the county achieve sustainability.

The four Area Plan volumes and the Plan Map, in concert with the Policy Plan, provide site-specific land use recommendations. The primary planning objectives in the Area Plans are to:

- realize the objectives and policies of the Policy Plan in the planning and development process;
- utilize the Concept for Future Development as a guide to land use planning decisions when Plan Amendments are considered; and
- employ site-specific guidance to review and formulate recommendations for development requests in furtherance of the public health, safety and welfare as provided in the Code of Virginia.

The Concept for Future Development seeks to focus growth in the county's activity centers (mixed-use centers and industrial areas). These include the Tysons Corner Urban Center, seven Suburban Centers, six Transit Station Areas, 11 Community Business Centers, and three Industrial Areas. Except for the Industrial Areas, the centers are intended to function as mixed use nodes containing most of the county's commercial uses and the highest planned intensities. The activity centers comprise approximately 10% of the county's land area. Much of the remaining land is intended to remain in residential use.

The Concept identifies two types of neighborhoods outside of the activity centers: Suburban Neighborhoods that include residential subdivisions and neighborhood-serving commercial uses, public facilities and institutional uses; and Low Density Residential Areas that include large lot residential development and open space that helps preserve sensitive land in the Difficult Run and Occoquan watersheds and along the Potomac River. A staff report proposing revisions to the Concept for Future Development and the associated map was issued on April 26, 2012. The proposed updated Concept for Future Development Map showing the county's activity centers is included in Appendix XI at the end of this report.

The purpose of this report is to evaluate the implementation of the Concept for Future Development, and in particular the policy to focus growth in the designated activity centers. This report examines trends in Fairfax County planning and development based on major amendments to the Comprehensive Plan, focusing primarily on the period from 2000 to 2010. It is anticipated that this report will help to inform future planning efforts in the county.

Processes to Amend the Comprehensive Plan

Amendments to Area Plan volumes of the Comprehensive Plan have been formulated through three processes: Area Plans Review, Board-Authorized Plan Amendments (also known as Out-of-Turn Plan Amendments), and Special Studies.

Area Plans Review

The Area Plans Review (APR) process has occurred on a regular basis since the late 1970s. During a time specified by the Planning Commission, nominations to amend the land use recommendations in the Comprehensive Plan are accepted. Nominations must meet standards established by the Planning Commission. Once accepted, nominations are forwarded to county staff, magisterial district task forces, and the public for review and comment. The evaluation includes analyses of land use, transportation, public facilities and other issues. Both county staff and magisterial district task forces prepare recommendations that are considered by the Planning Commission at public hearings. Generally, only nominations receiving a favorable Planning Commission recommendation are forwarded to the Board for Supervisors for a public hearing and decision.

Board-Authorized Plan Amendments

At the discretion of the Board of Supervisors, a Plan Amendment (PA) can be considered outside the regular APR cycle. The evaluation and presentation of recommendations may be similar to the APR process except that all PA items receive a public hearing and decision by the Board of Supervisors, whether or not they are supported by the Planning Commission. The Board of Supervisors makes the final decision to amend or retain the Comprehensive Plan.

Special Study

The Board of Supervisors may initiate a special study, similar to a Board-Authorized Plan Amendment. Special studies are usually authorized to explore planning policies for a large area experiencing changes in circumstance of a long-term nature. Studies may require extended review and community involvement. Special studies are often guided by a task force that represents members of the community and may include the Planning Commission and other stakeholders, with support provided by county staff and/or consultants. The study includes analyses of land use, transportation, public facilities and other issues that lead to the formulation of recommended Plan text. These recommendations are reviewed by the Planning Commission, who in turn makes a recommendation to the Board of Supervisors following a

public hearing. The Board of Supervisors also holds a public hearing, after which a final decision is made to amend or retain the Comprehensive Plan.

Policy Plan Amendments

In addition to the Area Plans, the Policy Plan is amended through countywide Plan Amendments on an ongoing basis. Countywide Policy Plan amendments are authorized by the Board of Supervisors. Typically, they are initiated based on evolving policy trends. Information on significant Plan Amendments of each type is provided in the following section.

II. PLANNING ACTIVITIES

A. Policy Plan Amendments

Between 2002 and 2010, 31 amendments to the Policy Plan were adopted by the Board of Supervisors. As a result of these amendments, significant changes were made to the Land Use, Transportation, Environment, Heritage Resources, and Public Facilities sections of the Policy Plan, among others. These amendments are discussed in the same order as the sections in the Policy Plan. Summary information on the Policy Plan Amendments is attached as Appendix I to this report.

1. Land Use

In 2002, Appendix 9 of the Land Use section of the Policy Plan, Residential Development Criteria, was revised to reflect new policies on infill development. The purpose of this amendment was to provide guidance to ensure that new residential development would be compatible in scale and design with older, established neighborhoods.

In 2004, the Comprehensive Plan Map and Area Plans text were changed due to an amendment on Community Improvement and Conservation Areas. Revisions included the deletion of the Chapel Acres and Fairhaven Conservation Areas, which expired and were not reauthorized.

In 2007, a new Appendix 11, Guidelines for Transit-Oriented Development, was added to the Land Use section of the Policy Plan. The guidelines include sixteen principles to guide mixed use development near existing or planned rail stations. The principles address pedestrian and bicycle access, housing affordability, urban and street design, parking, transportation and traffic, environmental and economic benefits, open space, public facilities and infrastructure, among other topics.

In 2008, guidance was added to the Land Use section of the Policy Plan encouraging Universal Design in the development of housing and communities. Universal design results in products and environments that can be used by people of all ages and abilities, without the need for adaptation. The use of universal design expands opportunities for residents of all ages and abilities to live near their jobs, services, and mass transit.

2. Transportation

In 2002, the Transportation section was revised with a new Trails Plan Map. This map was based on a new trail classification system with eight categories including on-road bike trails. This amendment also resulted in revisions to the Community Planning Sectors in the Area Plans to reference the new Trails Plan Map and the new classification system.

Another significant amendment to the Policy Plan occurred in 2006 with an update of the Transportation section and the Countywide Transportation Plan Map. These updates were based on countywide travel demand forecasts and analyses of the performance of the county's Transportation Plan, conducted by consultants. This Plan update process also included public meetings and recommendations by the Transportation Advisory Commission (TAC). Changes included new appendices on transit services and facilities, as well as trails. Detail was added to the appendix regarding roadway right-of-way requirements, including a section on roads in revitalization areas. Revisions to the map included adding the High Occupancy Toll (HOT) lanes on I-495 and I-95/395; indicating the widening of Route 28 and the addition of a peak period HOV lane to Route 28; including transit in the median of Richmond Highway; and adding HOV lanes to the Fairfax County Parkway.

In 2009, there was an editorial amendment to the Transportation section of the Policy Plan, to make the section on roadways by functional classification consistent with 2008 amendments to the Zoning Ordinance.

3. Housing

In 2004, the Area Plans text was revised with updated lists of existing and proposed assisted housing.

In 2007, the Housing section of the Policy Plan was amended to include a new county policy to encourage Workforce Housing as part of proposals for development above the baseline recommendation in the Area Plans. To accommodate Workforce Housing, the amendment revised the definition of affordable housing from housing affordable to households with incomes that are 70% or less of the Area Median Income (AMI) for the Washington area, to housing affordable to households with incomes that are 120% or less of AMI. The Affordable Dwelling Unit Program continues to produce units affordable to households with incomes that are 70% or less of the AMI.

Workforce Housing is intended to encourage housing that is affordable to a range of incomes in high density mixed use centers, including Tysons, Transit Station Areas, Suburban Centers, and Community Business Centers. The expectation is that Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12% of housing in those areas. Guidelines for the provision of Workforce Housing were also added as an appendix to the Housing section. These address bonus units, minimum unit sizes, and the goal to provide housing affordable to households of varying income levels.

The 2008 amendment on Universal Design, referenced above under Land Use, added guidance encouraging its use in the production of affordable housing and in housing rehabilitation.

4. Environment

A major amendment adopted in 2004 adds the Chesapeake Bay Supplement to the Environment section of the Policy Plan. This supplement includes a map of the county's Chesapeake Bay Preservation Area and discusses water quality issues as they relate to pollution sources, infill development, redevelopment, shoreline erosion control, and shoreline access. The purpose of the supplement is to ensure that new development and redevelopment complies with the county's Chesapeake Bay Preservation Ordinance.

An amendment adopted in 2007, Air Quality and Green Buildings, addressed the Washington region's non-attainment of air quality standards for ozone and fine particulate matter. It also added policies for green building practices to the subsection on Resource Conservation. Proposals for rezoning to the high end of the range of Plan intensity for nonresidential development and multifamily residential development of four or more stories in the county's mixed use centers are recommended to attain certification in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) or its equivalent. Proposals for rezoning to the high end of the range of Plan density for residential development should also achieve the Energy Star Qualified Homes designation.

In 2008, the Environment section of the Policy Plan was amended to reference protection and restoration of stream channels and riparian buffer areas upstream of Resource Protection Areas and Environmental Quality Corridors.

In 2010, another amendment discouraged the location of stormwater detention facilities within Environmental Quality Corridors (EQCs) unless they are consistent with an adopted watershed management plan. When they are appropriate within EQCs, such facilities should be constructed to minimize clearing and grading. Activities that are encouraged within EQCs include stream and wetland restoration, replanting, and removal of non-native invasive vegetation.

5. Heritage Resources

In 2009, a countywide amendment was adopted to update the heritage resource information in the Area Plans and to make that language consistent with the Heritage Resources section of the Policy Plan. After this 2009 update, a process was put in place to annually revise heritage resources information in the Plan. The first of these annual amendments was adopted in 2010, adding 15 properties to the Inventory of Historic Sites and revising the heritage resource tables and maps in the Area Plans.

6. Public Facilities

Between 2002 and 2005, a review of the county's public facilities resulted in nine amendments to that section of the Policy Plan.

Regarding water service, the Policy Plan was updated in 2002 to show the percentage of county residents served by Fairfax Water and other sources. The Area Plan Overview for Area III was updated with capacity of the Occoquan Reservoir and number of Northern Virginians served. New water facilities were added to 22 sections of the Area Plan text (ten Planning Districts, ten Community Planning Sectors, and two centers).

Regarding sewer service, in 2002 the decision was made to slightly expand the county's Approved Sewer Service Area. This resulted in revisions to 12 sections of the Area Plan text (four Planning Districts and eight Community Planning Sectors). Text in the Lower Potomac Planning District was revised to reflect the renaming of the Pollution Control Plant for Noman M. Cole, Jr. Finally, the Policy Plan was revised with an updated map of the sewer service area and the new name of the plant.

For equipment maintenance, in 2002 eight sections of Area Plan text were revised to reflect the new name of the Department of Vehicle Services (DVS) and of the West Ox Maintenance Facility (seven Planning Districts and one Community Planning Sector). The Policy Plan was updated to reference DVS, the Fire & Rescue Department facility in Newington, and the projected need for another maintenance facility by 2012, preferably in the northwestern part of the county.

Regarding Libraries, in 2002 the Policy Plan was updated to show 20 facilities, a revised map of their locations, and revised standards for the size of sites and library buildings. Visitor counts for regional and community libraries were added to the objective on levels of circulation. Finally, 16 sections of Area Plan text were updated to reflect changes regarding libraries in Hunter Mill, Fairfax, Tysons, Clifton, Great Falls and Kingstowne (ten Planning Districts, five Community Planning Sectors, and one activity center).

For the Office of the Sheriff, in 2004 the Policy Plan was updated due to completion of construction of the Adult Detention Center.

In the Public Safety section, in 2004 the Policy Plan was revised to include the Animal Services Division in the Police Department.

Regarding Fire & Rescue, in 2004 the Policy Plan was revised to increase the minimum size of new stations and of their sites. This amendment also deleted the recommendation for construction of additional apparatus storage facilities, and added the need for a boat docking facility to be shared with the Police Department.

For the Police Department, in 2005 the Policy Plan was revised to reflect the establishment of the Public Safety Center at the Massey Building/Judicial Center Complex and the construction of the Emergency Operations Center and of the Sully district police substation. The Policy Plan map was revised to show these facilities. Text was added to the Policy Plan regarding a location for the police helicopter fleet in the southeastern county, a centralized police vehicle storage center, a boat docking facility, and a police mounted unit.

Regarding Solid Waste, in 2003 six sections of Area Plan text (all Planning Districts) were revised to update the locations of Recycling Drop-off Centers. In the Policy Plan a new "Solid Waste and Recycling" section was added, along with a revised map showing the locations of the transfer station, landfill, solid waste vehicle facility, and recycling drop-off centers.

In 2003, an amendment was adopted concerning telecommunications. This resulted in revisions to the Public Facilities section of the Policy Plan, including a new section called "Mobile and Land Based Telecommunication Services." This addressed the increasing demand for wireless transmission of voice and data by means of antenna devices. The amendment called for locating telecommunication facilities on existing structures wherever possible. When new structures are required, the visual impact on surrounding areas should be minimized. Public lands should be considered as the preferred location for new structures. Mobile and land-based telecommunication facilities should be co-located whenever appropriate. The amendment also described ways to mitigate visual impacts through design options.

7. Parks and Recreation

In 2002, an amendment concerning Open Space and Easements was adopted. This supported the partnership between Fairfax County and the Northern Virginia Conservation Trust to implement an open space/conservation easements program.

In 2005, the Parks and Recreation section of the Policy Plan was revised to update the background section on park policies and objectives, add new service level standards for park acreage and core park facilities, revise the park classification system, and add criteria used to evaluate land for park acquisition.

8. New Sections of the Policy Plan

In 2002, an amendment was adopted creating a new Revitalization section of the Policy Plan. The added guidance supports the county's efforts to revitalize older commercial areas and adjacent neighborhoods. Objectives of this amendment included expanding community reinvestment, addressing infrastructure financing needs, and emphasizing private resources and capital investment.

In 2010, an amendment was adopted creating a new section on the Visual and Performing Arts. Its purpose is to strengthen the arts as an important component in the overall quality of life and economic vitality of the county. Objectives of this amendment include supporting public art; seeking investment in existing and new arts facilities; and providing for a variety of arts venues.

B. Area Plan Amendments

Over the past decade, over 200 amendments to the Area Plans have been adopted, resulting in changes to land use and intensity recommendations. Sixty-five percent of these adopted amendments have been introduced through the Area Plans Review process. Twenty-eight percent of the adopted amendments were authorized separately by the Board of Supervisors. The remaining seven percent of adopted amendments resulted from Special Studies. Each type of amendment is discussed below.

1. *Area Plans Review (APR)*

There have been over 550 amendments proposed as part of the APR process between 2001 and the present. The APR proposals, known as nominations, may be clustered into several major themes, which overlap with amendments introduced through Special Studies and Board-Authorized Plan Amendments. Therefore, these themes will be discussed in Section C on page 18, "Themes in Area Plan Amendments and Special Studies." In this section, summary data is provided to elucidate the themes. More information on the Area Plan Amendments is provided in Appendices II through VIII at the end of this report.

a. **2001 North County and 2002 South County**

During the 2001-02 APR cycles, 197 nominations to amend the Comprehensive Plan were accepted by the Planning Commission. Of these, 130 nominations proposed to change land use or intensity recommendations in the Plan, totaling approximately 4,000 acres. About 37% of the land use or intensity nominations were located within special planning areas, including Fairfax Center, the Richmond Highway Corridor, and the Tysons Corner Urban Center.

The Board of Supervisors adopted 90 amendments to the Comprehensive Plan during the 2001-02 APR cycles. Of these, 53 amendments were related to land use or intensity, encompassing approximately 1,020 acres. Other nominations covered topics such as parks, residential infill development, and heritage resources.

b. **2004 North County and 2005 South County**

During the 2004-05 APR cycles, 195 nominations to amend the Comprehensive Plan were accepted by the Planning Commission. Of these, 151 nominations proposed to change land use or intensity recommendations in the Plan, totaling approximately 3,300 acres. About 64% of the land use or intensity nominations were located within special planning areas, including Fairfax Center, the Richmond Highway Corridor, the Baileys Crossroads Community Business Center (CBC), and the Dulles Suburban Center. Twenty-one nominations were deferred by the Planning Commission for a Special Study of the Tysons Corner Urban Center.

The Board of Supervisors adopted 63 amendments to the Comprehensive Plan during the 2004-05 APR cycles. Of these, 31 were related to land use or intensity, encompassing

approximately 430 acres. Other nominations covered topics such as heritage resources, transportation and editorial updates.

c. 2008 North County and 2009 South County

During the 2008-09 APR cycles, 124 nominations to amend the Comprehensive Plan were accepted by the Planning Commission. Of these, 89 nominations proposed to change land use or intensity recommendations in the Plan, totaling approximately 3,100 acres. About 67% of the land use or intensity nominations were located within special planning areas, including the Huntington Transit Station Area, the Richmond Highway Corridor, and the Dulles Suburban Center. Twenty-one nominations were deferred by the Planning Commission for a Special Study of the Reston-Dulles Corridor.

The Board of Supervisors adopted 56 amendments to the Comprehensive Plan during these APR cycles. Of these, 35 were related to land use or intensity, encompassing approximately 2,170 acres. (Over 800 acres were located at the former Engineer Proving Ground, now called the Fort Belvoir North Area.) Other nominations covered topics such as stormwater management, environmental protection, and editorial updates.

d. Base Realignment and Closure (BRAC)

The 2005 Base Realignment and Closure Act mandated the relocation of thousands of federal jobs to Fairfax County, in particular to Fort Belvoir and the Fort Belvoir North Area (previously the Engineer Proving Ground). The purpose of this APR cycle was to determine whether the anticipated employment and residential demand resulting from BRAC justified amendments to the Comprehensive Plan. The process began in 2008 and resulted in 38 nominations to amend the Comprehensive Plan. The nominations covered 800 acres and all proposed changes in the land use or intensity recommendations in the Plan. BRAC nominations were limited to specific areas in the southeastern county, with 95% of the nominations located within activity centers, such as the Community Business Centers along the Richmond Highway Corridor or the Franconia-Springfield Transit Station Area.

The Board of Supervisors adopted 14 amendments to the Comprehensive Plan during the BRAC APR cycle. These nominations encompassed approximately 250 acres.

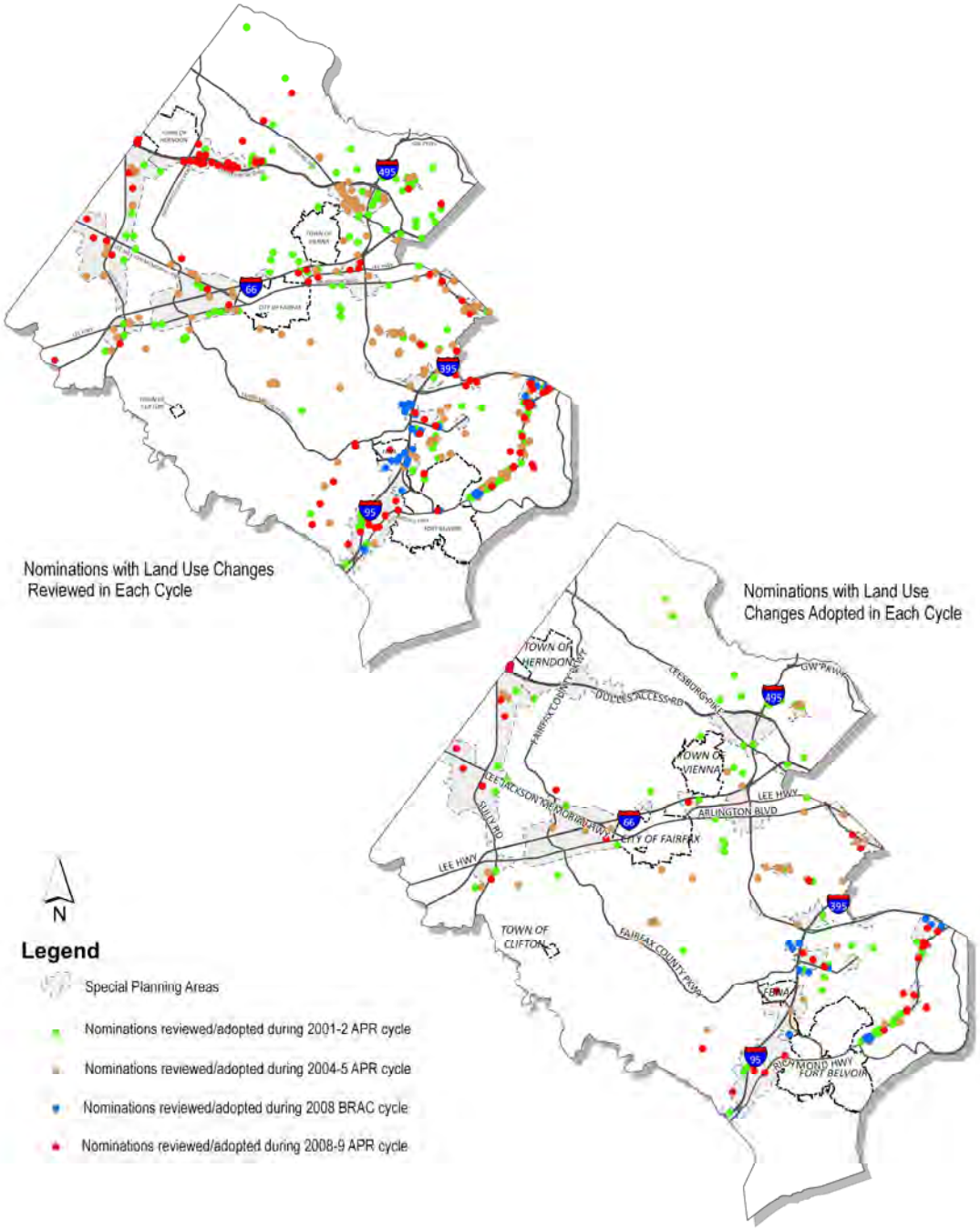
e. Summary of Amendments Adopted through Area Plan Review Cycles

APR Cycle	*No. of Nominations*	*Noms. w/ Land Use Or Intensity Changes*	*Adopted Amends. w/ LU Changes*	*Acres*
2001/2	197	130	53	1,020
2004/5	195	151	31	430
2008/9	124	89	35	2,170
BRAC	38	38	14	250
TOTALS	554	408	133	3,870
			Median Size	11

Table e. on the page above shows that the average size of adopted amendments with land use or intensity changes through the decade's Area Plan Review cycles (including BRAC) was 11 acres. Of the 133 adopted amendments with land use or intensity changes, 75 were located in the county's activity centers.

Map 1 on the next page show the location of the 408 nominations with proposed land use changes, and the 133 adopted amendments with land use changes from the decade's Area Plan Review cycles.

Map 1
Amendments Reviewed and Adopted Through Area Plan Review Cycles, 2001-2009



2. *Board-Authorized Plan Amendments*

Between 2001 and 2010, 48 Board-Authorized Plan Amendments with land use and/or intensity changes were adopted. Detail on these amendments is included in Appendix X at the end of this report.

Of the 48 Board-Authorized Plan Amendments adopted over the last decade, 32 are located in the county's activity centers. Twenty-six concern small sites in areas such as the Baileys Crossroads CBC, the Dulles Suburban Center, Fairfax Center, the Reston/Herndon Suburban Center, the Richmond Highway Corridor, and the Franconia-Springfield Transit Station Area.

Another three Board-Authorized Plan Amendments that were adopted between 2001 and 2010 and are located in activity centers cover sites over 100 acres in size. These are 107 acres along Cinder Bed Road in the I-95 Industrial Area; 157 acres in the Dulles Discovery project in the Dulles Suburban Center; and 182 acres at Springfield Mall in the Franconia-Springfield Transit Station Area.

Fourteen Board-Authorized Plan Amendments adopted between 2001 and 2010 are located on relatively small sites scattered throughout the county. Another two such amendments adopted during the last decade cover large numbers of acres. They are 9,000 acres in Mason Neck and 3,280 acres in the Laurel Hill Community Planning Sector.

The median size of the area covered by the Board-Authorized Plan Amendments adopted between 2001 and 2010 is 10 acres. This may be compared to the median size of the amendments covered by Special Studies, which is 237 acres.

Overall, the land area covered by amendments from the last decade's APR cycles, Special Studies and Board-Authorized Plan Amendments totaled 25,327 acres. This constitutes around 10% of the county's total land area, of 252,828 acres.

3. *Special Studies*

The adopted amendments discussed in this section are those identified as special studies (ST). More information on the special studies is included as appendix IX at the end of this report.

Between 2001 and 2010, thirteen such amendments to the Comprehensive Plan were adopted. All but three of these amendments concerned land located in or adjacent to activity centers. The exceptions were the Telegraph Road Corridor, the Engineer Proving Ground (now called Fort Belvoir North Area) and Lake Anne.

Of the ten amendments in activity centers, five were located in or adjacent to Community Business Centers -- Annandale, Baileys Crossroads, and Springfield (3) – and one was located

in the county's only urban center, Tysons Corner. Three amendments were located in or adjacent to Suburban Centers – one in Centreville and two in Merrifield. The final amendment covered the Dulles Corridor Transit Station Area. Transit-oriented development was also addressed in the amendments for the Merrifield Suburban Center, the Franconia-Springfield area, and the Tysons Corner Urban Center.

Many of the amendments provide for greater intensity and new flexibility in the mixed use centers. For example, in the 2010 plan for the Tysons Corner Urban Center, there is no maximum intensity within ¼ mile of the four transit stations. In the 2010 plan for the Annandale Community Business Center (CBC), there are provisions for building form and height and urban design, rather than specific intensities. The 2010 plan for Baileys Crossroads recommends total development potential, with more housing units than the previous plan. The most recent plans for the Franconia-Springfield area call for redevelopment of a regional mall as a mixed use town center and redevelopment of its CBC as an urban village.

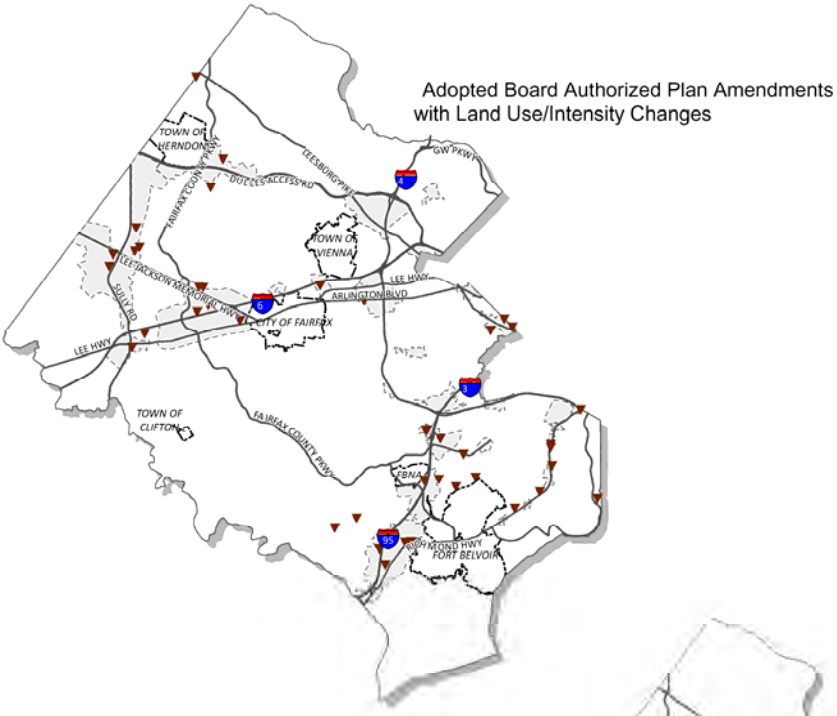
The table below lists these special studies in alphabetical order by title (usually the location within the county). A brief summary of each study is also included in the appendix to this report. Note that the median size of the area covered by a special study was 237 acres.
This may be compared to the average size of adopted amendments with land use and intensity changes from the past decade's Area Plan Review cycles, of 11 acres.

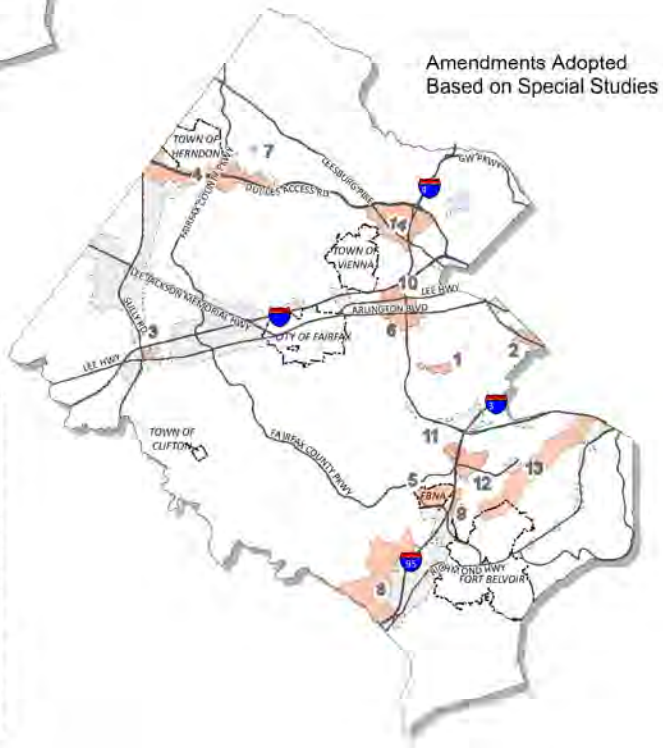
Amendments Adopted Based on Special Studies, 2001-2010

Original Number	*Date Adopted*	*Title*	*Acres*
S98-CW-4CP	4/21/01	Dulles Corridor Transit Station Area	1,850
S98-CW-2CP	6/11/01	Merrifield Suburban Center	1,185
S00-CW-1CP	7/23/01	Engineer Proving Ground	803
S98-CW-1CP (B)	5/20/02	Springfield CBC Revitalization Area	169
ST01-CW-1CP	6/3/02	Telegraph Road	n/a
ST04-III-BR1	2/26/07	Centreville Historic Overlay District	83
ST06-III-UP2	3/30/09	Lake Anne Village Center	41
ST09-CW-3CP	1/21/10	Springfield Connectivity (includes CBC)	800
ST09-IV-S1	4/6/10	Loisdale Road	121
ST05-CW-1CP	6/22/10	Tysons Corner Urban Center	2,100
ST10-CW-2CP	7/13/10	Annandale Community Business Center	237
ST10-CW-3CP	7/13/10	Baileys Crossroads Community Business Center	453
ST08-I-MS1	7/27/10	Fairfax INOVA Woodburn Center (Merrifield)	66

Map 2 on the following page show the locations of the Board Authorized Plan Amendments and Special Studies over the last decade.

Map 2
Board Authorized Plan Amendments and Special Studies, 2001-2010





N

Legend

- Special Planning Areas
- Adopted Board Authorized Plan Amendments with Land Use/Intensity Changes
- Adopted Special Studies (2001-2010)

Name	Index
Annandale CBC Special Study	1
Bailey's Crossroads CBC Special Study	2
Centreville Historic Overlay District Special Study	3
Dulles Corridor Transit Station Area Study	4
Engineer Proving Grounds Study	5
Fairfax-INOVA Woodburn Center Study	6
Lake Anne Village Center Special Study	7
Laurel Hill Special Study	8
Loisdale Rd Special Study	9
Merrifield Suburban Center Revitalization Area Special	10
Springfield CBC Revitalization Area Special Study	11
Springfield Connectivity Special Study	12
Telegraph Road Special Study	13
Tysons Corner Urban Center Special Study	14

4. *Planning Studies in Progress and Recently Completed*

There are currently several planning studies either in progress or recently completed. Planning issues being addressed include revitalization, transit-oriented development, and planning for parks. These studies are briefly described below.

A special study of options for redevelopment of the Penn Daw CBC along the Richmond Highway Corridor was completed in April 2012. Another study is underway for a 12 acre site located along North Kings Highway across from the Huntington Metro station. The site is included in the Jefferson Manor Conservation Area. However, in September 2011 the Board approved an amendment to the conservation plan, to recognize that redevelopment of the area may be appropriate.

The Reston Master Plan Special Study is also in progress. This Special Study is divided into two phases. Phase 1 includes the Reston Town Center and transit-oriented development at three future Metro stations located along the Dulles Toll Road. Phase 2 of the Reston Master Plan Special Study will address recommendations for the Village Centers and Reston's neighborhoods.

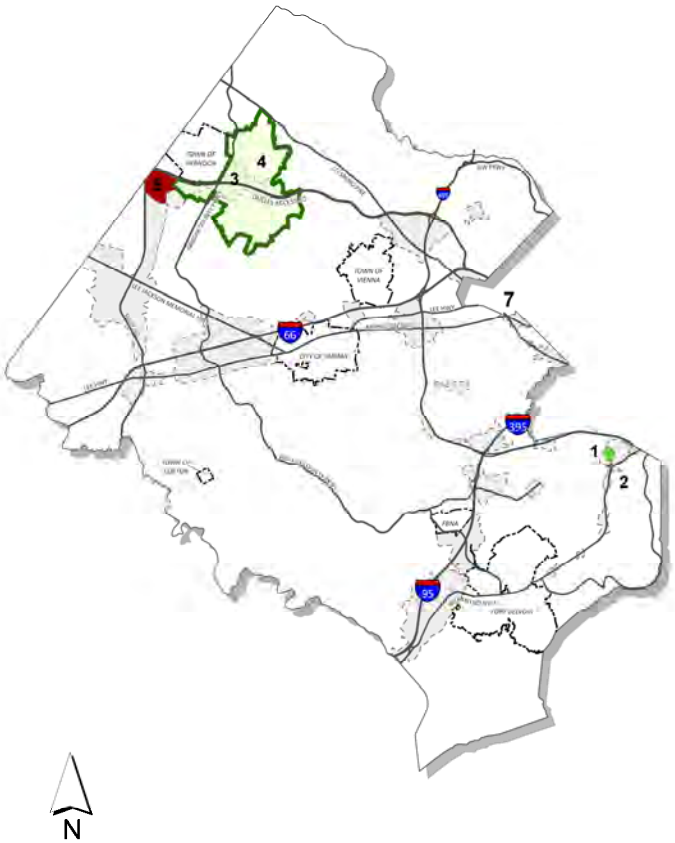
Other studies involve the Route 28 Station North and Route 28 Station South areas. An amendment covering the Route 28 Station North area was adopted in July 2010 and is discussed in Section C below. The Route 28 Station South study is still underway and covers the area south of the Dulles Toll Road between Route 28 and Centreville Road.

Regarding the Route 28 Station South area, a working group has endorsed a vision and drafted alternative planning concepts for the study area. Transportation and public facilities impacts are being analyzed based on the planning concepts.

Map 3 on the following page shows the locations of the planning studies now underway and recently completed.

The Fairfax County Park Authority recently completed a planning process entitled *Great Parks, Great Communities*. The Park Authority is proposing a Plan Amendment building on this multi-year process. The result will be the addition of the Urban Parks Framework to the Policy Plan, updating of references to parks in the Area Plans, and adding park maps to each planning district.

Map 3
Planning Studies in Progress and Recently Completed



Legend

Special Planning Areas

Jefferson Manor Special Study
Penn Daw Special Study (April 2012)
Reston Master Plan Special Study, Phase 1
Reston Master Plan Special Study, Phase 2
Route 28 Station-South

Name	Index
Jefferson Manor Special Study	1
Penn Daw Special Study	2
Reston Master Plan Special Study, Phase1	3
Reston Master Plan Special Study, Phase 2	4
Route 28 Station-South	5

C. Themes in Adopted Plan Amendments, 2001-2010

Between 2001 and 2010, there were a total of 284 amendments adopted to the Area Plans. Of these, 221 or 78% were located in the county's activity centers. When these amendments are taken as a whole, several themes emerge and are discussed below.

1. *Encouragement of Intensity and Land Use Flexibility in Mixed Use Centers*

Throughout the decade, the county has continued to encourage mixed-use development and intensity in its activity centers, especially those that are now or are planned to be served by transit. Examples include adopted amendments covering the Merrifield Suburban Center (2001), the Dulles Corridor Transit Station Area (2001), the Springfield Community Business Center (CBC) (2002), the Vienna Transit Station Area (2004), the Springfield Mall (2008), and the Tysons Corner Urban Center (2010). The Springfield Connectivity Study (2010) also addressed the Franconia-Springfield Transit Station Area (TSA).

The Tysons Corner Plan Amendment originated when twenty-one nominations from the 2004 North County APR cycle were deferred for a special study. Previously, the Plan recommended an option for increased development that would be triggered by transit to Dulles, with three Metrorail stations at Tysons along the new Silver Line. The final agreement with the Federal government called for four Metro stations at Tysons. As a result, a new planning process began in 2005. The plan was adopted in 2010 and, as stated previously, includes innovative policies such as no maximum intensity for areas within one-quarter mile of a Metrorail station. The guidance also recommends that development proposals address open space, stormwater management, green buildings, affordable housing, and transportation issues. As of April 2012, rezoning applications are proposing intensities up to a 7.0 Floor Area Ratio (FAR).

An amendment in the Vienna Transit Station Area, referred to as Fairlee-MetroWest, was adopted in December 2004. The amendment involved the redevelopment of 70 acres of a former low density single family neighborhood, Fairlee, into a transit-oriented mixed use development, MetroWest. Redevelopment of the core area within ¼ mile of the Vienna Metrorail station focused on multifamily housing up to 2.25 FAR. A second amendment to the area, adopted in 2009, added an option to permit the conversion of up to 700,000 square feet of planned residential use to 700,000 square feet of office use in the core area. Even with this change, the primary use in the core area would remain residential.

In the 2005 South County APR cycle, nominations for redevelopment of the Community Business Centers (CBCs) in Annandale and Baileys Crossroads led to Special Studies of each area, culminating in Plan Amendments adopted in 2010. In the new plan for the Annandale CBC, there are provisions for building form and height and urban design, rather than specific intensities. The 2010 plan for Baileys Crossroads includes increased development potential, with more housing units than the previous plan.

Another twenty nominations from the 2008 North County APR cycle were deferred for a special study of the Reston-Dulles Corridor. That study is underway and includes planning for Metrorail stations at Wiehle Avenue, Reston Parkway, Herndon-Monroe, and CIT/Route 28, as well as planning for the Reston Town Center. The study is also examining Plan guidance for the village centers in Reston.

A Plan Amendment adopted in 2008 recommended redevelopment of an aging regional mall, Springfield Mall, as a mixed use town center. The mix would include retail, office, hotel and residential uses in a walkable center with a unique sense of place. Redevelopment of the mall area as a town center is envisioned to act as a catalyst for additional revitalization in the Franconia-Springfield area.

Amendments adopted in the 2008 North County APR cycle illustrate the theme of intensity and land use flexibility in mixed use centers. An amendment adopted in July 2010 grouped together three 2008 APR nominations located at the Route 28 Station North area. This area is located north of the Dulles Airport Access Road and is the site of a future Metro station and will include a kiss-and-ride lot, as well as bus and pedestrian facilities. The Route 28 Station North area includes the Center for Innovative Technology as well as land in Loudoun County that is approved for mixed use development. In developing this amendment, Fairfax County formed an interjurisdictional staff working group to develop concepts for roads, paths and trails within the station area, linking Fairfax, Loudoun and the Town of Herndon. The adopted amendment includes a rail transit option with a mix of uses up to 2.8 FAR, depending on distance from the Metro station.

In the 2009 South County APR cycle, a nomination to redevelop the 134 acre Fair Oaks Mall area resulted in a 2011 amendment adding options for higher intensity mixed use development with the advent of Bus Rapid Transit and/or Metrorail service to the site. The intent is to transform the mall area into a more urban, interconnected place that is transit and pedestrian friendly.

Nominations for the 2008 BRAC Area Plans Review were limited to sites located within one of the specified activity centers in the southeastern area of the county. BRAC nominations in the Springfield CBC were incorporated into the Springfield Connectivity Study. The Connectivity Study covered the Franconia-Springfield area and resulted in a Plan amendment that was adopted in 2010. The amendment envisioned an urban village in the core area of the CBC at an intensity of up to 1.6 FAR including office, hotel, retail and multifamily units. The amendment also included improvements in urban design and the road network, with complete streets and enhanced circulator service.

2. *Protection of Low Density Residential Neighborhoods*

Another prominent theme that has emerged through APR cycles is the protection of low density residential neighborhoods and the prevention of commercial encroachment into these areas. This theme has become apparent both through the adoption of amendments, and also from the

denial of other amendments. For example, in the 2001 North County cycle, 13 amendments were adopted which reduced density in established residential areas. This led to a study on infill development and an amendment to the Residential Development Criteria found in the Policy Plan to address compatibility of new development with existing neighborhoods.

Similarly, many nominations proposing to increase the density of existing residential neighborhoods have been denied. In the 2001 North County cycle, 14 such nominations were denied, covering residential areas in Centreville, Chantilly, Vienna and along the Hunter Mill Road corridor.

In the 2002 South County APR cycle, 13 nominations proposing to increase the density of existing residential neighborhoods were denied, including residential areas in Annandale, Baileys Crossroads, Fairfax Center, Franconia-Springfield, and Rose Hill.

In the 2004 North County cycle, seven nominations proposing to increase the density of existing neighborhoods were denied. These nominations were located in the McLean, Upper Potomac, and Vienna Planning Districts.

In the 2006 South County cycle, 22 nominations proposing to increase the density of existing neighborhoods were denied. These nominations were located in Planning Districts throughout the county, ranging from Annandale, Fairfax, Lorton, Mount Vernon, Rose Hill and Springfield.

In the 2008 North County cycle, four nominations proposing to increase the density of existing neighborhoods were denied, covering portions of Vienna and Great Falls.

Finally, in the 2009 South County cycle, three nominations proposing to increase the density of existing neighborhoods were not adopted. These nominations were located in or near environmentally sensitive areas such as Mason Neck, Little Hunting Creek, and Huntley Meadows Park.

Nominations proposing to introduce commercial uses into neighborhoods have also generally not been supported. In the 2001 North County APR cycle, there were three such nominations; all were denied. One proposed to introduce mixed use development into a low density single family neighborhood in the Reston area of the Upper Potomac Planning District. Another would have added office in a single family neighborhood in the Vienna Planning District. The third nomination proposed to add mixed use to a townhouse neighborhood in the Centreville area of the Bull Run Planning District.

In the 2005 South County cycle, there were six nominations proposing to introduce commercial uses into neighborhoods; four were withdrawn and two were denied. Two of these nominations proposed to introduce nonresidential uses into single family neighborhoods in the Annandale Planning District. One nomination included an option for nonresidential mixed use development in a single family neighborhood in the Fairfax Planning District. Another proposed to add retail mixed use to a townhouse neighborhood in the Baileys Planning District. One nomination would have added mixed use to a low density single family neighborhood in the Springfield area of the Bull Run Planning District. Another nomination would have introduced high density mixed use

into a townhouse neighborhood in the Richmond Highway area of the Mount Vernon Planning District.

Conversely, nominations removing nonresidential options from residential areas have been approved. Three such nominations occurred during the 2001 North County cycle. One deleted the office component of mixed use development in favor of high density housing in the West Falls Church Transit Station Area. Two others were located in the Herndon area of the Upper Potomac Planning District. One removed an option for office in a townhouse development to recognize existing townhouse development. The other removed nonresidential options to recognize existing and approved residential development.

One area of the county that has been clearly identified to retain its low density residential character is the Hunter Mill Road corridor. Planning activities in the corridor included a 2005 special study that recommended retaining the existing plan, and a 2007 traffic calming study. Because of the heritage resources in this corridor, Hunter Mill Road has been designated a Scenic Byway and the Plan has been updated to reflect this.

3. *Avoid Re-Planning Industrial Areas*

While there has been some loss of industrial land in the Dulles Suburban Center and in the southern part of the county, the overall trend has been to avoid re-planning existing industrial areas. Examples include a nomination from the 2002 South County APR cycle that proposed eliminating industrial use on 437 acres in the Lorton area of the Lower Potomac Planning District; that nomination was denied. In the 2005 South County APR cycle, a 161 acre industrial site in the Springfield Planning District was proposed for a mix of uses with no industrial development included. That nomination was deferred and ultimately expired.

During the 2008 BRAC APR cycle, the trend toward retaining industrial uses became more distinct. There were nine nominations on industrial land along the I-95 corridor covering a total of 323 acres. One was in the Franconia-Springfield Area; six were in the Springfield Planning District; and two were in the Lower Potomac Planning District. Seven of these nominations were either denied or withdrawn, and two were deferred for the Loisdale Road Special Study. Ultimately, the study recommended preserving existing industrial uses and adding a modest amount of office and other commercial uses, provided no additional vehicle trips would result. This recommendation was supported by the Planning Commission and adopted by the Board of Supervisors.

In the 2008 North County APR cycle, a nomination to replan an industrial site in the Merrifield Suburban Center for mixed use up to 2.0 FAR was withdrawn. Also in that year, a nomination on 265 acres in the Dulles Suburban Center was adopted with language affirming industrial uses on part of the site.

Finally, in the 2009 South County APR cycle, a nomination proposed to discontinue the quarry operation in the Lorton area of the Lower Potomac Planning District and replace industrial uses with residential ones. That nomination was denied. However, another 2009 South County APR nomination in the Mount Vernon Planning District was adopted in September 2011. This

changed the planned use on a 69 acre area west of Telegraph Road from industrial at 0.35 FAR to a mix of nonresidential uses up to 0.70 FAR, or 0.80 FAR with LEED Silver Certification. The mix of uses includes industrial/flex space.

4. *Expansion of Medical Facilities*

Between 2005 and 2011, there were seven adopted Plan Amendments providing for the expansion of medical facilities in the county. Two of these addressed the Healthplex in Lorton, and one each dealt with Plan recommendations for the Fair Oaks, Mt. Vernon, Reston and Springfield hospital campuses. The final such amendment provided for expansion of the original Fairfax Hospital after the Woodburn Center for Community Mental Health is relocated.

5. *Revision of Policy Plan Regarding Acquisition of Land for Public Parks*

In the 2001 North County and 2002 South County APR cycles, 18 nominations proposed that individual parcels be identified as public parks. As a result, the Board of Supervisors directed staff to draft language amending the Policy Plan. A new policy "g" was added to Objective 1 of the Parks and Recreation section stating that "Potential public parkland need not require a specific 'public park' Area Plan land use designation in order to be acquired or used as a public park."

In addition, in 2003-04, the Fairfax County Park Authority conducted an assessment to evaluate and determine countywide needs for parks and recreation facilities. This resulted in the adoption by the Park Authority Board of service level standards for park acreage and core park facilities. These are incorporated in the appendices to the Parks and Recreation section of the Policy Plan, along with the statement that "Specific park planning occurs at the time of the Park Master Plan process." The Policy Plan was amended in June of 2005.

6. *Environmental Policy Issues in Area Planning Process*

During the last two APR cycles, there were fourteen nominations focusing on environmental policy. Nine were adopted, three were deferred, and two were denied. Issues included the following:

- Destruction of trees along roadways by public utilities and telecommunication companies; recommending the undergrounding of utilities as desirable.
- Implementation of the county's Watershed Management Plans, supporting remaining high quality streams by maintaining low density development in semi-rural areas, minimizing impervious cover, and maximizing the replication of natural hydrologic conditions.
- Implementation of the Environmental Quality Corridor policy by preserving ecologically significant habitat areas and protecting steep slopes, problem soil areas and wetlands.

III. EVALUATION OF THE 2010 PLAN

Background

This section of the report describes how the land use recommendations in the Comprehensive Plan changed between 2000 and 2010. The analysis includes an evaluation of the development potential provided by the Comprehensive Plan and the geographic distribution of that potential. The Concept for Future Development was adopted as part of the Planning Horizons process in 1991 and identified areas where a mix of land uses and higher densities and intensities was envisioned. These areas were classified as Suburban Centers, Transit Station Areas, Community Business Centers, and the Tysons Corner Urban Center. One of the goals of this report is to analyze how the county's 28 activity centers have developed over the last two decades, to see if the policy to focus growth there has been successful.

Plan Quantification Methodology

The following section is a brief discussion of the sources and the process used to quantify the total development potential based on the recommendations in the Comprehensive Plan. The Comprehensive Plan consists of the Policy Plan, four Area Plan volumes, and the Plan Map. The Policy Plan provides general countywide guidance on land use, while the Plan Map illustrates recommended land uses and residential density ranges. The land use recommended by the Plan Map represents one possible development scenario. The four volumes of the Area Plan contain detailed land use recommendations for specific areas of the county. These detailed recommendations in combination with the Plan Map provide a wider range of development options for selected areas. The options are generally located in the activity centers.

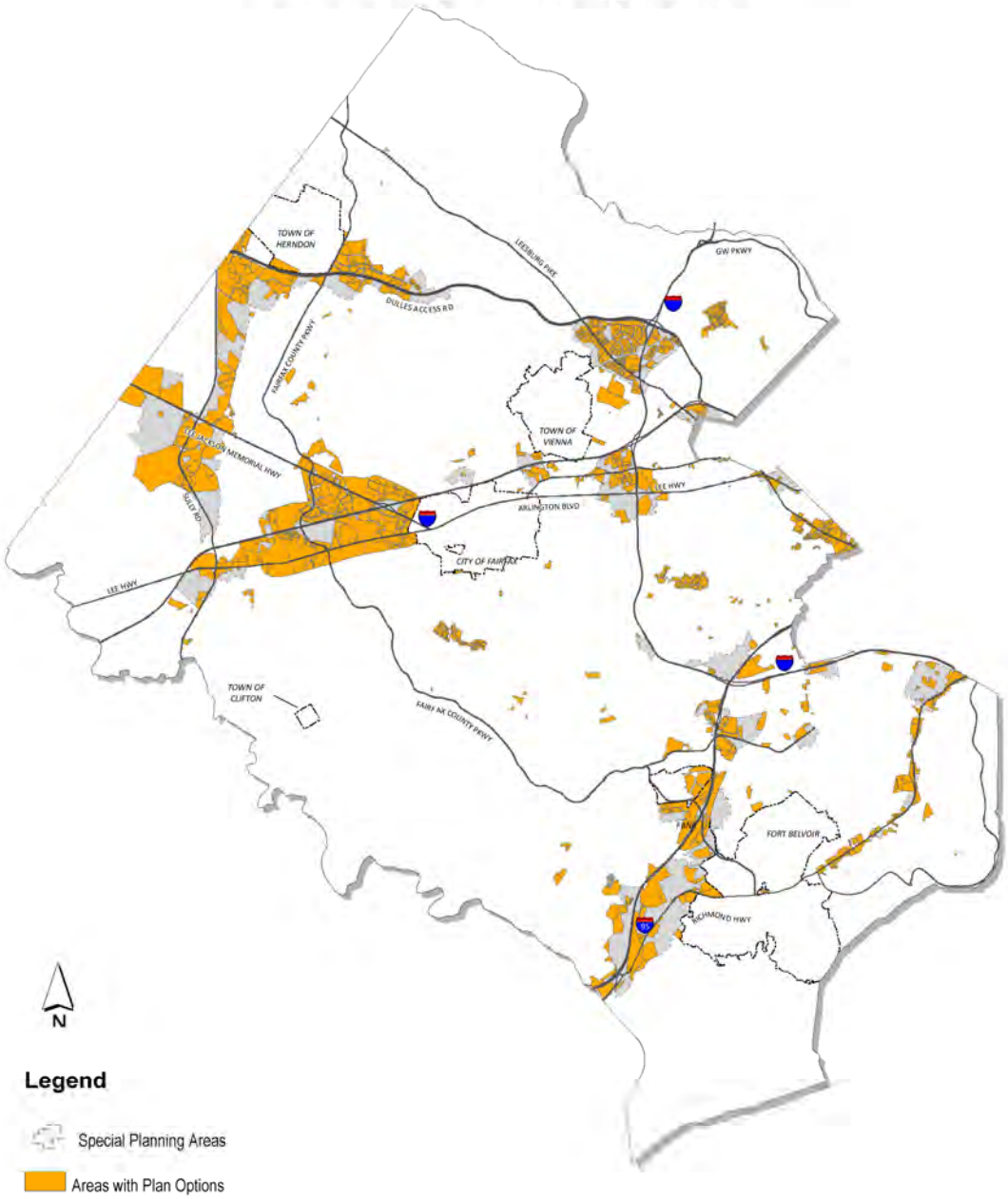
Because of the number and complexity of land use and intensity options in the Area Plans, the practice has been to combine options into two major alternatives. One alternative is called "Maximum Nonresidential," and calculates Plan potential assuming the implementation of land use recommendations that maximize commercial development. The other alternative is called "Maximum Residential," and assumes implementation of land use recommendations that maximize housing development.

This analysis uses the Maximum Residential alternative because of the county's focus on increasing new residential development opportunities in order to improve the jobs/housing balance. The analysis also focuses on the county's 28 activity centers because of the Plan's policy to encourage the county's future growth to occur in those centers.

Map 4 on the following page shows the location of the over 700 options in the Comprehensive Plan as of 2010. Over 80% of the options are located in the county's activity centers (mixed use centers and industrial areas). In terms of acres, 56% of the land area in the centers is addressed through Plan options. In the rest of the county, only 1% of the land area is covered by Plan options, which is consistent with policies to preserve and protect existing stable neighborhoods. Land use guidance for the rest of the county is provided by the Plan map, the Policy Plan, and Area Plan text addressing the character and scale of development.

Map 4

Location of Comprehensive Plan Options, 2010



Databases

In 2007 the Planning Division of the Department of Planning & Zoning developed a database called the Comprehensive Plan Potential Application (CPPA). This quantifies the range of development scenarios for the areas of the county that have land use recommendations. DPZ has also developed the Comprehensive Plan Amendment Tracking System (CPATS) that tracks and quantifies change in development potential as a result of adopted Plan Amendments. For the areas of the county that do not have specific land use recommendations, the land use recommended by the Plan Map was used to determine Plan potential.

For the year 2010, CPPA and CPATS databases provided the development potential scenarios for the areas of the county with specific land use recommendations. For the areas of the county not covered by land use recommendations, a combination of the Integrated Parcel Lifestyle System (IPLS) housing forecast and existing nonresidential uses were used to determine Plan potential. The IPLS housing forecast calculates the average dwelling unit yield based on the range of densities shown on the Plan Map.

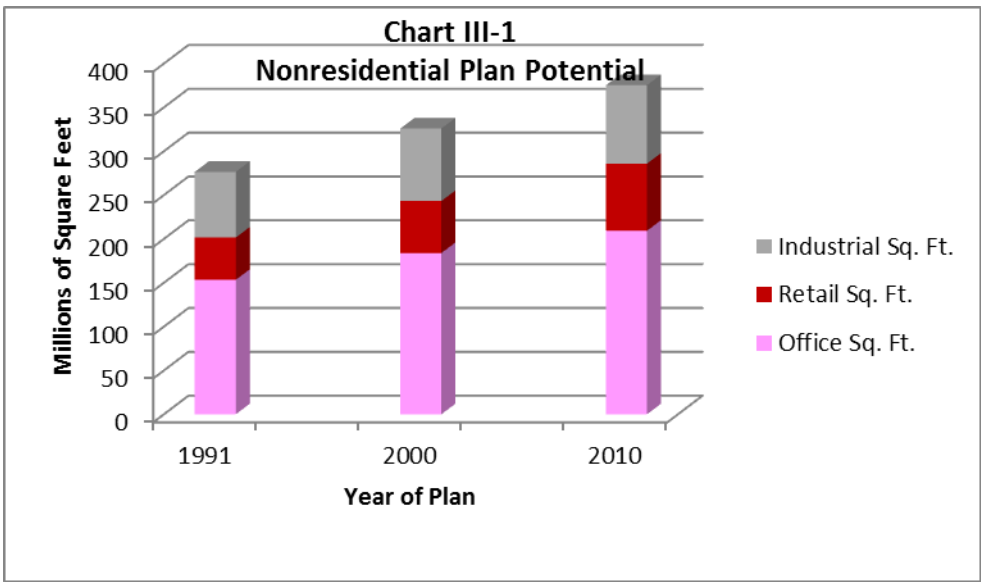
Prior to 2007, there was no unified database that quantified Plan potential. Plan quantification and monitoring efforts relied on individual datasets and files that were created for specific land use studies or Plan Amendment review. For the year 2000, Plan potential was estimated by relying on such datasets or files or the 2010 Plan potential, accounting for any Plan Amendments that were adopted between 2000 and the date the dataset was created. For the year 1990, archived Plan potential datasets were used to estimate Plan potential. The results of Plan quantification were then summarized for the 28 centers and the rest of the county.

Countywide Plan Potential

The tables and charts below show that over the last twenty years, countywide Plan potential has increased for both residential and nonresidential uses. For taxable nonresidential square feet (office, retail, and industrial), the increase is 35.8%; for housing units, the increase is 32.4%. Significant differences exist within categories, however. For instance, the increase in nonresidential Plan potential ranges from 19.4% for industrial uses, to 36.5% for office use, to 59% for the combination of retail and hotel uses.

Table III-1
Countywide Totals for Nonresidential Plan Potential

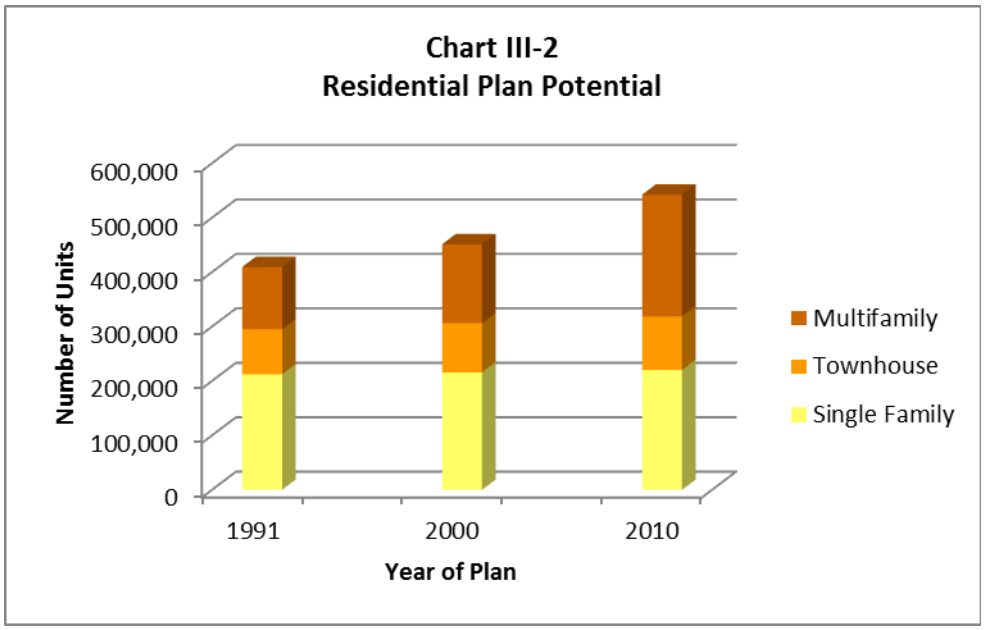
	Planning Horizons, 1991	*Maximum Residential, 2000*	*Maximum Residential, 2010*	*Percent Increase, 1991-2010*
Square Feet				
Office	153,421,621	183,957,388	209,346,598	36.5%
Retail (includes Hotel)	48,147,228	59,280,490	76,558,445	59.0%
Industrial	74,865,012	82,649,428	89,419,408	19.4%
TOTAL, Nonresid. Sq. Ft.	276,443,861	325,887,306	375,324,451	35.8%



For residential Plan potential, the contrast is even sharper. Between 1991 and 2010, Plan potential for single family detached units increased by only 3.9%, townhouse potential increased by 18.9%, but multifamily potential increased by 95.2%, or almost double its 1991 level.

Table III-2
Countywide Totals for Residential Plan Potential

	Planning Horizons, 1991	*Maximum Residential, 2000*	*Maximum Residential, 2010*	*Percent Increase, 1991-2010*
Housing Units				
Single Family Detached	212,182	215,731	220,409	3.9%
Townhouse	82,663	90,404	98,322	18.9%
Multifamily	114,410	144,916	223,296	95.2%
TOTAL, Housing Units	409,255	451,051	542,027	32.4%



Comparison of Plan Potential to Existing Development

For the year 2010, the Department of Tax Administration's (DTA) real estate data bases provided existing land use at a parcel level. DTA data was used to summarize total dwelling units by type (single family detached, townhouse and multifamily) and nonresidential floor area by type (office, retail, hotel, industrial and institutional uses). Integrated Parcel Life Cycle System (IPLS) data maintained by the Department of Neighborhood and Community Services was used to fill any data gaps. For historical land use to 1990, archived databases were used.

Tables III-3 and III-4 compare Plan potential for the Maximum Residential scenario to existing development in the year 2010.

Table III-3
Comparison of Nonresidential Plan Potential to Existing Development in 2010

	Plan Potential, 2010	*Existing Development, 2010*	*Remaining Plan Potential*
Nonresidential Square Feet			
Office	209,346,598	114,413,230	94,933,368
Retail including Hotel	76,558,445	52,972,308	23,586,137
Industrial	89,419,408	42,737,393	46,682,015
TOTAL, Nonresid. Square Feet	375,324,451	210,122,931	165,201,520

The table above shows that the Plan provides for another 165 million square feet of taxable nonresidential development. Fifty-seven percent of this potential is in office space; twenty-eight percent is in industrial space; and the remaining fourteen percent is in retail and hotel uses.

Not shown in Table III-3 is government/institutional space, which totaled 58.5 million square feet in 2010. This includes large government installations such as Fort Belvoir, George Mason University, and Washington Dulles International Airport. It also includes public facilities such as schools and parks and other uses such as places of worship and day care centers. Regarding government/institutional uses, the Plan typically does not attempt to anticipate the specific locations and sizes of this type of space. This is because large institutional users include federal, state and regional agencies and utilities that may not be subject to county review and approval.

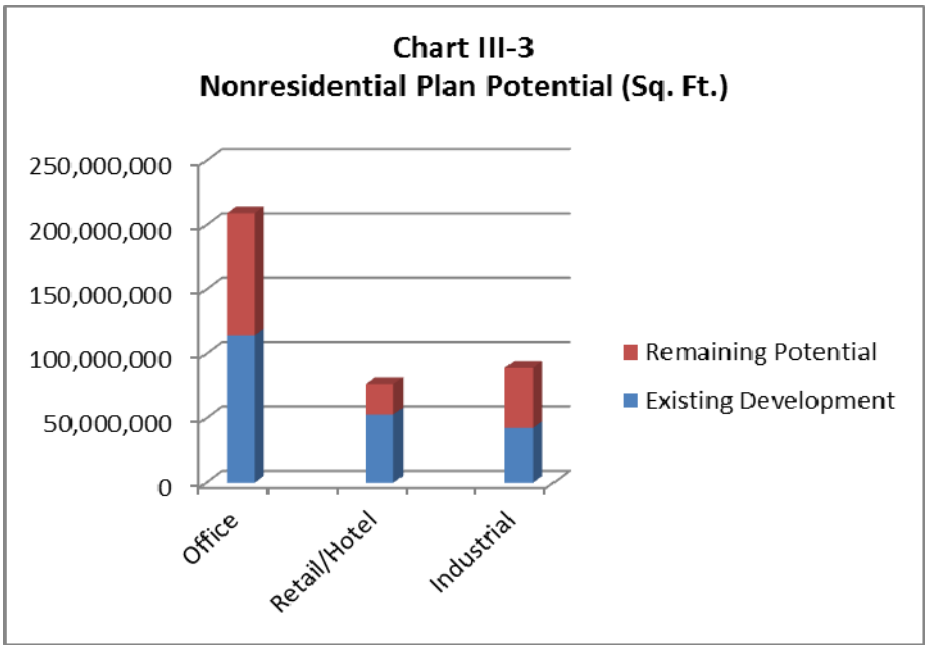
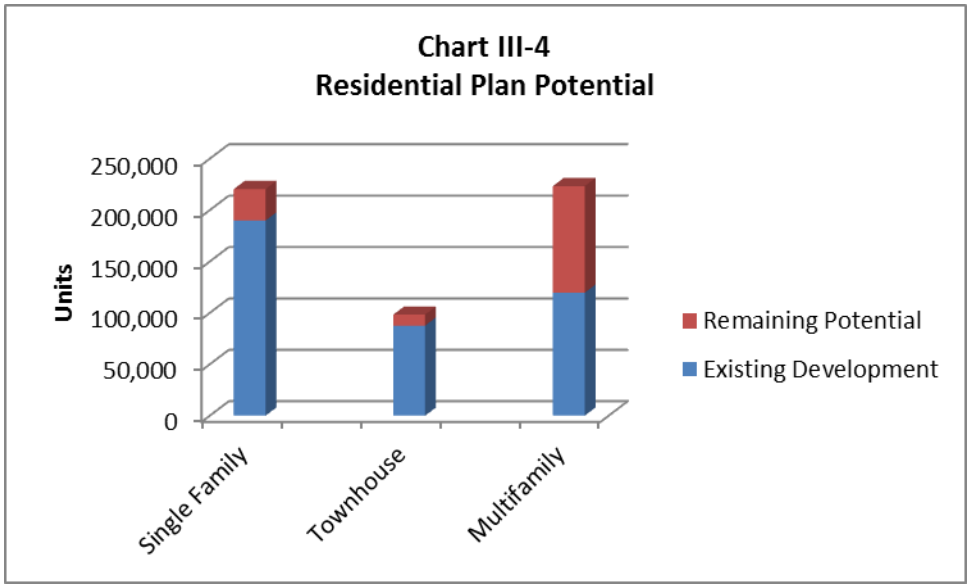


Table III-4
Comparison of Residential Plan Potential to Existing Development

	Plan Potential, 2010	*Existing Development, 2010*	*Remaining Plan Potential*
Housing Units			
Single Family Detached	220,409	189,999	30,410
Townhouse	98,322	87,662	10,660
Multifamily	223,296	119,596	103,700
TOTAL, Housing Units	542,027	397,257	144,770

The table above shows that the Plan provides for almost 145,000 additional housing units. Of these, 70% are multifamily units; 21% are single family detached units; and the remaining 7% of Plan potential is in townhouses.



Changes in Existing Uses, 1990 to 2010

Tables III-5 and III-6 show that the rate of development slowed in the county between 2000 and 2010, as compared to the previous decade. The increase in taxable nonresidential square feet was almost 10% for the most recent decade, compared to almost 16% for 1990 to 2000. The increase in housing units was 9% for 2000 to 2010, compared to 17% for the previous decade. Some reasons for these trends are that the most recent increases are calculated on a larger base than the earlier decade, and that the county is becoming mature with fewer developable parcels available. Another factor is the downturn in the real estate market in the last half of this decade, particularly for housing.

Table III-5
Increase in Existing Nonresidential Uses, 1990 to 2010

Nonresidential Square Feet	*Increase, 1990-2000*	*Percent Increase*	*Increase, 2000-2010*	*Percent Increase*
Square Feet				
Office Square Feet	16,315,089	19.0%	12,154,346	11.9%
Retail/Hotel Square Feet	4,710,375	10.3%	2,747,911	5.5%
Industrial Square Feet	5,272,473	15.7%	3,981,781	10.3%
TOTAL, Nonres. Sq. Ft.	26,297,937	15.9%	18,884,038	9.9%

In terms of nonresidential development, average square feet increased by 2.6 million per year between 1990 and 2000, compared to 1.9 million square feet between 2000 and 2010. The composition of the increases was different, however. There was an average of 1.6 million square feet of office space built every year between 1990 and 2000; the average number of office square feet per year between 2000 and 2010 was only 1.2 million. Retail and hotel space averaged almost 0.5 million square feet in the 1990s, versus an average of less than 0.3 million

square feet during the 2000s. Industrial space increased an average of 0.5 million square feet in the 1990s, versus an average of less than 0.4 million square feet in the most recent decade.

The increase in institutional space averaged 0.3 million square feet a year during the 1990s, but increased to 0.8 million square feet a year between 2000 and 2010. Overall, institutional square feet increased from 48 million in 1990, to almost 51 million in 2000, to over 58 million in 2010.

The single largest institutional expansion is the 2.4 million square feet at the Fort Belvoir North Area. A review of 25 parcels with increases in institutional space of over 50,000 square feet over the past decade shows that county facilities total 1.6 million square feet; state facilities total 0.3 million square feet; federal facilities were 0.4 million square feet; and other facilities comprised 0.4 million square feet. This includes regional parks, Dominion Virginia Power, a church, a private school, and land owned by the Town of Herndon. Because institutional uses include new public schools and parks, they are scattered throughout the county.

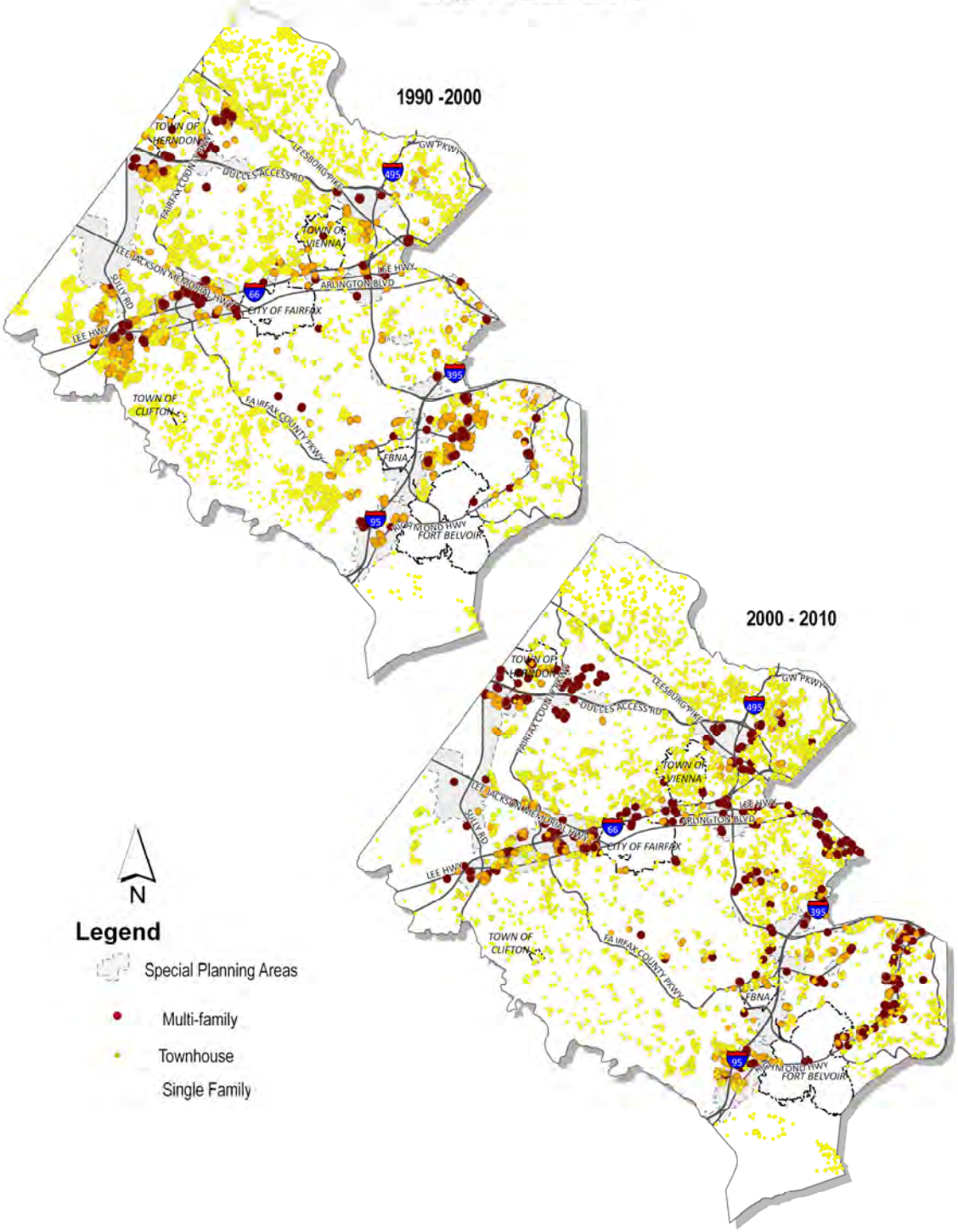
Table III-6
Increase in Existing Residential Uses, 1990 to 2010

	Increase, 1990-2000	*Percent Increase*	*Increase, 2000-2010*	*Percent Increase*
Housing Units				
Single Family Detached	23,166	14.7%	9,505	5.3%
Townhouse	17,566	28.3%	7,932	9.9%
Multifamily	13,285	14.7%	16,114	15.6%
TOTAL, Housing Units	54,017	17.4%	33,551	9.2%

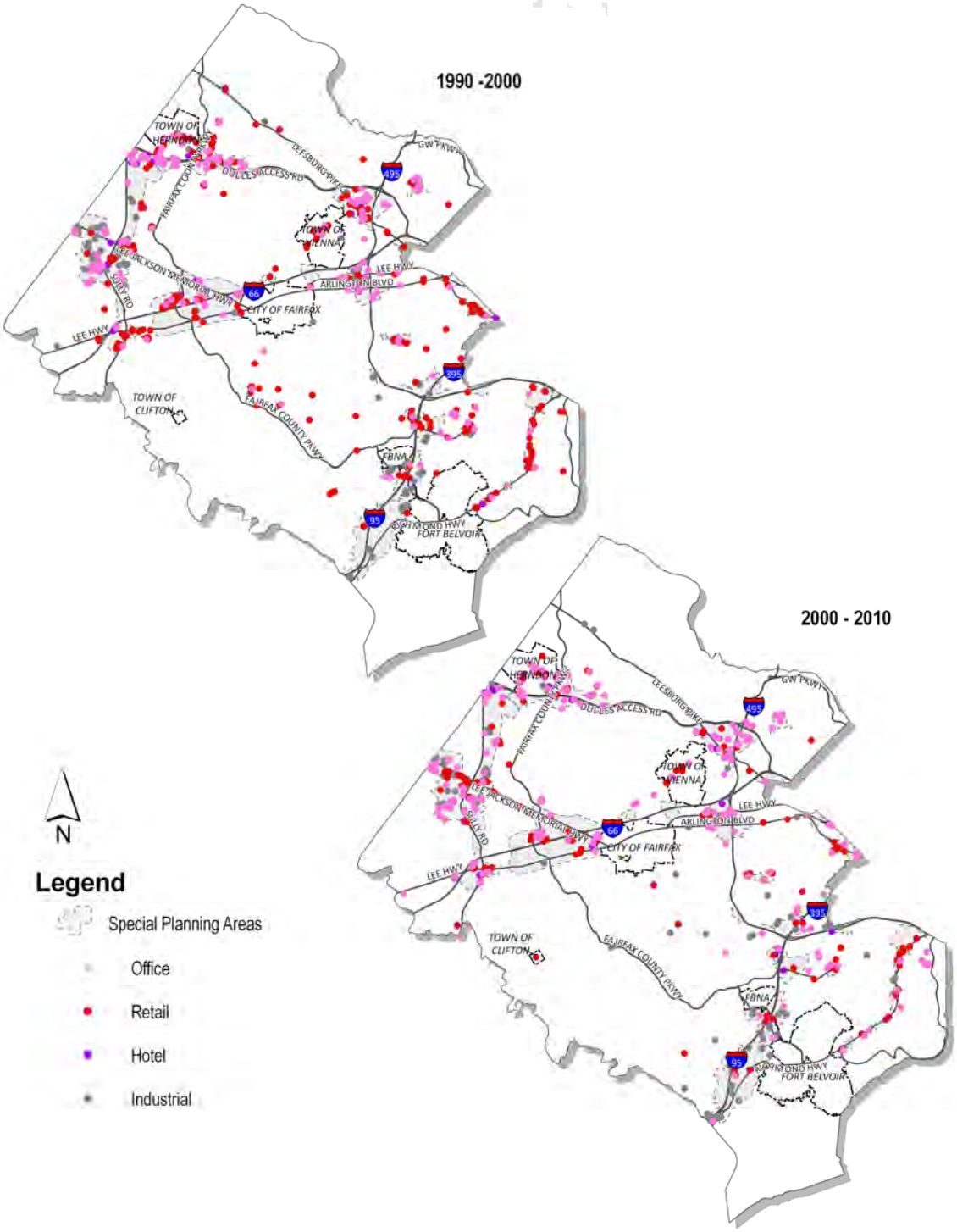
The changes in residential development also show contrast between the decades. Single family detached units increased by an average of 2,300 between 1990 and 2000, but averaged only 951 units per year during the 2000s. Townhouses increased by an average of almost 1,800 per year during the 1990s, but by fewer than 800 per year between 2000 and 2010. The annual average production of multifamily units, however, increased from 1,300 in the 1990s to 1,600 in the 2000s.

Maps 5, 6 and 7 on the following pages show the locations of new development between 1990 and 2000 and between 2000 and 2010. Map 5 shows residential use, Map 6 shows taxable nonresidential use, and Map 7 shows government and institutional use.

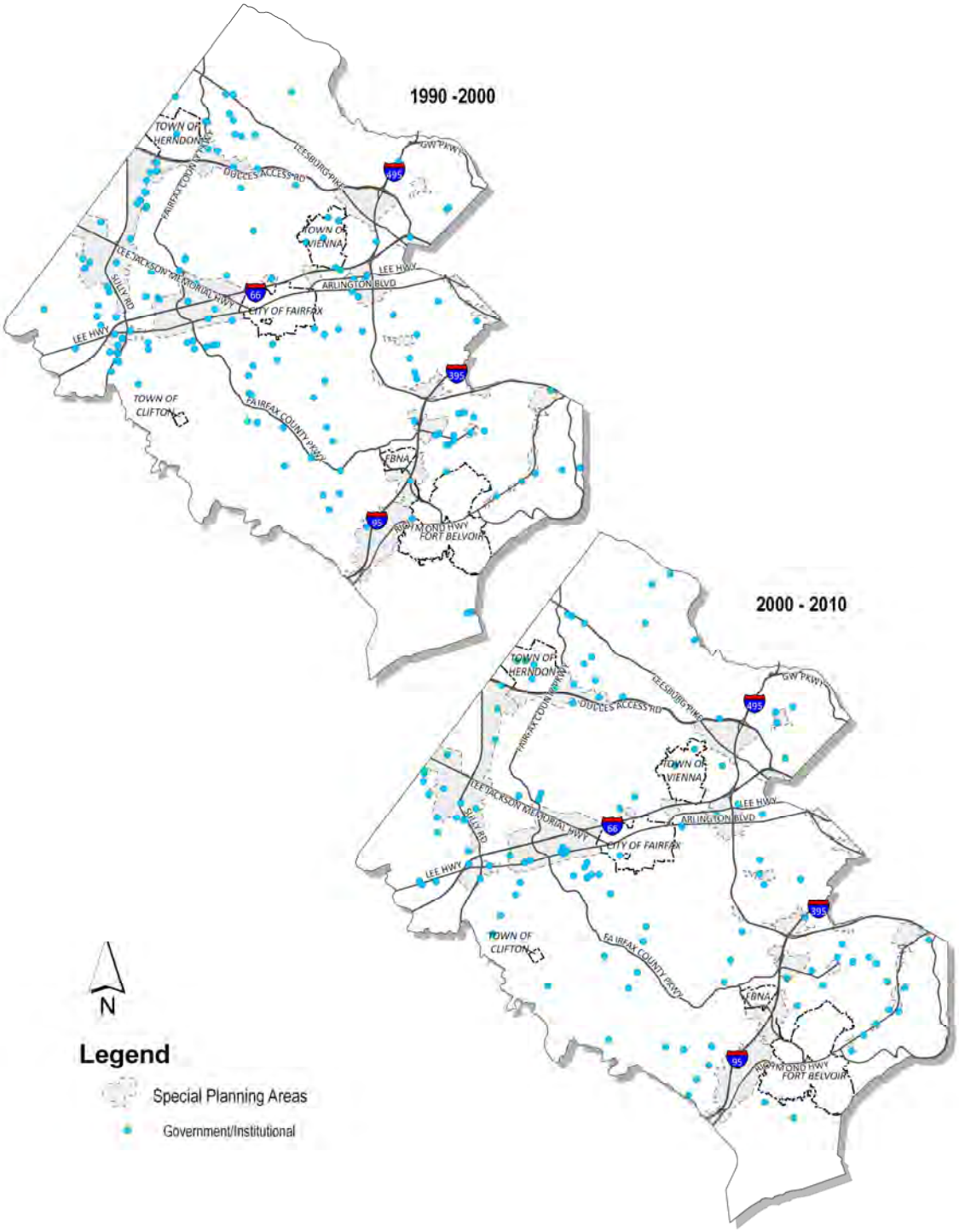
Map 5
Changes in Residential Use



Map 6
Changes in Nonresidential Use



Map 7
Changes in Government/Institutional Use



Comparison of Centers and Rest of County

Table III-7 shows that in 2010, 80% of the nonresidential Plan potential and 36% of the residential Plan potential were in the county's centers. Of residential Plan potential, 74% of future multifamily units were located in the centers. Of nonresidential Plan potential, over 90% of future office, retail/hotel and industrial space were located in the centers. As of 2010, the only type of nonresidential land use that was mostly located outside of centers (83%) was government/institutional.

Table III-7
2010 Plan Potential in Centers Compared to Rest of County

	Centers	*Rest of County*	*County Total*	*Centers as % of County Total*
Nonresidential Square Feet				
Office	194,834,512	14,512,086	209,346,598	93.1%
Retail including Hotel	62,928,604	13,629,841	76,558,445	82.2%
Industrial	78,088,186	11,331,222	89,419,408	87.3%
Government/Institutional	9,701,367	46,383,445	56,084,812	17.3%
TOTAL, Nonresidential Sq. Ft.	345,552,669	85,856,594	431,409,263	80.1%
Housing Units				
Single Family Detached	5,665	214,744	220,409	2.6%
Townhouse	24,515	73,807	98,322	24.9%
Multifamily	165,587	57,748	223,296	74.2%
TOTAL, Housing Units	195,767	346,299	542,027	36.1%

Table III-8 compares the changes in Plan potential between 2000 and 2010 in the activity centers and the rest of the county. Plan potential for all land use types except townhouses increased over the last decade. Recent Plan Amendments have provided for more multifamily units and fewer townhouses in the Tysons Corner Urban Center and the Van Dorn and Vienna Transit Station Areas, in particular.

For nonresidential land uses, the largest increase in Plan potential was in office space with 26.4 million square feet between 2000 and 2010. Of this total, over three quarters of the increase in Plan potential was in the activity centers. The next largest increase in nonresidential Plan potential was in retail/hotel space at 17.3 million square feet over the decade. Almost 60% of this growth in Plan potential was outside of the mixed use centers. Most of the 14.5 million square feet increase in government/institutional Plan potential (87%) was also outside of the centers. Likewise, most of the 6.8 million square feet increase in industrial Plan potential (95%) was outside of the activity centers.

In terms of residential land uses, the largest increase in Plan potential was in multifamily units, over 78,000 units between 2000 and 2010. Of this total, 63% of the increase in Plan potential was in the activity centers. As discussed above, there was a slight decrease in Plan potential for townhouses, in favor of multifamily units in the mixed use centers. The Plan potential for single family detached units increased by almost 4,700 over the decade, with 90.5% of this increase outside of the activity centers.

Table III-8
Change in Plan Potential, 2000-2010, Centers Compared to Rest of County

	Centers	*Rest of County*	*County Total*	*Centers as % of County Total*
Nonresidential Square Feet				
Office	19,282,533	6,106,677	26,389,210	75.9%
Retail including Hotel	7,278,913	9,999,042	17,277,955	42.1%
Industrial	353,875	6,416,105	6,769,980	5.2%
Government/Institutional	1,861,650	12,621,278	14,482,928	12.9%
TOTAL, Nonresidential Sq. Ft.	28,776,971	35,143,102	63,920,073	45.0%
Housing Units				
Single Family Detached	446	4,232	4,678	9.5%
Townhouse	(383)	8,301	7,918	(4.8%)
Multifamily	49,631	28,749	78,380	63.3%
TOTAL, Housing Units	49,694	41,282	90,976	54.6%

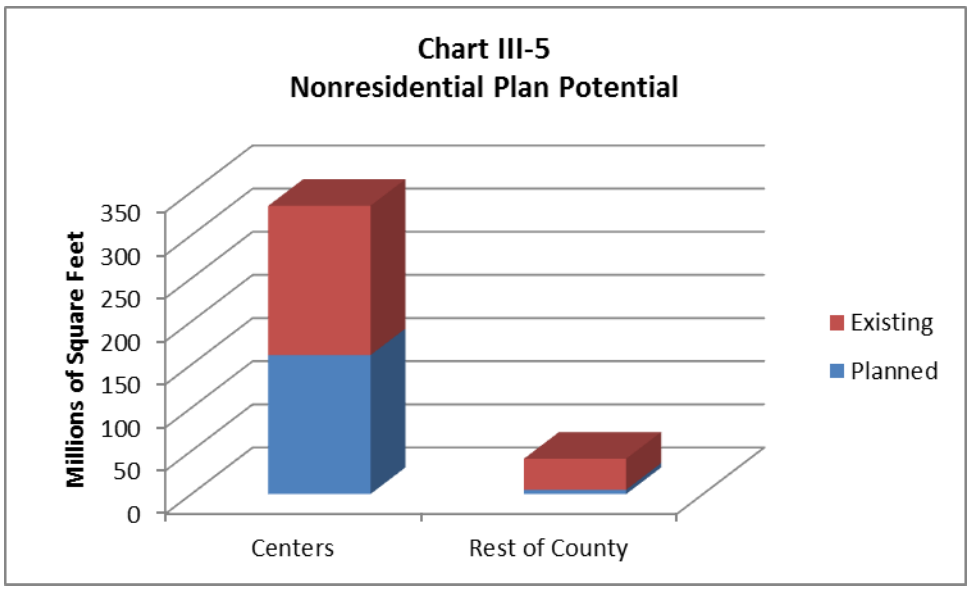
Table III-9 compares the activity centers and the rest of the county in terms of existing nonresidential development and Plan potential in the year 2010. For the centers, unbuilt office potential (97 million square feet) is almost equal to existing development (98 million square feet). For industrial use, unbuilt potential (42 million square feet) is greater than existing development (36 million square feet). The unbuilt potential for retail and hotel uses, 24 million square feet, is less than half of the 39 million square feet of existing development.

Table III-9
Nonresidential Plan Potential Versus Existing Development, 2010,
Centers Compared to Rest of County

	Plan Potential, 2010	*Existing Development, 2010*	*Remaining to be Built*
Sq. Ft. in Centers			
Office	194,834,512	97,964,375	96,870,137
Retail including Hotel	62,928,604	38,861,823	24,066,781
Industrial	78,088,186	36,263,073	41,825,113
Subtotal, Sq. Ft. in Centers	335,851,302	173,089,271	162,762,031
Sq. Ft. in Rest of County			
Office	14,512,086	16,448,855	(1,936,769)
Retail including Hotel	13,629,841	14,110,485	(480,644)
Industrial	11,331,222	6,474,320	4,856,902
Subtotal, Sq. Ft. in Rest of Co.	39,473,149	37,033,660	2,439,489
TOTAL Square Feet	375,324,451	210,122,931	165,201,520

A very different picture emerges when 2010 Plan potential is compared to existing development in the rest of the county. Table III-9 shows that existing development exceeds Plan potential for every taxable nonresidential land use except industrial.

Chart III-5 shows that 89% of the nonresidential uses in the 2010 Plan potential are to be located in the county's activity centers (this includes government/institutional space). Conversely, 11% of the nonresidential uses in Plan potential are located in the rest of the county. When government/institutional space is excluded, 99% of remaining Plan potential for taxable nonresidential uses is located in the activity centers, and 1% is located in the rest of the county. This is shown in Charts III-6, III-7 and III-8 on the following page.



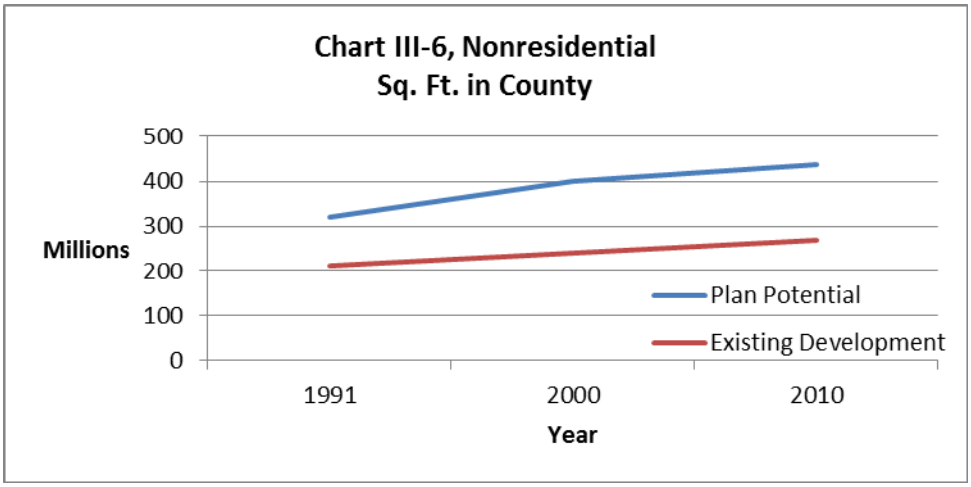


Chart III-6, Nonresidential
Sq. Ft. in County
500
400
300
200
100
0
Millions
Plan Potential
Existing Development
1991
2000
2010
Year

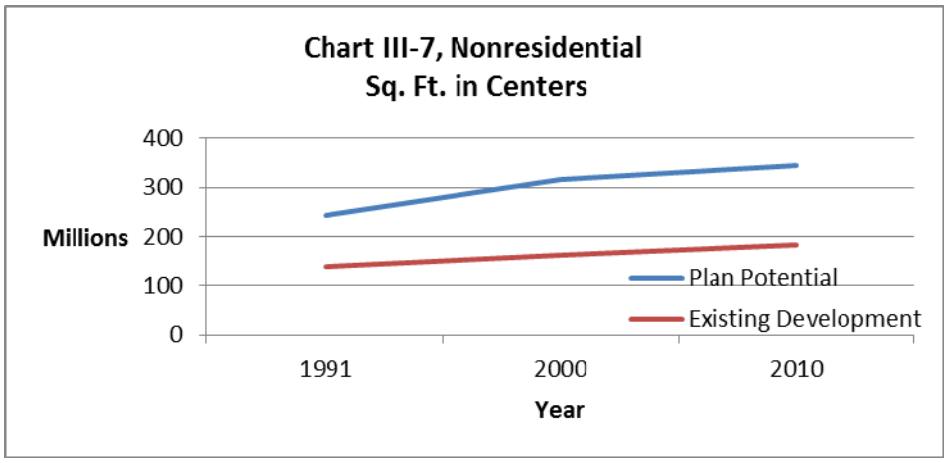


Chart III-7, Nonresidential
Sq. Ft. in Centers
400
300
200
100
0
Millions
Plan Potential
Existing Development
1991
2000
2010
Year

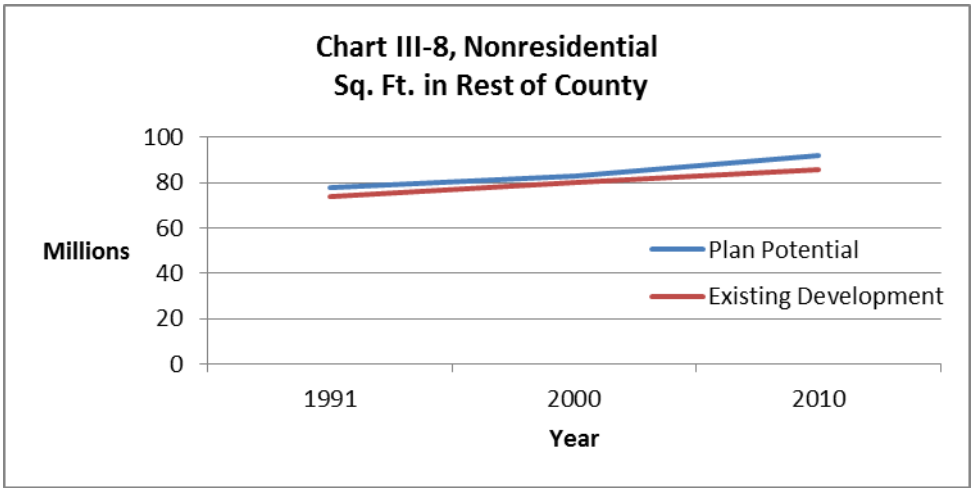


Chart III-8, Nonresidential
Sq. Ft. in Rest of County
100
80
60
40
20
0
Millions
Plan Potential
Existing Development
1991
2000
2010
Year

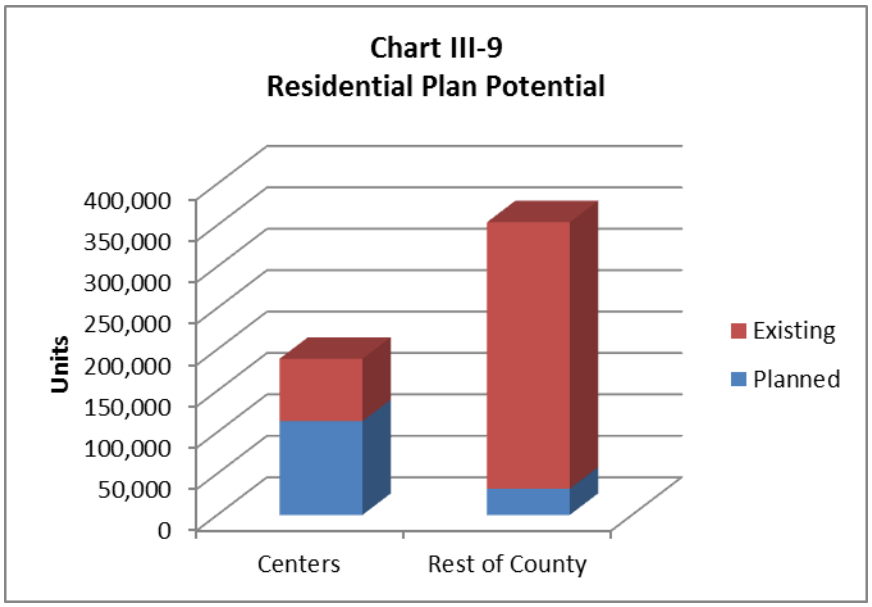
Table III-10 compares the activity centers and the rest of the county in terms of existing residential development and Plan potential in the year 2010. There is unbuilt potential for single family detached and townhouse units in the rest of the county, but the existing number of multifamily units (almost 65,000) exceeds the Plan potential by over 7,000.

In the activity centers, there is some unbuilt potential for single family detached and townhouse units, and significant potential for multifamily units (almost 111,000 potential new units).

Table III-10
Residential Plan Potential Versus Existing Development, 2010

	Plan Potential, 2010	*Existing Development, 2010*	*Remaining to be Built*
Units in Centers	195,728	75,369	120,359
Units in Rest of County	346,299	321,888	24,411
TOTAL, Housing Units	542,027	397,257	144,770

Chart III-9 shows that 36% of the residential uses in the 2010 Plan potential are in the activity centers, and 64% are in the rest of the county. Of remaining units to be built, however, 83% are in the centers and only 17% are in the rest of the county. This is shown in Charts III-10, III-11 and III-12 on the following page.



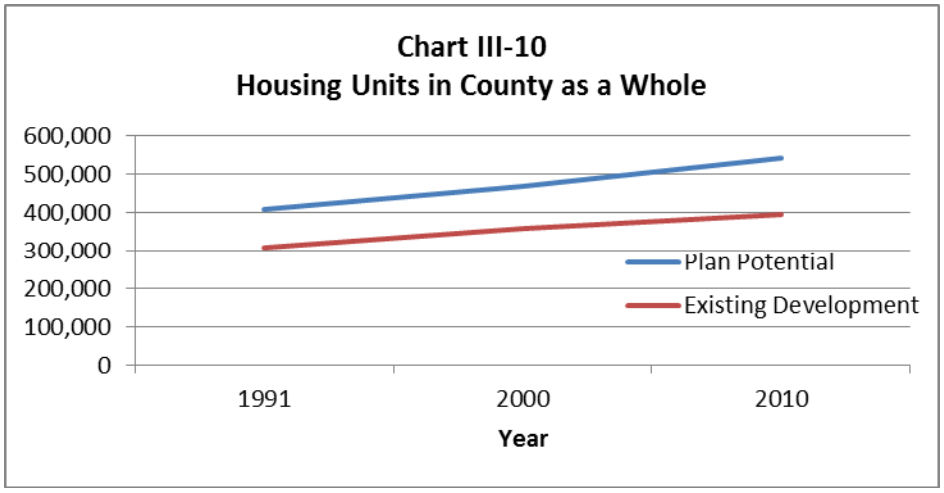


Chart III-10
Housing Units in County as a Whole
600,000
500,000
400,000
300,000
200,000
100,000
0
1991
2000
2010
Year
Plan Potential
Existing Development

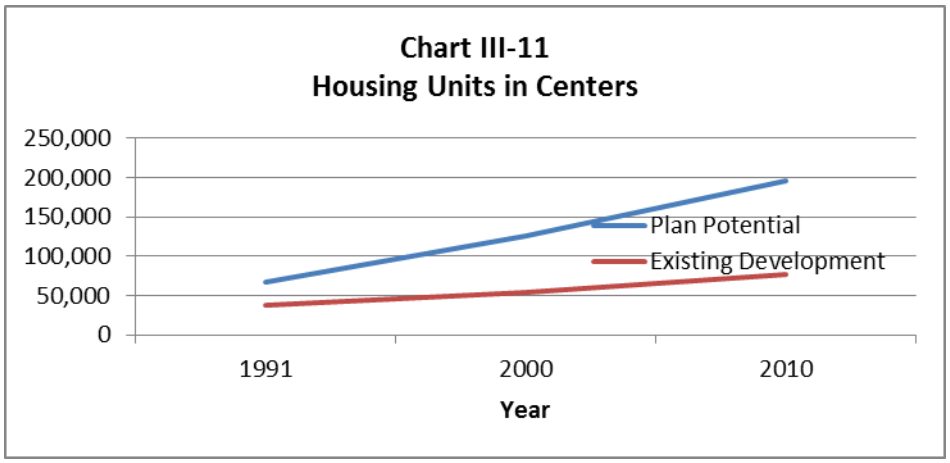


Chart III-11
Housing Units in Centers
250,000
200,000
150,000
100,000
50,000
0
1991
2000
2010
Year
Plan Potential
Existing Development

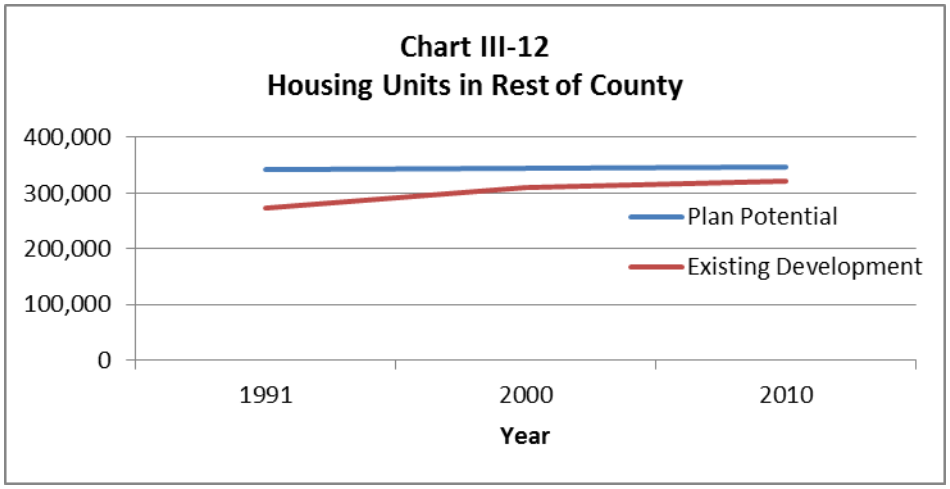


Chart III-12
Housing Units in Rest of County
400,000
300,000
200,000
100,000
0
1991
2000
2010
Year
Plan Potential
Existing Development

Table III-11
Change in Nonresidential Use, 2000-2010, Centers Compared to Rest of County

Nonresidential Square Feet	*2000*	*2010*	*Increase 2000-2010*	*% of County Total*
Centers	153,177,274	173,829,909	20,652,635	90%
Rest of County	33,797,707	36,027,427	5,127,076	10%
Total County	186,974,981	209,857,336	22,882,355	

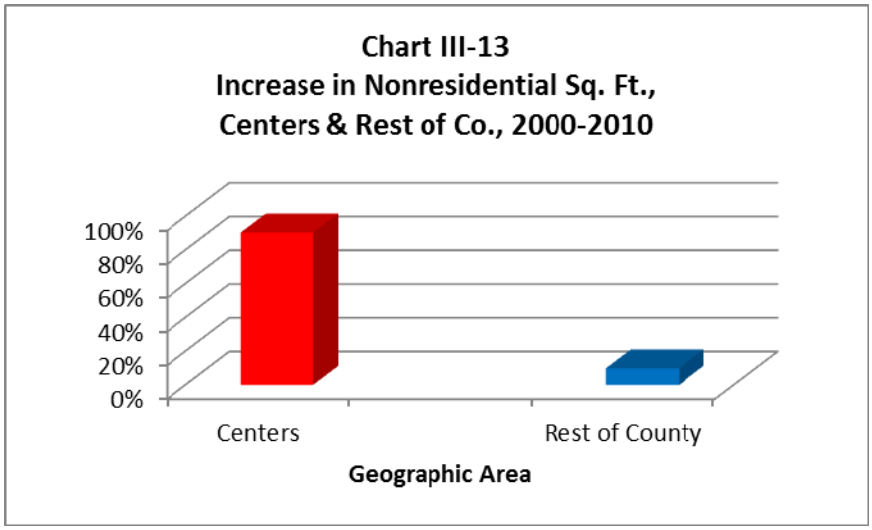
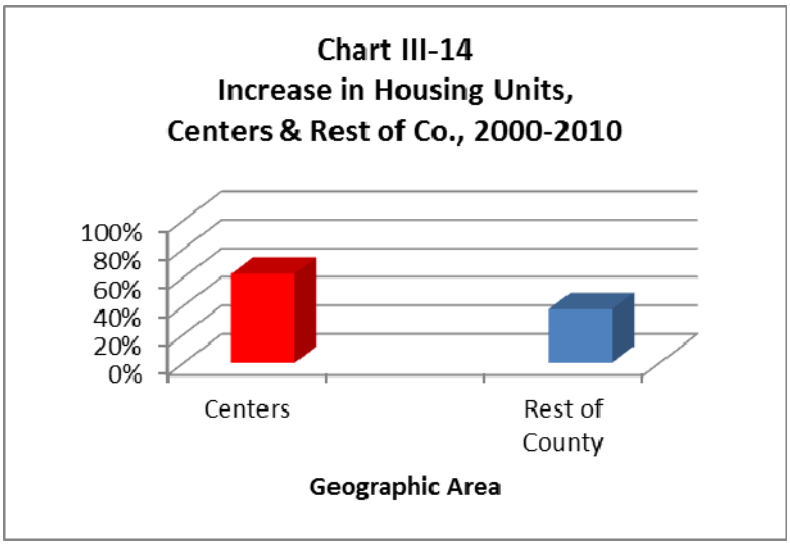


Table III-12 and the chart above show that, over the last 10 years, 90% of new taxable nonresidential development was located in the county's activity centers. (Note that this does not include institutional space.) Of the total increase of almost 23 million square feet between 2000 and 2010, 57% or 13 million was office space in the centers. Another 20% or 5.7 million square feet was industrial space in the centers. The final 12% or 2.8 million square feet was retail and hotel space in the centers.

Table III-12
Change in Residential Use, 2000-2010, Centers Compared to Rest of County

Housing Units	*2000*	*2010*	*Increase 2000-2010*	*% of County Total*
Centers	54,406	75,369	20,963	62%
Rest of County	309,300	321,888	12,588	38%
Total County	363,706	397,257	33,551	



The table and chart above show that between 2000 and 2010, 62% of new housing units were located in the activity centers. Of the 33,551 new units in the county, 3% or 1,195 were single family detached units in the centers. Another 12% or 3,983 were townhouses in the centers. The final 47% or 15,785 were multifamily units located in the activity centers.

In the rest of the county, 25% or 8,310 were single family detached units; 12% or 3,949 were townhouses; and less than 1% or 329 of the new units built between 2000 and 2010 were multifamily.

Achievement of Regional Goals

As part of the Region Forward effort, the Metropolitan Washington Council of Governments (COG) recently set goals for Regional Activity Centers. In Fairfax County, those centers are the Baileys Crossroads CBC, the Beltway South Industrial Area, the Dulles Suburban Center, the Fairfax Center Suburban Center, the Reston/Herndon Suburban Center, the I-95 Corridor Industrial Area, the Merrifield Suburban Center, the Springfield CBC, and the Tysons Corner Urban Center.

The COG goals are that 75% of all new commercial square feet and 50% of all new housing units should be located in those centers. In Fairfax County between 2000 and 2010, 73% of the new taxable nonresidential square feet and 48% of the new housing units were located in the Regional Activity Centers. (This does not include government and institutional space.) These figures may be compared to the region as a whole, where only 46% of commercial square feet and 31% of housing units were located in Regional Activity Centers as of 2010.

Another COG goal for the region is to achieve a jobs-housing ratio of 1:1.6. For the county as a whole, the ratio of jobs to housing units has remained at this level between 1991 and 2010.

IV. SUMMARY AND CONCLUSIONS

Policy Plan Amendments

Over the last decade, 31 amendments to the Policy Plan have been adopted. Significant among these were the following:

- Residential Development Criteria, ensuring that infill development is compatible in scale and design with established neighborhoods.
- Guidelines for Transit Oriented Development, providing 16 principles for mixed use development in transit station areas.
- Guidelines for Workforce Housing in high density mixed use centers.
- The Chesapeake Bay Supplement, ensuring that new development and redevelopment is consistent with the county's Chesapeake Bay Preservation Ordinance.
- Air Quality and Green Buildings, providing for green buildings and energy efficiency in high intensity development.
- A new Revitalization section in the Policy Plan, addressing reinvestment in older commercial areas and adjacent neighborhoods.
- A new Visual and Performing Arts section in the Policy Plan, emphasizing the importance of the arts to the county's economic vitality.

These amendments to the Policy Plan are intended to encourage sustainable development in the county, preserving the environment and protecting and improving the quality of life.

Area Plan Amendments

Over the last decade, 133 amendments with land use and/or intensity changes have been adopted through the Area Plans Review process. These include the 2008 Base Realignment and Closure Act process with 14 amendments. The median size of the land area covered by the adopted APR and BRAC amendments with land use and/or intensity changes was 11 acres.

Over the past decade, 48 Board-Authorized Plan Amendments have been adopted. Thirty of these amendments concerned land located in the county's mixed use centers. The median size of the land area covered by the adopted Board-Authorized Amendments was 10 acres.

Between 2001 and 2010, thirteen amendments have been adopted through the Special Studies process. Ten of these amendments concerned land located in or adjacent to mixed use centers. The median size of the land area covered by Plan Amendments following Special Studies was 237 acres.

Taken as a whole, amendments to the Area Plans volumes of the Comprehensive Plan may be grouped into a few themes. Most prominent among these are the following:

- Encouragement of intensity and land use flexibility in mixed use centers;
- Protection of low density residential neighborhoods; and
- Retention of industrial areas.

Evaluation of the 2010 Plan

Over the past 20 years, or since Planning Horizons, both residential and nonresidential Plan potential have increased by over 30%. Within the nonresidential category, Retail and Hotel potential has increased by 59%. On the residential side, multifamily Plan potential has increased by over 95% or almost double its 1991 level.

When existing development is compared to Plan potential in 2010, there is substantial remaining potential in commercial, industrial and residential uses. When the 28 activity centers are compared to the county as a whole, they contain over 80% of the nonresidential Plan potential. The centers also include 74% of the Plan potential for multifamily housing units.

When existing development is compared to Plan potential in 2010, there are four centers which have significant unbuilt potential in both residential and nonresidential land uses. They are:

- Tysons Corner Urban Center
- Dulles Suburban Center
- Reston-Herndon Suburban Center
- Merrifield Suburban Center

Remaining development potential in the centers is discussed in detail in Appendix 11 at the end of this report.

Conclusions

The previous decade has seen Fairfax County undertake special studies of a number of its mixed use centers. These studies have reinforced the importance of mixed use activity centers that expand housing opportunities near jobs, transit and retail uses. As the county continues to mature, however, the need for redevelopment in older centers becomes more critical. Recent studies have addressed a number of these areas, such as Springfield, Annandale and Baileys Crossroads. Continued attention should be paid to all of the county's revitalization areas.

Future planning challenges are likely to continue to become more complex. The Comprehensive Plan will need to balance new development and redevelopment with maintaining and improving the quality of life for all residents. In terms of the environment, improving the quality of life will include implementation of countywide stormwater management plans and recommendations. In terms of the economy, continued efforts to increase the supply of housing in activity centers are needed to improve the jobs/housing balance. Lastly, in terms of the community, challenges include continuing to extend the county's system of trails, parks and recreational facilities.

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LAND USE HOUSING PUBLIC FACILITIES

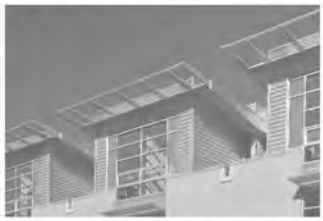
APPENDICES TO
STATE OF THE PLAN

An Evaluation of Comprehensive Plan Activities Between 2000-2010

Fairfax County Department of Planning & Zoning
Planning Division

May 2012

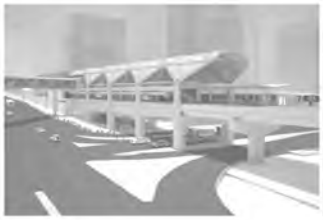
PARKS AND RECREATION HERITAGE RESOURCES



ENVIRONMENT HUMAN SERVICES REVITALIZATION

ECONOMIC DEVELOPMENT CHESAPEAKE BAY

TRANSPORTATION VISUAL AND PERFORMING ARTS



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Appendix VIII, 2008 BRAC

Appendix IX, Board-Authorized Plan Amendments

Appendix X, Special Studies

Appendix XI, Centers with Most Development Potential

APPENDIX I

Policy Plan Amendments by Section of Plan and Date

Land Use

S01-CW-18CP, Residential Development Criteria

Date of Adoption: September 9, 2002

Summary: The Board of Supervisors authorized this Plan Amendment to address issues set forth in the staff paper entitled "Residential Infill Development." The amendment was developed by staff working with the Planning Commission's Development Criteria Review Committee and also with extensive public outreach. Replaced Appendix 9 of the Land Use Element of the Policy Plan with a new appendix with the following criteria: 1, Site Design, including consolidation; 2, Neighborhood Context; 3, Environment; 4, Tree Preservation and Reforestation; 5, Transportation, including transportation management and pedestrian/bicycle facilities; 6, Public Facilities, including a per pupil offset for Schools; 7, Affordable Housing, including a contribution of 0.5% of the value of units where Affordable Dwelling Units are not provided; and 8, Heritage Resources.

S04-CW-4CP, Community Improvement and Conservation Areas

Date of Adoption: October 18, 2004

Summary: Updated Plan text regarding Community Improvement Program Areas, including list of improvements such as roads and sidewalks. Deleted text regarding Chapel Acres and Fairhaven Conservation Areas, which expired and were not reauthorized.

ST07-CW-1CP, Transit Oriented Development

Date of Adoption: March 12, 2007

Summary: In December 2005 the Board of Supervisors directed staff to provide a set of principles for Transit-Oriented Development for Fairfax County. The Planning commission formed a TOD Committee in May 2006 to solicit public input. In January 2007 the Board authorized this Plan Amendment, which updated the Land Use element of the Policy Plan. A new Appendix 11, Guidelines for Transit-Oriented Development, was added, as was a new Objective 16 in the Land Use element and a new definition was added to the Glossary.

S07-CW-6CP, Universal Design

Date of Adoption: September 22, 2008

Summary: The Board of Supervisors directed staff to review the Policy Plan as one means to address *Anticipating the Future: Fairfax 50+ Action Plan*, adopted in October 2007. The first action identified in that plan was "Plan today for a more aging friendly

community tomorrow." Two groups in the County are promoting Universal Design to consumers, builders, plan reviewers, and building and code officials. Therefore this Plan Amendment added a definition of Universal Design to the Glossary; added guidance to the Land Use section of the Policy Plan to encourage Universal Design in the development of housing and communities; and added guidance to the Housing section of the Policy Plan to encourage Universal Design in the production of affordable housing.

Transportation

S99-CW-2TR, Trails Plan Update & Review

Date of Adoption: June 17, 2002

Summary: Revised Transportation Section of Policy Plan with new Trails Plan Map. Map changed to reflect new trail classification system with eight categories including on-road bike trails; new trail links added; and old links deleted. Revised Community Planning Sectors in the Area Plans to reference the new Trails Plan Map and the new classification system.

S01-CW-17CP, Transportation Plan Update

Date of Adoption: July 10, 2006 for text; July 31, 2006 for map

Summary: This Plan Amendment updates the Transportation section of the Policy Plan and the Countywide Transportation Plan map. These updates are based on countywide travel demand forecasts and analyses of the performance of the County's Transportation Plan conducted by Cambridge Systematics. The Plan update process also included public meetings and work on proposed objectives and policies by the Transportation Advisory Commission (TAC). The TAC revised the document to make it more concise, eliminate jargon and redundancy, and ensure that it reflected the current state of the art. Changes include new Appendices on Transit Services and Facilities, and Trails. Detail was added to the Appendix on Roadway Right-of-Way Requirements, including a section on roads in revitalization areas.

Changes to the Transportation Plan map include the addition of the High Occupancy Toll (HOT) lanes on I-495 and I-95/I-395; widening of Route 28 and the addition of a peak period HOV lane to Route 28; transit in the median of Richmond Highway; and the addition of HOV lanes to Fairfax County Parkway.

S08-CW-1CP, Roadways by Functional Classification

Date of Adoption: March 9, 2009

Summary: This Plan Amendment corrects two errors in the Transportation section of the Policy Plan, to be consistent with 2008 amendments to the Zoning Ordinance.

Housing

S04-CW-2CP, Housing: Assisted Housing Text and Tables

Date of Adoption: October 18, 2004

Summary: Updated lists of existing and proposed assisted housing in the district-wide recommendations section of each planning district. Added a description of the Affordable Dwelling Unit (ADU) program and the number of families receiving tenant-based vouchers. Revised and added definitions to the Plan Glossary.

S07-CW-2CP, Workforce Housing

Date of Adoption: September 24, 2007

Summary: In 2007 the Board of Supervisors directed staff to recommend Comprehensive Plan language to implement the recommendations of the High-Rise Affordability Panel, a committee of experts appointed by the Board in 2005. This amendment added a definition of "workforce" housing and amends the current definition of "affordable" housing in the Glossary. It also added language to the introduction of Countywide Objectives and Policies in the Housing section of the Policy Plan and adds new policies under Objective 1. These include the goal of 12% affordable units in multifamily projects in high density development centers; the provision of workforce housing to a range of income levels; permitting affordable/workforce housing in commercial and industrial districts; and providing for bonus density for affordable/workforce housing. The amendment also adds "transit station areas" to mixed-use centers in Objective 2. Finally, the amendment adds a new appendix to the Housing section with guidelines for the provision of workforce housing as recommended by the panel.

Environment

S04-CW-1CP, Chesapeake Bay Supplement

Date of Adoption: November 15, 2004

Summary: Updated the Policy Plan to be consistent with the Chesapeake Bay Supplement, which is incorporated by reference as part of the Comprehensive Plan. The Supplement includes a map of the County's Chesapeake Bay Preservation Area components, as well as discussions of such water quality issues as pollution sources, shoreline erosion control, and shoreline access.

Additions to the Policy Plan included: references to watershed management planning; the application of better site design and low impact development techniques in new development and redevelopment; and ensuring that contaminated sites are remediated to prevent unacceptable health and environmental risks. New Appendix I,"Guidelines for Tidal Shoreline Erosion Control Measures," was added to the Policy Plan. Eight new terms were added to the Comprehensive Plan Glossary, and one (low impact site design) was deleted.

S07-CW-3CP, Air Quality/Green Buildings

Date of Adoption: December 3, 2007

Summary: Updated the Environment section of the Policy Plan to address the Washington region's non-attainment of air quality standards for ozone and fine

particulate matter. Additions included: reference to “smart growth planning,” transportation demand management, parking management, bicycle and pedestrian access to transit stations, expansion of the urban tree canopy, and green building practices.

“Green Building Practices” were added to the subsection on Resource Conservation. Proposals for rezoning to the high end of the range of Plan intensity for nonresidential development and multifamily residential development of four or more stories in the County’s mixed use centers are recommended to attain LEED certification or its equivalent. Proposals for rezoning to the high end of the range of Plan density for residential development should achieve the ENERGY STAR Qualified Homes designation. Three terms were added to the Comprehensive Plan Glossary.

S07-CW-4CP, Stream Protection

Date of Adoption: February 25, 2008

Summary: Revised Environment Section of Policy Plan to reference protection and restoration of stream channels and riparian buffer areas upstream of Resource Protection Areas and Environmental Quality Corridors.

S10-CW-1CP, Disturbance of Environmental Quality Corridors

Date of Adoption: July 27, 2010

Summary: Revised Environment Section of Policy Plan regarding not locating stormwater detention facilities within Environmental Quality Corridors (EQCs) unless they are consistent with an adopted watershed management plan. When they are appropriate within EQCs, such facilities should be constructed to minimize clearing and grading.

The following activities are encouraged in EQCs: stream stabilization and restoration; replanting; wetland and floodplain restoration; and removal of non-native invasive vegetation. Added text regarding the county’s EQC system, including habitat quality, connectivity, stream protection, pollution reduction,

Heritage Resources

S07-CW-5CP, Heritage Resources Plan Update

Date of Adoption: January 26, 2009

Summary: In November 2007, in response to a request from the History Commission, the Board authorized a Plan Amendment to update information on Heritage Resources in the Comprehensive Plan. This was necessary because the heritage resource information in the Area Plans was last updated in 1994. Plan text was updated to reflect the current names, locations, and statuses of historic sites. Editorial changes were made to correct factual information, to standardize language, and to mirror the language of the Heritage Resources section of the Policy Plan.

S09-CW-2CP, Heritage Resources Plan Update

Date of Adoption: March 9, 2010

Summary: In December 2009, in response to a request from the History Commission, the Board authorized a Plan Amendment to update information on Heritage Resources in the Comprehensive Plan. Fifteen sites newly listed on the Inventory of Historic Sites were added, and the heritage resource maps in the Planning District text were revised.

Public Facilities

S01-CW-3CP, Review of Public Facilities: Water Supply

Date of Adoption: July 22, 2002

Summary: Updated Plan text in various sections of the Policy Plan and Area Plans regarding water supply. Included information regarding renovation and expansion of existing pumping stations, and addition of transmission facilities and storage tanks.

S01-CW-5CP, Review of Public Facilities: Sanitary Sewer

Date of Adoption: July 22, 2002

Summary: Updated Plan text in various sections of the Policy Plan and Area Plans regarding the sanitary sewer system. Included limited expansion of Approved Sewer Service Area to eliminate health hazards caused by failing septic systems.

S01-CW-6CP, Review of Public Facilities: Equipment Management

Date of Adoption: July 22, 2002

Summary: Updated Plan text in various sections of the Policy Plan and Area Plans regarding equipment maintenance. Included expansion of Department of Vehicle Services West Ox Maintenance Facility.

S01-CW-8CP, Review of Public Facilities: Libraries

Date of Adoption: December 9, 2002

Summary: Updated Plan text in various sections of the Policy Plan and Area Plans regarding the library system. Included increasing the site area and facility size standards for community and regional libraries, and adding a standard for visitor or door counts at libraries.

S01-CW-4CP, Review of Public Facilities: Solid Waste

Date of Adoption: January 27, 2003

Summary: Updated Plan text in various sections of the Area Plans regarding recycling drop-off centers. Replaced previous section of the Policy Plan with new section entitled "Solid Waste and Recycling."

S01-CW-11CP, Review of Public Facilities: Sheriff

Date of Adoption: October 18, 2004

Summary: Updated Policy Plan text to reflect completed expansion of the Adult Detention Center.

S01-CW-10CP, Review of Public Facilities: Animal Control

Date of Adoption: December 6, 2004

Summary: Updated Policy Plan text with name of Animal Services Division of the Police Department and description of its functions. Deleted reference to 1990s for provision of additional satellite animal shelter in eastern County.

S01-CW-13CP, Review of Public Facilities: Fire and Rescue

Date of Adoption: December 6, 2004

Summary: Updated Policy Plan text with increased minimum size for fire stations and their sites; deleted reference to construction of additional apparatus storage facilities; and added the need for a boat docking facility, to be shared between the Fire and Rescue and Police Departments.

S01-CW-9CP, Review of Public Facilities: Police

Date of Adoption: January 10, 2005

Summary: Updated Policy Plan text to reflect completion of the Sully police substation and continued need for substation in southeastern County. Also added the need for a centralized policy vehicle storage center, and for alternative patrols such as by helicopter, boat and horse.

S04-CW-3CP, Public Facilities

Date of Adoption: December 6, 2004

Summary: Updated Plan text regarding public facilities in District-wide recommendations.

S03-CW-1CP, Telecommunications

Date of Adoption: September 29, 2003

Summary: This Plan Amendment was developed and endorsed by the Telecommunications Task Force in April, 2003, before being forwarded to the Planning Commission and the Board of Supervisors. Revisions to the Public Facilities element of the Policy Plan included: a new section called “Mobile and Land Based Telecommunication Services”; guidelines for minimizing visual impacts; types of

installations that qualify for processing as a “feature shown” without a public hearing; and establishment of an expedited review process for installations with little or no visual impact. A new application form for all 2232 Review requests was also developed.

Parks and Recreation

S02-CW-1CP, Open Space/Easements

Date of Adoption: August 5, 2002

Summary: In June 2001 the Board of Supervisors and the Northern Virginia Conservation Trust (NVCT) signed a Memorandum of Understanding whereby NVCT runs the County’s Open Space/Conservation Easements program. The Policy Plan was revised to be consistent with this new program, including the following changes. In the Land Use section, an open space goal was added, as was a new Objective 16, “Land Conservation.” In the Transportation section, language was added regarding the use of open space/conservation easements to implement the Countywide Trails Plan. In the Environment section, text was added promoting the use of easements for tree preservation. In the Heritage Resources section, language was added supporting the use of easements to preserve heritage resources and a minimum standard for heritage resource easements.

This Policy Plan amendment also addressed the process and the types of property appropriate for public parks. Among the changes to the Parks and Recreation section were reference to a land acquisition plan through the Capital Improvement Program; mention of nonprofit organizations; public opportunities to make park recommendations; and the use of open space/conservation easements to preserve environmental and heritage resources. Language was added making it clear that designation of a parcel for park use in an Area Plan is not required, nor does it insure that the parcel will be acquired for park use.

S01-CW-15CP, Parks & Recreation

Date of Adoption: June 20, 2005

Summary: In 2003-04 the Fairfax County Park Authority conducted a Needs Assessment that resulted in the adoption of service level standards for park acreage and core park facilities. The Parks and Recreation section of the Policy Plan was revised to include these standards, a new park classification system, and criteria used to evaluate land for park acquisition.

New Sections of Policy Plan

S01-CW-2CP, Revitalization

Date of Adoption: February 11, 2002

Summary: The Board of Supervisors authorized this Plan Amendment to address issues set forth in the June, 2001, report of representatives of the seven Area Revitalization Groups. Changes to the Policy Plan included: modification of the County’s revitalization

goal; addition of a section on Revitalization; replacement of the definition of revitalization in the Glossary; and revision of some text in Objective 7 of the Land Use element regarding preservation of neighborhoods and community-serving uses.

S09-CW-1CP, Visual and Performing Arts

Date of Adoption: May 11, 2010

Summary: In 2008 the Commission on the Future of the Arts in Fairfax County presented its final report to the Board of Supervisors. Subsequently, an inter-agency arts committee was formed and drafted a “straw man,” based on the 2008 report. The Board authorized staff to prepare a Comprehensive Plan amendment based on the straw man. This amendment adds a new section on the visual and performing arts to the Policy Plan. Main provisions include the following: support for the display of arts and recommendation for the development of a public arts master plan; encouragement of investment in existing and new arts facilities through the optional use of proffers, contributions and land dedication; provision of a variety of arts venues to accommodate audience and performance space needs and technical capabilities; and design of arts facilities to be architecturally and environmentally appropriate, located near transit or major transportation routes, with shared use of large parking garages, and green building certification.

Appendix II
Adopted Area Plan Amendments
2001 APR North County Cycle

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
01-I-1J	Jefferson	Providence	2767 Annandale Road	Delete alternative for low intensity office use
01-II-1F	Fairfax	Providence	Chichester Lane & Arlington Boulevard	Reduce residential density for properties with no access to Arlington Blvd.
01-II-3F	Fairfax	Providence	Thaiss Park	Delete residential use and limit property to public park. Map change.
01-II-5F	Fairfax	Providence	8600 Chandler St.	Reduce residential density from 1-2 du/ac to 1 du/ac
01-II-6F	Fairfax	Providence	3725 Morningside Dr.	Reduce residential density from 1-2 du/ac to 1 unit du/ac
01-II-7F	Fairfax	Providence	8650 block of Black Forest Ct.	Reduce residential density from 1-2 du/ac to 1 unit du/ac
01-II-8F	Fairfax	Providence	Little River Pines	Reduce residential density from 1-2 units du/ac to 1 du/ac
01-II-9F	Fairfax	Providence	2900 block of Hunter Mill Rd.	Option decreased from 4-5 to 5 du/ac to 3-4 du/ac & consideration for public use (park & library)
01-II-11F	Fairfax	Providence, Sully	Hunter Mill Corridor	Text revised to mention heritage resources along 7.2 mile length of Hunter Mill Road
01-II-12F	Fairfax	Providence	Various unidentified parcels	Reduce residential density from 1-3 du/ac to 1-2 du/ac
01-II-1M	McLean	Dranesville	Chain Bridge & Davidson Roads	Text updated to reference McLean CBC Open Space Design Standards
01-II-3M	McLean	Dranesville	Lewinsville & Balls Hill Rds.	Option added for public park
01-II-4M	McLean	Dranesville	West Falls Church Transit Station Area	Reduce planned retail/office from 220,000 to 90,000 sq. ft.; reduce height limit away from I-66; delete mixed use and replace with residential at 30 du/ac; add need for parking garage
01-II-13M	McLean	Dranesville	6646 Haycock Road	Option for park added to planned public facilities (WFC Radio Towers)
01-II-19M	McLean	Providence	2004 Corporate Ridge	Increased intensity of office with support retail and service uses From 0.85 to 0.9 FAR (Tysons)

Appendix II – Adopted Area Plan Amendments: 2001 APR North County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
01-II-22M	McLean	Dranesville	1362 Chain Bridge Road	Remove text regarding parking concentration and entertainment Uses (McLean CBC)
01-11-23M	McLean	Dranesville	1300 block of Scotts Run Rd.	Reduce residential density from 1-2 du/ac to 1 du/ac
01-II-24M	McLean	Dranesville	1300 block of Scotts Run Rd.	Reduce residential density from 1-2 du/ac to 1 du/ac
01-II-25M	McLean	Dranesville	Bull's Neck Run	Option added for park; text added re no land disturbance within 100 feet of EQC
01-II-26M	McLean	Dranesville	8700 block of Lewinsville Rd.	Option added for park
01-II-27M	McLean	Dranesville	Greenway Heights	Planned for elementary school. Text added re park use until school site needed.
01-II-31M	McLean	Dranesville	1400 block of Dolley Madison	Reduce intensity of residential option from 12-6 du/ac and 17.5 du/ac to 8-12 du/ac and 12 du/ac with consolidation (McLean CBC)
01-II-1V	Vienna	Providence	Nutley & Lee Highway	Increase residential density from 1-2 du/ac to 2-3 du/ac; expand area with option of 4-5 du/ac
01-II-2V	Vienna	Providence	8328 Hilltop Ave.	Add option for residential at 3-4 du/ac (planned for 2-3 du/ac)
01-II-5V	Vienna	Hunter Mill	9100 block of Ridge Lane	Reduce residential density from 2-3 du/ac to 1-2 du/ac (Wolf Trap Creek area)
01-II-13V	Vienna	Hunter Mill	Hunter Mill Corridor	Text revised to mention heritage resources along 7.2 mile length of Hunter Mill Road
01-II-16V	Vienna	Providence	2346 Gallows Road	Reduce residential density from 3-4 du/ac to 1-2 du/ac. M**ap change.**
01-II-19V	Vienna	Providence	8055 Leesburg Pike & 1953 Gallows Road	Option for higher intensity mixed use at 1.4 FAR to include 100,000 sq. ft. hotel (Tysons)
01-III-2BR	Bull Run	Sully	6000 Old Centreville Road	Four parcels changed from residential to office up to 0.2 FAR. Map change.
01-III-4BR	Bull Run	Springfield	Fairfax Center area	Option added for residential mixed use with hotel, or multifamily

Appendix II – Adopted Area Plan Amendments: 2001 APR North County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
01-III-6BR	Bull Run	Sully	Chantilly (Dulles Suburban Center)	Two parcels changed from office or light industrial to retail. Option to redevelop Rockland Village at 16-20 du/ac. Area south of Vernon St. increased to 16-20 du/ac. Walney Road changed from light industrial to 2/3 du/ac. **Map changes**.
01-III-8BR	Bull Run	Sully	Centre Ridge	Increase residential density to 2-3 du/ac
01-III-1UP	Upper Potomac	Sully	Dulles Suburban Center	Eliminate 0.35 FAR restriction on hotels/motels
01-III-3UP	Upper Potomac	Sully	3933 Chantilly Road	Increase residential density to 3-4 du/ac
01-III-4UP	Upper Potomac	Sully	12217 Ox Hill Road (Fairfax Center area)	Option added for hotel and public utility uses
01-III-5UP	Upper Potomac	Hunter Mill	Reston-Herndon Suburban Center	Remove nonresidential options
01-III-6UP	Upper Potomac	Hunter Mill	2444 Centreville Road (Dulles Suburban Center)	Planned for nonresidential mixed use. Text added excluding auto intensive uses & drive-through uses other than banks.
01-III-8UP	Upper Potomac	Sully	INOVA Fair Oaks Hospital	Increase overall intensity to 0.30. All buildings except hospital limited to 60 feet height.
01-III-9UP	Upper Potomac	Hunter Mill	West Ox Community Planning Sector	Delete text re Middleton Farm Agricultural & Forestal District
01-III-10UP	Upper Potomac	Hunter Mill	Herndon Community Planning Sector	Remove option for low intensity office in recognition of existing townhouse development
01-III-14UP	Upper Potomac	Hunter Mill	2335 Fox Mill Road	Increase residential density to 5-8 du/ac. **Map change.**
01-III-19UP	Upper Potomac	Dranesville	9800 Georgetown Pike	Option added for public park
01-III-21UP	Upper Potomac	Dranesville	Walker Road & Amon Chapel	Option added for public park

Appendix II – Adopted Area Plan Amendments: 2001 APR North County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
01-III-25UP	Upper Potomac	Hunter Mill/ Dranesville	Turner Farm Park	Add text regarding protecting night sky around planned observatory
01-III-26UP	Upper Potomac	Dranesville	Riverfront Community Planning Sector	Allow consideration of cluster development for 10 or more acres
01-III-27UP	Upper Potomac	Dranesville	Hunter Mill Corridor	Text revised to mention heritage resources along 7.2 mile length of Hunter Mill Road
01-III-28UP	Upper Potomac	Hunter Mill	Hunter Mill Corridor	Text revised to mention heritage resources along 7.2 mile length of Hunter Mill Road
01-III-29UP	Upper Potomac	Dranesville	Springvale Community Planning Sector	Allow consideration of cluster development for 10 or more acres

Appendix III
Adopted Area Plan Amendments
2002 APR South County Cycle

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
02-I-1A	Annandale	Mason/ Braddock	Annandale Community Business Center (CBC)	Add text about Plan flexibility for higher potential development intensity
02-1-2A	Annandale	Mason	6631 Little River Turnpike	Option added for residential at 5-8 du/ac with no direct access to Little River Turnpike
02-1-1L	Lincolnia	Mason	6461 Edsall Road	Option added for residential at 30-40 du/ac with supporting retail and service uses
02-III-2BR	Bull Run	Springfield	12500 block of Braddock Road	Option added for residential at 1-2 du/ac with public sewer, possible public water and access to Braddock Road
02-II-1F	Fairfax	Mason	8700 block of Little River Turnpike	Add text clarifying location of existing retail and office use
02-II-2F	Fairfax	Braddock	4200 block of Rust Road	Option added for residential at 3-4 du/ac with conditions
02-II-3F	Fairfax	Springfield	4100 block of Legato Road (Center Pointe Church	Option to expand church on-site to 0.5 FAR. Overlay option for office up to 1.0 FAR. Change boundary of subunit to include all church-owned property.
02-II-5F	Fairfax	Mason	8700 block of Little River Turnpike	Add text that existing commercial area should not be expanded
02-IV-3LP	Lower Potomac	Mt. Vernon	9300 block of Richmond Highway	Option added for public park
02-IV-4LP	Lower Potomac	Mt. Vernon	Laurel Hill	Add text: County acquisition of Lorton, new use as parks, open space and suburban neighborhood. Map changes.
02-IV-6LP & 02-IV-8LP	Lower Potomac	Mt. Vernon	I-95 & Lorton Road	Five parcels planned and zoned for residential at 12-16 du/ac with mitigation of noise from I-95
02-IV-7LP	Lower Potomac	Mt. Vernon	Plaskett Lane & Lorton Road	Option added for public park

Appendix III – Adopted Area Plan Amendments: 2002 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
02-IV-9LP	Lower Potomac	Mt. Vernon	10712 Richmond Highway (Lorton Rte. 1 S. Gateway)	Increase percentage of office from 35% to 80%. Permit fast food & convenience stores in Gunston Commerce Center. No service stations.
02-IV-11LP	Lower Potomac	Mt. Vernon	Old Colchester Road (Meadowood Farm)	**Map changed** from residential to public park
02-IV-4MV	Mt. Vernon	Mt. Vernon	Foley St. & Hunting Creek Rd.	Option for redevelopment up to 16-20 du/ac with conditions
02-IV-7MV	Mt. Vernon	Mt. Vernon	6511 Richmond Highway (Beacon Hill)	Residential at 16-20 du/ac. Redevelopment of Groveton Baptist Church at 8-12 du/ac. Option for office up to 0.50 FAR. **Map change**
02-IV-8MV	Mt. Vernon	Mt. Vernon	6600-6700 blocks of Richmond Highway	Increase intensity of office and/or retail up to 0.50 FAR with option for 0.70 FAR.
02-IV-10MV	Mt. Vernon	Mt. Vernon	Rte. 1 & Holly Hill Rd. (Hybla Valley)	Add text: residential at 16-20 du/ac (previously map only). Add to Suburban Neighborhood Area.
02-IV-11MV	Mt. Vernon	Lee	8100 block of Richmond Highway	Option for residential at 8-12 du/ac and commercial up to 0.50 FAR along Richmond Highway. Map change.
02-IV-12MV	Mt. Vernon	Lee	3700 block of Buckman Road	Increase intensity of community-service commercial to 0.50 FAR with consolidation. Expand Suburban Neighborhood Area.
02-IV-13MV	Mt. Vernon	Lee	8200 block of Richmond Highway	Increase intensity of retail to 0.50 FAR (Mt. Vernon Shopping Center). Expand Suburban Neighborhood Area.
02-IV-16MV	Mt. Vernon	Lee	8400 block of Richmond Highway	Option for residential mixed use up to 0.50 FAR with consolidation. Designate as Suburban Neighborhood Area.
02-IV-18MV	Mt. Vernon	Mt. Vernon	8500 block of Richmond Highway	Reference to Skyview Apartments deleted from text. Designate as Suburban Neighborhood Area.
02-IV-19MV	Mt. Vernon	Mt. Vernon	8600 block of Richmond Highway	Option for residential at 5-8 du/ac with consolidation. Designate as Suburban Neighborhood Area.
02-IV-20MV	Mt. Vernon	Mt. Vernon	8559 Richmond Highway	Option for retail and/or office up to 0.35 FAR. Designate as Suburban Neighborhood Area. **Map change** from 8-12 du/ac to 5-8 du/ac.
02-IV-21MV	Mt. Vernon	Mt. Vernon	8600 block of Richmond Highway	Designate as Suburban Neighborhood Area

Appendix III – Adopted Area Plan Amendments: 2002 APR South County Cycle (continued)

APR No.	*Planning District*	*Magisterial District*	*Address*	*Change to Comprehensive Plan*
02-IV-22MV	Mt. Vernon	Mt. Vernon	8800 block of Richmond Highway	Added office, hotel and conference center uses to retail and intensity up to 0.50 FAR. **Map change**
02-IV-23MV	Mt. Vernon	Lee	6300 block of Richmond Highway	Add text consistent with map of residential at 16-20 du/ac. Designate as CBC land unit. (Kings Garden Apartments)
02-IV-25MV	Mt. Vernon	Mt. Vernon	8300 block of Richmond Highway	Designate as part of South County Community Business Center (CBC) (Mt. Zephyr Business Center)
02-IV-26MV	Mt. Vernon	Mt. Vernon	8300 block of Richmond Highway	Designate as part of South County CBC. **Map change**
02-IV-27MV	Mt. Vernon	Lee	8300 block of Richmond Highway	Intensity increased to 0.70 FAR for office and/or retail and/or mixed use. Designate as CBC. **Map change**
02-IV-28MV	Mt. Vernon	Mt. Vernon	8300 block of Richmond Highway	Designate as part of south County CBC. **Map change**
02-III-1P	Pohick	Springfield	6314 Lee Chapel Road	Option for residential at 4-5 du/ac with conditions
02-IV-1RH	Rose Hill	Lee	7500 block of Beulah Street	Option for residential at 2-3 du/ac with consolidation and access (Kingstowne)
02-IV-6RH	Rose Hill	Lee	6200 block of South Van Dorn Street	Option for residential at 5.5 du/ac with conditions
02-IV-9RH	Rose Hill	Lee	6300 block of May Boulevard	**Map changed** from private recreation to residential at 2-3 du/ac
02-IV-2S	Springfield	Lee	Franconia-Springfield/GSA Warehouse Area	Subunit D1, North: 377 dus, 115,000 sq. ft. hotel, 475,000 sf. ft. office or 360,000 sq. ft. office and 160,000 sq. ft. hotel. GSA Warehouse: Mixed use up to 1M sq. ft. light industrial, 160,000 sq. ft. conference center, 40,000 sq. ft. office & support retail; OR entertainment/conference center/hotel complex. Subunit D2: Light industrial up to 0.35 FAR. Option for biotech/research and development up to 0.50 FAR.
02-IV-4S	Springfield	Mt. Vernon	I-95 Industrial Area	One parcel planned for private open space. **Map change**

Appendix III – Adopted Area Plan Amendments: 2002 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
02-IV-5S	Springfield	Lee	Windsor Ave. & Beulah St.	Option for residential at 3-4 du/ac. **Map change**
02-IV-8S	Springfield	Lee	Alforth Ave.	Delete hotel use. Option for office with child care center. (Franconia-Springfield Metro Park)

Appendix IV
Adopted Area Plan Amendments
2004 APR North County Cycle

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
04-II-1F	Fairfax	Providence	Flint Hill School	Limited expansion of Approved Sewer Service Area to provide restroom facilities for existing athletic fields
04-II-2F	Fairfax	Sully	Hunter Mill Road	Add text re encouraging conservation easements to protect heritage resources.
04-III-3FC	Fairfax	Providence	11201 Waples Mill Road	Option for residential at 16-20 du/ac with conditions
04-II-2M	McLean	Dranesville	6862 Elm Street	Added more specific language re mixed use option
04-II-4M	McLean	Dranesville	1320 Old Chain Bridge Road	Option for mixed use up to 1.25 FAR with office and integrated personal storage use
04-II-2V	Vienna	Providence	Hunter Mill Road	Add text re encouraging conservation easements to protect heritage resources.
04-II-4V	Vienna	Providence	Cedar Community Planning Sector	Decrease density to 3-4 du/ac with conditions. **Map change**
04-II-6V	Vienna	Providence	Hunter Mill Road	Add text recognizing Hunter Mill Road as a Virginia Byway.
04-II-9V	Vienna	Providence	Cedar Community Planning Sector	Decrease density to 1-2 du/ac with conditions. **Map change**
04-III-1BR	Bull Run	Sully	6504 & 6508 Old Centreville Road	Increase density to 2-3 du/ac.
04-III-4BR	Bull Run	Sully	6200 Multiplex Drive, Centreville	Limit automobile access to three parcels; encourage pedestrian connections
04-III-9BR	Bull Run	Sully	Pleasant Valley Road Corridor	Text re designation as Virginia Byway. **Map change**
04-III-7DS	Bull Run	Sully	Udvar-Hazy Air & Space Museum	Deleted retail use and access from Willard Road
04-III-2DS	Upper Potomac	Hunter Mill	13710 Frying Pan Road	Allow optional community serving retail within mixed use development, with conditions

Appendix IV – Adopted Area Plan Amendments: 2004 APR North County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
04-III-3DS	Upper Potomac	Hunter Mill	13900 Frying Pan Road	Allow optional community serving retail within mixed use development, with conditions
04-III-6DS	Upper Potomac	Hunter Mill	Dulles Suburban Center	Add option for mixed use up to .70 FAR with 50-70% residential, 20-30% office, and 5-10% retail.
04-III-1FC	Fairfax Center	Springfield	Center Pointe Church	Delete location of parking structure; add language re its impact on adjacent residential land uses.
04-III-1UP	Upper Potomac	Dranesville	Hunter Mill Road	Add text: encouraging conservation easements to protect heritage resources.
04-III-5UP	Upper Potomac	Dranesville	Planning Sectors UP1, UP2 and UP3	Text added permitting cluster subdivisions with conditions
04-III-6UP	Upper Potomac	Dranesville	Hunter Mill Road	Add text: encouraging conservation easements to protect heritage resources.

Appendix V
Adopted Area Plan Amendments
2005-06 APR South County Cycle

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
05-I-5A	Annandale	Mason	Little River Turnpike east of Annandale	Option for office up to 0.40 FAR
05-I-7A	Annandale	Mason	Little River Turnpike & John Marr Drive	Option for retail/office mixed use up to 1.0 FAR and option for retail/office/residential mixed use up to 1.5 FAR
05-I-8A	Annandale	Mason	North Springfield VRE Station	West portion, option for office/retail mix up to 0.45 FAR; east portion, office up to 0.35 FAR with option for office/retail/residential mix. **Map change**
05-I-10A	Annandale	Mason	Little River Turnpike & Annandale Road	Option for retail/office mix up to 1.5 FAR or retail/office/residential mix up to 2.0 FAR
05-I-11A	Annandale	Mason	Annandale Town Center	Option for retail/office mix of 1.0 FAR or more if include cinema, hotel or residential
05-1-13A	Annandale	Braddock	Heritage Mall	Option for retail/office/residential mix up to 0.7 FAR
05-I-14A	Annandale	Braddock	Braddock & Rolling Road	Consider for park-and-ride facility; redevelop parcels 51 and 52 with office and support retail up to 0.5 FAR
05-I-15A	Annandale	Braddock	Little River Turnpike west of Annandale	Create new Land Unit G in Annandale CBC.
05-I-1B & 05-I-12B	Baileys	Mason	Arlington Boulevard east of Seven Corners	Text added: consolidation, building height, buffers, stormwater drainage and traffic circulation.
05-I-2B & 05-I-10B	Baileys	Mason	Columbia Pike & Leesburg Pike	Parcels between Moncure Avenue and interchange have option for retail/office residential mix up to 2.25 FAR with conditions.
05-I-9B	Baileys	Mason	Carlin Springs Road & Leesburg Pike	Option for office or hotel up to 0.50 FAR or residential of 1.45 FAR (up to 65 du/ac).
05-I-1J	Jefferson	Mason	Arlington Boulevard & Annandale Road	Add vehicle sale, rental and service establishment as planned uses (same intensity)

Appendix V – Adopted Area Plan Amendments: 2005-06 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
05-I-1L	Lincolnia	Mason	Lincolnia Road & N. Chambliss Street	Existing cemetery use maintained on one parcel; parking and stormwater management facilities may be added. Other parcels planned for residential at 5-8 du/ac with option for 12 units with consolidation.
05-II-1F	Fairfax	Braddock	Ridge Manor (east of GMU)	Text added: protecting neighborhood from consolidation, higher density, or university-related uses.
05-II-2F	Fairfax	Braddock	Olley Lane corridor	Text added: retaining low density character of no more than 1 du/ac, except for parcels at southern end redeveloped at 2.2 du/ac.
05-III-1BR	Bull Run	Springfield	Union Mill Road, Centreville	Option for development of one parcel at 1-2 du/ac with conditions
05-III-1FC	Fairfax Center	Springfield	Fairfax Corner	Option for mixed use at 0.50 to 1.0 FAR with conditions
05-III-3FC	Fairfax Center	Springfield	Fair Lakes	Option for retail, hotel, office and/or residential up to 0.6 FAR for parts of Land Units I1 through I5
05-III-1P	Pohick	Springfield	Silverbrook Road, Lorton	Option for neighborhood retail or office use not to exceed 0.25 FAR; no automobile-oriented uses.
05-III-4P	Pohick	Braddock	Burke Centre	Text added: 4 parcels appropriate for Burke Centre Residential Planned Community or residential at 2-3 du/ac.
05-III-5P	Pohick	Braddock	Main Branch & Middle Run Community Planning Sector	Text added: provision of local shuttle bus or similar to reduce demand on parking at Burke Centre VRE station and other bus and park and ride facilities.
05-III-6P	Pohick	Braddock	Burke Centre RPC	Text added: parcel south of RPC planned for residential at 0.2-0.5 du/ac
05-III-7P	Pohick	Braddock	Roberts & New Guinea Roads	Text added: redevelopment of retail site with residential at 5-8 du/ac
05-III-8P	Pohick	Braddock	Guinea Road near Burke Centre VRE	**Map change** from light industrial to public open space
05-III-9P	Pohick	Braddock	Roberts Parkway	Text added: minimizing environmental and noise impacts of industrial uses near Burke Centre VRE

Appendix V – Adopted Area Plan Amendments: 2005-06 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
05-III-10P	Pohick	Braddock	Roberts & New Guinea Roads	Text added: kiss & ride, pedestrian bridge and trail to Burke Centre VRE
05-III-11P	Pohick	Braddock	Clara Barton Dr. & Fairfax Co. Parkway	Text added re minimizing environmental and noise impacts of industrial uses near Burke Centre RPC
05-III-12P	Pohick	Braddock	Burke Centre VRE	Text added increasing parking spaces and recommending pedestrian and bicycle trails from station
05-IV-4LP	Lower Potomac	Mt. Vernon	Richmond Highway Corridor	Text changed to refer to Richmond Highway, not Route 1, and to permit interparcel access where service road not needed or would generate traffic problems.
05-IV-5MV	Mt. Vernon	Mt. Vernon	Central Avenue & Old Mt. Vernon Road	Option for residential at 4-5 du/ac
05-IV-7MV	Mt. Vernon	Mt. Vernon	Cooper Road & Richmond Highway	Text added: neighborhood office use at 0.35 FAR with option for office at 0.5 FAR; map change.
05-IV-8MV	Mt. Vernon	Mt. Vernon	George Washington Parkway corridor	Text added: development within ¼ mile as low density, single family detached; beyond ¼ mile visual impact should be mitigated.
05-IV-24MV	Mt. Vernon	Lee	Frye Road & Richmond Highway	Text added: workforce housing
05-IV-34MV	Mt. Vernon	Mt. Vernon	Old Mt. Vernon Rd. &Mt. Vernon Highway	Text added: northbound Old Mt. Vernon traffic turning onto Mt. Vernon Highway at a right angle
05-IV-35MV	Mt. Vernon	Mt. Vernon	Richmond Highway Corridor	Text changed to refer to Richmond Highway, not Route 1; transportation goals from the Lower Potomac Planning District added to the Mt. Vernon Planning District.
05-CW-1ED	Mt. Vernon	Mt. Vernon	Richmond Highway Corridor	Editorial updates to text of Mt. Vernon Planning District
05-IV-2S	Springfield	Lee	Franconia Government Center area	Option for retail up to 0.25 FAR on one parcel on Grovedale Drive

Appendix V – Adopted Area Plan Amendments: 2005-06 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
05-IV-3S	Springfield	Lee	Southwest of Island Creek subdivision	Option for residential at 4-5 du/ac on three parcels
05-IV-11S	Springfield	Lee	Newington & Loisdale Roads	Option for hotel with support retail up to 0.75 FAR with conditions
05-CW-2ED	Springfield / Franconia-Springfield	Lee	Springfield & Franconia/Springfield Planning Districts	Editorial updates to text
05-CW-3ED	Lower Potomac	Mount Vernon	Lorton-South Route 1 Community Planning Sector	Editorial updates to text

Appendix VI
Adopted Area Plan Amendments
2008-09 APR North County Cycle

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
08-II-4V	Vienna	Providence	Vienna Transit Station Area	Option for 700,000 sq. ft. of residential to be converted to office; overall FAR of 2.25.
08-III-2BR	Bull Run	Sully	Route 28 & New Braddock Road	Text added re possible future interchange shown on Transportation Plan map.
08-III-1DS	Dulles Suburban Center	Sully	Chantilly Auto Park	Option for auto dealership up to 0.35 FAR
08-III-3DS	Dulles Suburban Center	Sully	Former Redskins Park	East of Rachel Carson Middle School planned for office up to 0.50 FAR, except for two parcels planned for retail. Redskins Park deleted. **Map changes**
08-III-4DS	Dulles Suburban Center	Sully	Route 50 & Elmwood Street	Editorial update
08-III-5DS	Dulles Suburban Center	Sully	Route 28 & Willard Road	Intensity increased to 0.70
08-III-6DS	Dulles Suburban Center	Sully	Route 28 & Frying Pan Road (Land Unit D1)	On western portion, option for office, hotel, recreation and retail up to 0.40 FAR.
08-III-7DS	Dulles Suburban Center	Sully	Subunit F1, south of Dulles Airport	Southern portion planned for office and industrial/flex along Route 50. Northern portion planned for industrial up to 0.35 FAR, except for public park use on Cub Run EQC.
08-III-3UP	Upper Potomac	Sully	Inova Fair Oaks Hospital	Overall intensity increased to 0.35 FAR. Medical office buildings limited to 370,000 sq. ft.
08-III-4UP	Upper Potomac	Hunter Mill	Reston	Reference to Public Art Master Plan added to Reston Community Planning Sector & Reston-Herndon Suburban Center
08-III-5UP	Upper Potomac	Hunter Mill, Dranesville	Reston-Herndon Suburban Center	Text revised to reflect transfer of Land Unit A (Worldgate) to Town of Herndon. **Map change**

Appendix VI – Adopted Area Plan Amendments: 2008-09 APR North County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
08-III-7UP, 08-III-11UP, 08-III-12UP	Upper Potomac	Dranesville	Rte. 28 CIT Station Area North	Options: Within ¼ mile of future transit station, mixed use up to 2.8 FAR. Within ¼ & ½ mile, missed use up to 1.6 FAR. Beyond ½ mile, residential at 0.5 FAR.
08-III-13UP	Upper Potomac	Dranesville	Georgetown Pike	Text added: designation as Virginia Byway
08-III-14UP	Upper Potomac	Hunter Mill	Reston Parkway Transit Station Area	Editorial update
08-III-15UP	Upper Potomac	Dranesville	Riverfront, Springvale & Hickory sectors	Text added: burying overhead utilities, protecting trees, and improving safety and quality of life
08-III-19UP	Upper Potomac	Dranesville	Riverfront, Springvale & Hickory sectors	Text added: encouraging use of pervious and semi-pervious materials for paved areas
08-III-20UP	Upper Potomac	Dranesville	Riverfront, Springvale & Hickory sectors	Text added: protecting and restoring streams and large undeveloped areas
08-III-21UP	Upper Potomac	Dranesville	Riverfront, Springvale & Hickory sectors	Text added: exploring a possible site for a Great Falls Community Center
08-III-25UP	Upper Potomac	Hunter Mill	Reston Town Center	Option for Reston Hospital Center campus with mix of medical office and hospital uses up to 1.0 FAR overall

Appendix VII
Adopted Area Plan Amendments
2009-10 APR South County Cycle

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
09-I-1A	Annandale	Mason	Little River Turnpike & Willow Run Dr.	Option for retail and/or office on 2 acres fronting Route 236, or single family detached at 3-4 du/ac
09-I-1B	Baileys	Mason	Leesburg Pike & Glen Forest Drive	Option for office, retail or mix up to 0.25 FAR. Map change to Baileys Crossroads Community Business Center.
09-I-3B	Baileys	Mason	Lacy Drive (Glasgow Community Planning Sector)	Parcel planned for public facilities, governmental and institutional use. Option for residential at 8-12 du/ac for 2 acres on southern portion.
09-III-1FC	Fairfax Center	Springfield	Fair Oaks Mall	Increase intensity from 0.50 to 0.65 FAR overall. Option for up to 0.80 FAR with Bus Rapid Transit and up to 1.0 FAR with Metrorail extension. Redevelop as residential, retail, hotel and office uses.
09-III-2FC	Fairfax Center	Springfield	Ridge Top Road & Government Center Parkway	Re rezoning approved in 2006 for 750,000 sq. ft. of residential, office, hotel and ground-level retail uses, option to replace portion of office with single-family attached units.
09-III-5P	Pohick	Mt. Vernon	Route 123 & Windrush Drive	Text revised with updated tax map numbers.
09-IV-1FS	Franconia-Springfield	Lee, Mt. Vernon	Ft. Belvoir North Area	Text revised from Engineer Proving Ground. Eastern portion to be 2.4 million sq. ft. federal office. Mixed use option deleted.
09-IV-2FS	Franconia-Springfield	Lee	Franconia-Springfield Transit Station Area	Option for northern portion of Land Unit H: mixed use up to 1.0 FAR. If residential included, overall FAR of northern portion may be 1.2 FAR. Core area across from Springfield Town Center planned for up to 1.4 FAR with at least 150,000 sq. ft. of office
09-IV-3FS	Franconia-Springfield	Lee	Franconia-Springfield Transit Station Area	Text added: future redevelopment of Land Unit M.
09-IV-2LP	Lower Potomac	Mt. Vernon	I-95 and Furnace Road (former landfills)	Base plan revised for light industrial and public open space.

Appendix VII – Adopted Area Plan Amendments: 2009-10 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
09-IV-5LP	Lower Potomac	Mt. Vernon	S. of Route 1 and W. of Noman Cole Plant	Text revised to add recreational use and delete residential uses.
09-IV-6LP & S10-IV-LP1	Lower Potomac	Mt. Vernon	Richmond Highway & Lorton Road	No new drive-through uses permitted. Text revised re access from Lorton Road.
09-IV-7LP	Lower Potomac	Mt. Vernon	Pohick Church Historic District	Density of 5 parcels in southern portion reduced to 3-4 du/ac. Map change.
09-IV-8LP	Lower Potomac	Mt. Vernon	Subunit E8 (south of Lorton Road)	Text added re maintaining 2 parcels as open space. Previously planned for mixed use at 0.25 FAR.
09-IV-9LP	Lower Potomac	Mt. Vernon	Subunit E8 (south of Lorton Road)	Text added re discouraging auto-oriented uses on one parcel.
09-IV-12LP	Lower Potomac	Mt. Vernon	Lorton –South Route 1 Community Planning Sector	Planned use changed from industrial at 0.35 FAR to nonresidential mixed use up to 0.70 FAR, or 0.80 FAR with LEED Silver Certification (Northern Virginia Industrial Park).
09-IV-3MV	Mt. Vernon	Mt. Vernon	Richmond Highway & Huntington Avenue	Density increased on portion of Land Unit R to 52 du/ac plus a full service hotel up to 200,000 sq. ft. **Map changed** to show another parcel planned for mixed use.
09-IV-4MV	Mt. Vernon	Mt. Vernon	Huntington Transit Station Area	Figures corrected to show original 1985 boundary of Land Units B & T. **Map changed** to show 14 parcels planned for higher density of 16-20 du/ac.
09-IV-6MV	Mt. Vernon	Mt. Vernon	Dogue Creek Sewage Pumping Station	Planned use changed from residential to public facilities, for future sewer service demands. **Map changed** to public facilities.
09-IV-7MV	Mt. Vernon	Mt. Vernon	Mt. Vernon Planning District	Text revised to encourage pedestrian & bicycle facilities, stream restoration, tree preservation, & low impact development practices.
09-IV-9MV & 09-IV-10MV	Mt. Vernon	Mt. Vernon	Little Hunting Creek Sewage Pumping Station	Planned use changed from residential to public facilities, for future sewer service demands.
09-IV-11MV	Mt. Vernon	Lee, Mt. Vernon	Richmond Highway Corridor	Text revised: stormwater management

Appendix VII – Adopted Area Plan Amendments: 2009-10 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
09-IV-12MV	Mt. Vernon	Lee	Hybla Valley/Gum Springs CBC	Text revised: stormwater management
09-IV-13MV	Mt. Vernon	Mt. Vernon	INOVA Mt. Vernon Hospital campus	Increase intensity from 0.35 to 0.50 FAR with hospital facilities, medical offices, employee child care, and assisted living facility.
09-IV-14MV	Mt. Vernon	Lee, Mt. Vernon	Beacon/Groveton CBC	Text revised: stormwater management
09-IV-16MV	Mt. Vernon	Mt. Vernon	Huntington Transit Station Area	Increase number of dwelling units in Land Unit E (south of station) to 600
09-IV-18MV	Mt. Vernon	Mt. Vernon	Old Mt. Vernon High School	Editorial changes re public facilities and institutional uses and open space on high school site.
09-IV-19MV	Mt. Vernon	Mt. Vernon	Suburban neighborhoods between South County & Woodlawn CBCs	Option for mixed use with residential up to 16-20 du/ac (up from 5-8 du/ac) and retail and office up to 0.50 FAR
09-IV-20 MV	Mt. Vernon	Lee	Suburban neighborhoods between Hybla Valley & South County CBCs	Option for increased residential density of 8-12 du/ac
09-IV-2S	Springfield	Lee	Springfield INOVA Healthplex	Option for expansion to include medical care, medical office, and ancillary uses up to 296,000 square feet when Land Unit C approved for nonresidential use (now 3-4 du/ac).
09-IV-21MV	Mt. Vernon	Lee	Suburban neighborhoods between Hybla Valley & South County CBCs	Option for increased residential density of 20-30 du/ac with up to 80,000 sq. ft. of office & ground floor retail

Appendix VII – Adopted Area Plan Amendments: 2009-10 APR South County Cycle (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
09-IV-23MV, 90-IV-25MV, 09-IV-26MV	Mt. Vernon	Mt. Vernon	Richmond Highway, Penn Daw CBC	Land Unit E: Text added: parcels planned for office and/or retail up to 0.50 FAR & Penn Daw Trailer Park at 5-8 du/ac. South side of Quander Road, option for residential at 5-8 du/ac. Properties fronting Rte. 1, Penn Daw Trailer Park, & 8 parcels on Quander Rd., option for mixed use up to 1.5 FAR. Future transit center in E or Subunit F-2. Land Unit G: option for redevelopment of one parcel. **Map changed** to show parcel in Land Unit E as alternative uses.

Appendix VIII
Adopted Area Plan Amendments
2008 Base Realignment & Closure (BRAC)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
08-IV-1FS	Franconia-Springfield	Lee	Franconia-Springfield Transit Station Area	Office use up to 0.50 FAR added for 4 parcels in Subunit D2
08-IV-2FS	Franconia-Springfield	Lee	Franconia-Springfield Transit Station Area	Option for office with support retail up to 2.0 FAR on 2 parcels in Subunit D2
08-IV-4FS	Franconia-Springfield	Lee	Springfield CBC	Option for hotel up to 1.5 FAR on 3 parcels in Land Unit C
08-IV-8FS	Franconia-Springfield	Lee	Springfield CBC	Increase intensity of office and support retail on one parcel, up to 2.0 FAR. Core area of CBC expanded
08-IV-9S	Springfield	Mt. Vernon	I-95 Corridor Industrial Area	Option for office and light industrial up to 0.20 FAR on former landfill site
08-IV-10S	Springfield	Lee	Beulah Community Planning Sector	Option for office and/or hotel with support retail up to 1.5 FAR for Land Unit C
08-IV-11FS	Franconia-Springfield	Lee	Springfield CBC	Option for residential up to 45 du/ac
08-IV-3MV	Mt. Vernon	Mt. Vernon	Huntington Transit Development Area	Parcel added to TDA and planned for mixed use up to 2.0-3.0 FAR. Map change.
08-IV-4MV	Mt. Vernon	Mt. Vernon	Riverside Park Apartments	Increase intensity of multifamily from 20 du/ac to 61 du/ac.
08-IV-9MV	Mt. Vernon	Mt. Vernon	Huntington Transit Station Area	Option for mixed use up to 3.0 FAR
08-IV-10MV	Mt. Vernon	Mt. Vernon	Richmond Highway – Woodlawn CBC	Restrict option for mixed use up to 0.50 FAR to 7 parcels and remove residential component. Add new base plan for 2-3 du/ac for 2 other parcels to reflect existing uses.
08-IV-11MV	Mt. Vernon	Mt. Vernon	Richmond Highway-Woodlawn CBC	Option for office, retail and/or hotel up to 0.65 FAR on 10 parcels

Appendix VIII – Adopted Area Plan Amendments: 2008 Base Realignment & Closure (BRAC) (continued)

APR No.	***Planning District***	***Magisterial District***	***Address***	***Change to Comprehensive Plan***
08-IV-12MV	Mt. Vernon	Mt. Vernon	Richmond Highway & Sacramento Drive	Increase intensity of community-serving retail up to 0.50 FAR. Option for mixed use up to 1.50 FAR in Subunit A3.
08-IV-13MV	Mt. Vernon	Mt. Vernon	Richmond Highway – Woodlawn CBC	Increase intensity of mixed use up to 0.70 FAR (Woodlawn Shopping Center).

Appendix IX
Board-Authorized Plan Amendments
2000-2010

Amendment Number	***Planning District***	***Magisterial District***	***Address***	***Acres***	***Change to Comprehensive Plan***
S99-III-BR1	Bull Run	Sully	Mitchell-Weeks House	2	Options to preserve house on-site, off-site, or incorporate elements in new structure on-site. Option for office use on part of site.
S00-CW-2CP	Lower Potomac	Mt. Vernon	Mason Neck	9,000	Option for housing up to 0.2 du/acre if clustered, sensitive lands and open space preserved, and soils suitable for septic. Low impact development techniques.
S00-I-A1	Annandale	Braddock	Heritage Building	13	Option for higher intensity office, up to 125 ft. in height, as gateway to Annandale CBC.
S00-III-UP1	Upper Potomac	Dranesville	Dranesville Road & Woodson Dr.	7	Evergreen buffer along Loudoun Co. boundary. Option for assisted living or acute care facility.
S00-III-UP4	Upper Potomac	Sully	Chantilly Park	10	Option for up to 20 du/acre as transition to low density residential to north. Access should be from Skyhawk Drive extended and not Centreville Road.
S00-IV-MV4	Mt. Vernon	Mt. Vernon	Sky View Drive	18	Option for 14-16 du/acre with consolidation, buffering and screening, and access from Sky View Drive and Frye Road. No access to Richmond Highway.
S00-IV-S1	Springfield	Lee	Cinder Bed Road, I-95 Indust. Area	107	Option for industrial up to .35 FAR on part of site with screening and access only to Cinder Bed Rd. Option for 3-4 du/acre or industrial up to .25 FAR on other parcels.
S01-III-BR1	Fairfax Center	Springfield	Land Bay A/Forensics Lab	34	Adds Police Department facility & option for retail use
S01-IV-LP1	Lower Potomac	Mt. Vernon	Lorton South (Pohick Church Historic Overlay District)	25	Option for 4-5 du/ac for housing for elderly
S02-II-F1	Fairfax Center	Springfield	Monument Place	8	Adds option for multifamily units

Appendix IX – Board Authorized Plan Amendments 2000-2010 (continued)

Amendment Number	***Planning District***	***Magisterial District***	***Address***	***Acres***	***Change to Comprehensive Plan***
S02-II-V2	Vienna	Providence	Fairlee/Metro West	70	Redevelops single family neighborhood at Vienna Metro as transit-oriented mixed use development
S02-III-BR1	Bull Run	Sully	Chantilly Crossing (Dulles Suburban Center)	74	Permits furniture store & private recreation north of EQC
S02-III-UP1	Upper Potomac	Sully	Ox Hill	20	Decreases density of residential option
S03-II-F1	Merrifield Suburban Center	Providence	Pennell Street	18	Adds option for higher intensity office
S03-III-DS1	Dulles Suburban Center	Sully	Dulles Discovery	157	Adds option for senior housing
S03-IV-MV1	Mt. Vernon	Mt. Vernon	Provident Bank (Hybla Valley/ Gum Springs CBC)	5	Supports bank in shopping center
S03-IV-MV3	Mt. Vernon	Mt. Vernon	Hampton Inn (North Gateway CBC)	4	Increases intensity of hotel use
S03-IV-MV4	Mt. Vernon	Mt. Vernon	Memorial Heights (Beacon/ Groveton CBC)	1	Option for increased intensity with consolidation
S04-I-B2	Baileys	Mason	Fairfield at Baileys Crossing	9	Adds option for residential use
S04-I-B3	Baileys	Mason	Goodwin House	8	Option for expansion
S04-I-B4	Baileys	Mason	Opah Street	4	Option for higher density residential with consolidation
S04-III-FC2	Fairfax Center	Springfield	Ridge Top Road	25	Option for higher intensity residential mixed use with consolidation at Ridge Top & Waples Mill Roads

Appendix IX – Board Authorized Plan Amendments 2000-2010 (continued)

Amendment Number	***Planning District***	***Magisterial District***	***Address***	***Acres***	***Change to Comprehensive Plan***
S04-III-UP1	Upper Potomac	Hunter Mill	Prison Fellowship Ministries (Reston/Herndon Suburban Ctr.)	5	Option to convert office & training space to residential & to convert Bowman House to restaurant & inn
S04-IV-LP1	Lower Potomac	Mt. Vernon	Lorton Valley	10	Option for higher density residential with consolidation
S04-IV-MV1	Mt. Vernon	Lee	Buckman Road	19	Option for higher density residential
S04-IV-MV2	Mt. Vernon	Lee	Beacon/Groveton Land Unit D	5	Option for higher intensity with consolidation
S04-IV-MV3	Mt. Vernon	Mt. Vernon	Bellapais Property	25	Development consistent with conservation easement; preserve existing unit & add 1 single family detached unit
S04-IV-RH1	Rose Hill	Lee	Hayfield Animal Hospital	5	Option for expansion of animal hospital; option for residential use
S04-IV-S1	Springfield	Lee	Springfield CBC	1	Supports hotel use at Old Keene Mill & Backlick Roads
S05-III-BR1	Centreville	Sully	Centreville Historic Overlay District	40	Preserves Civil War earthworks and fortifications. Proposals should follow Design Guidelines adopted by ARB. Traffic impacts should be minimized.
S05-III-FC1	Fairfax Center	Sully	Fairfax Center Subunit A6	7	Option for independent living facility
S05-IV-LP2	Lower Potomac	Mt. Vernon	Laurel Hill Community Planning Sector	3,280	Redevelopment of Reformatory & Penitentiary Area with senior housing, parks, schools, golf course, and Workhouse Arts Center. Includes adaptive reuse.
S05-IV-LP4	Lower Potomac	Mt. Vernon	Lorton South Route 1, Subunit B2 (INOVA Healthplex)	18	Provides for medical office, urgent care & outpatient services
S06-III-BR1	Bull Run	Sully	Centreville Suburban Center, Subunit C2	3	Option for office with adjustments to parcels in Old Centreville Road Park
S06-IV-LP1	Lower Potomac	Mt. Vernon	Lorton Corner	3	Option for drive-in bank & drive-through pharmacy

Appendix IX – Board Authorized Plan Amendments 2000-2010 (continued)

Amendment Number	***Planning District***	***Magisterial District***	***Address***	***Acres***	***Change to Comprehensive Plan***
S06-IV-S1	Franconia-Springfield	Lee	Springfield Mall	182	Redevelopment as a mixed use town center with retail, office, hotel and residential uses.
S07-III-UP1	Upper Potomac	Hunter Mill	United Parish of Reston	4	Option for redevelopment as elderly housing
S07-IV-RH1	Rose Hill	Lee	Kingstowne (Beulah & Manchester Streets)	7	Adds workforce housing to area previously approved for Kingstowne Regional Library and elderly housing
S07-IV-S1	Springfield	Lee	I-95 Industrial Area (Backlick Rd. north of Fullerton)	15	Option for office and/or hotel with consolidation
S08-III-DS1	Dulles Suburban Center	Sully	Route 28 & Willard Road (Chantilly)	39	Option for hotel and/or accessory restaurant uses & office use up to 0.7 FAR overall. Individual hotels max 1.0 FAR. Maximum of two hotels.
S08-III-FC1	Fairfax Center	Sully	Fair Ridge Drive & Route 50	28	Option for elderly housing
S08-III-P1	Pohick	Mt. Vernon	Ox Road north of Furnace	5	Option for assisted living facility
S08-IV-RH1	Rose Hill	Lee	Hilltop Sand & Gravel (Beulah St. & Telegraph Rd.)	33	Option for redevelopment as office and retail
S09-IV-LP1	Lower Potomac	Mt. Vernon	South County Middle School	80	School should be oriented to Laurel Crest Dr. with cultural interpretation of former Nike site.
S09-IV-LP2	Lower Potomac	Mt. Vernon	Lorton South Rte. 1, Subunit B2	15	Adds hotel & assisted living facility to INOVA Healthplex site
S09-IV-MV2	Mt. Vernon	Mt. Vernon	Beacon/Groveton CBC	1	Intensity of office or retail reduced to 0.15 FAR; drive-through uses excluded.
S10-IV-FS1	Franconia-Springfield	Lee	Springfield CBC, Land Unit C	2	Option for hotel with access from Bland Street
S10-IV-LP1	Lower Potomac	Mt. Vernon	Lorton Corner	3	Option for drive-in bank & drive-thru pharmacy

APPENDIX X

Special Studies by Geographic Area and Year of Area Plan Amendment Adoption

Annandale Area

ST10-CW-2CP, Annandale Community Business Center

Date of Adoption: July 13, 2010

Size and Location: 237 acres oriented to the Little River Turnpike and Columbia Pike corridors between Heritage Drive and Evergreen Lane.

Background: During the 2005 South County Area Plans Review, a nomination was submitted to increase building heights and intensity in the Annandale CBC. The nomination also proposed a Town Center. In 2007 the county received an Advisory Services Report from the Urban Land Institute. Then the Board of Supervisors directed staff to work with the Annandale community on a planning study for the CBC.

Recommendations: Base development option with building heights ranging from 4 stories to 12 stories. Incentive development option with building heights ranging from 6 stories to 12 stories with consolidation and provision of one of the following: a major public facility; enhanced green building certification; 20% affordable and/or workforce housing; or 5% of construction costs for public art. Maximum development potential in the CBC of 7.1 million square feet, which maintains the buildout potential in the current Comprehensive Plan. 2.7 million square feet of the maximum development potential is in residential use. Intent is to encourage mixed-use projects with context-sensitive streetscapes, good quality urban design, and form-based planning concepts.

Baileys Crossroads Area

ST10-CW-3CP, Baileys Crossroads Community Business Center

Date of Adoption: July 13, 2010

Size and Location: 453 acres centered on the interchange of Leesburg Pike and Columbia Pike.

Background: During the 2005 South County Area Plans Review, there were several nominations for changes to the Comprehensive Plan for Baileys Crossroads. The Board decided that the CBC should be evaluated. In 2007 the county received an Advisory Services Report from the Urban Land Institute. Subsequently, the Board directed staff to work with a Citizens Advisory Committee on a planning study of the CBC. An interagency team of staff worked with a team of consultants. The study included interviews with a diverse group of stakeholders and property owners and two public open houses. As a result of the public input, a “preferred concept” was developed and incorporated into the revised plan for Baileys.

Recommendations: Redevelopment of CBC into an urban, pedestrian-oriented, mixed-use center. Highest intensity focused in the new Town Center District along Leesburg Pike, near two future stops on the proposed Columbia Pike streetcar line. Total development potential is

8.9 million nonresidential square feet and 8,900 housing units, an increase of 0.4 million square feet and 3,500 units over the previous Comprehensive Plan.

Centreville Historic Overlay District

ST04-III-BR1 & ST05-III-BR1

Date of Adoption: February 26, 2007

Size and Location: The Centreville Historic Overlay District (CHOD) is almost 83 acres in size and is located south of I-66 in the northeast quadrant of Lee Highway (Route 29) and Sully Road (route 28).

Background: In 2004 the Board of Supervisors authorized a special study to consider the expansion of the CHOD. The study also considered four deferred Area Plan Review nominations. The study identified significant civil war earthworks on parcels included in one of the APR nominations. Staff worked with a citizens work group and coordinated the proposed plan amendment with the Fairfax County History Commission and the Architectural Review Board.

Recommendations: Expanded boundaries of CHOD to include 67 parcels and right-of-way, including the remains of Civil War forts and earthworks. Added language to the Plan regarding protection of the earthen fortifications and commercial uses compatible with the CHOD in terms of use and intensity.

Dulles Corridor Transit Station Area

S98-CW-4CP, Dulles Corridor Transit Station Area

Date of Adoption: April 21, 2001

Size and Location: 1,850 acres along the Dulles Airport Access and Toll Road, from the W&OD Trail on the east to Loudoun County on the west.

Background: In 1998 the Board of Supervisors authorized a special study of the Dulles Corridor. The purpose of the study was to evaluate land use around four proposed transit station areas in the median of the Dulles Airport Access and Toll Road. A citizen task force was appointed in 2000 to work with staff on new recommendations.

Recommendations: Redevelopment to a more urban, transit-oriented and pedestrian-friendly development pattern in the Transit Station Areas, while maintaining the existing suburban character at the edges of the corridor. Increased nonresidential square feet by 5 million and housing units by 7,000 over the previous Comprehensive Plan.

Lake Anne

ST06-III-UP2, Lake Anne Village Center

Date of Adoption: March 30, 2009

Size and Location: 41 acres in the northeastern quadrant of Reston, with Washington Plaza as its core.

Background: The Lake Anne Village Center was designated as an Historic Overlay District in 1984 and as a Revitalization Area in 1998. In 2005 the county received a consultant report on economic and market analysis of revitalization scenarios for Lake Anne. This was followed by community input regarding the general direction for revitalization, through focus groups and a design charrette. In 2006 the Board of Supervisors authorized a special study and in 2007 the Design Guideline Technical Advisory Panel was appointed. This group worked with the county's consultant to prepare Plan text including urban design guidelines. In addition, the recommended Plan amendment was informed by a transportation and parking analysis from a second consultant.

Recommendations: For the land units surrounding and adjacent to Washington Plaza, two options are proposed. The Redevelopment Option provides for a maximum of 1.9 million square feet, with an additional 994 housing units and 151,000 nonresidential square feet in the Village Center. The Full Consolidation Option allows for a maximum of 2.4 million square feet, with an additional 1,334 housing units and 177,000 nonresidential square feet.

Merrifield Area

S98-CW-2CP, Merrifield Suburban Center

Date of Adoption: June 11, 2001

Size and Location: 1,185 acres located east of the City of Fairfax, west of the City of Falls Church, and south of the Town of Vienna. Includes Inova Fairfax Hospital.

Background: In 1998 the District Supervisor held a "Visioning" workshop for the Merrifield Suburban Center. Participants at this workshop included staff from Fairfax County Departments of Planning & Zoning, Transportation, and Housing & Community Development, as well as the Virginia Department of Transportation, as well as landowners and residents of nearby neighborhoods. Subsequently the Board of Supervisors authorized a special study and established a Citizen's Task Force. The study period included three Town Hall meetings and other public outreach.

Recommendations: Create a town center south of Route 29 and encouragement of transit-oriented development between the Dunn Loring Metro station and Route 29, with the two areas linked with both pedestrian and vehicular facilities. Objectives were that quantity and mix of development should have no more traffic impact than previous Plan; that future development in the two core areas be pedestrian-oriented and urban; that more housing be provided, especially near Metro; and that affordable housing be provided in all future residential developments. Provided two options to encourage mixed-use development. Option 1 has maximum potential for office and retail uses of 28.2 million square feet, or 1.1 million square feet more than the

previous Plan. Option 2 has maximum potential for housing of 34.3 million square feet, or 4.8 million square feet more than the previous Plan.

ST08-I-MS1, Inova Fairfax Hospital/Woodburn Center for Mental Health

Date of Adoption: July 27, 2010

Size and Location: 66 acres located north of Woodburn Road and west of Gallows Road.

Background: In 2008 the Board of Supervisors authorized a special study for the Woodburn Center for Mental Health and the adjoining county and Inova-owned properties and the Inova Fairfax Hospital Campus.

Recommendations: Additional medical care facility and related uses up to 1.0 FAR or 2.9 million square feet, or 0.6 million more square feet than under the previous Plan. Includes 0.3 million more square feet of hospital uses and 0.3 million square feet of ambulatory care uses. Conditioned on relocation of Woodburn Mental Health Center to another site.

Springfield Area

S00-CW-1CP, Engineer Proving Ground

Date of Adoption: July 23, 2001

Size and Location: 803 acres south of Franconia-Springfield Parkway

Background: In 2000 the Board of Supervisors authorized a special study of the Engineer Proving Ground site. The purpose of the study was to consider Plan revisions to respond to the changing character of the area, and to re-examine the transportation/land use balance. An EPG Task Force was appointed to work with staff on the new recommendations. Since the adoption of the EPG Comprehensive Plan guidance in 1994, a significant amount of housing, hotel, office and retail uses have been built in nearby locations. At the same time the area is deficient in parks and recreation facilities and is experiencing traffic congestion.

Recommendations: Cluster development on east side of site in three nodes with maximum intensity of 2.0 FAR. Preserve west side for public parks and open space, school site, and commuter parking lot.

S98-CW-1CP(B), Springfield Community Business Center

Date of Adoption: May 20, 2002

Size and Location: 169 acres at intersection of I-395 and Old Keene Mill Road.

Background: In 1998 the Board of Supervisors authorized a special study of the Springfield CBC. A Task Force was appointed to work with staff on new land use and transportation recommendations. The study focused on refining the community's vision for a high-intensity, mixed-use downtown, given the proximity of major highways, Metrorail and the Virginia Railway Express. Plan recommendations were informed by a consultant's market analysis and by another consultant's analysis of transportation impacts and parking.

Recommendations: Focus on Land Unit A with parcels along I-395 highest in intensity. Mixed use development with high rise office, hotel, civic, retail and residential uses with maximum 2.6 million square feet or 1.1 FAR.

S09-CW-3CP, Springfield Connectivity

Date of Adoption: January 21, 2010

Size and Location: 800 acres in Franconia-Springfield Transit Station Area and the Springfield Community Business Center (CBC). Focus on 600 acres at intersection of I-95 and Old Keene Mill/Franconia Roads.

Background: In 2006 the Urban Land Institute conducted an Advisory Services Panel on strategies for revitalization of Springfield. Among the panel's recommendations were transportation improvements to better connect the Springfield Mall area to the portion of the CBC north of Old Keene Mill Road. Subsequently, the Board of Supervisors authorized the Springfield Connectivity Study, which was completed in 2008. In 2009 the Board directed staff to consider incorporating recommendations of the Connectivity Study into the Comprehensive Plan.

Recommendations: Improvements in urban design, streetscape and placemaking. Improved road network, complete streets and enhanced circulator service. Land Unit A (north of Old Keene Mill Road) replanned as an urban village at up to 1.6 FAR including office, hotel, retail and multifamily units. Land Unit D-2 replanned as a commuter parking facility, with increased intensity up to 0.7 FAR on 4 acres closest to Old Keene Mill Road.

ST09-IV-S1, BRAC#08-IV-15, BRAC#08-IV-35, Loisdale Road

Date of Adoption: April 6, 2010

Size and Location: 121 acres east of Loisdale Road in the I-95 Corridor Industrial Area.

Background: As part of the 2008 Base Realignment and Closure (BRAC) review process, there were nominations proposed for the Loisdale Road area. In 2009 the Board of Supervisors authorized a special study to analyze the benefits and impacts of introducing additional uses, to include office, vehicle sales and service or comparable uses, and public parks.

Recommendations: Base Plan for industrial use at an intensity of up to .35 FAR. Option 1 for vehicle sales on 30 acre site with intensity up to .10 FAR; Option 2 for office use at intensity up to .20 FAR.

Telegraph Road Corridor Special Study

S01-CW-1CP, Telegraph Road Corridor Special Study

Date of Adoption: June 3, 2002

Size and Location: The Telegraph Road corridor is located in southeastern Fairfax County and extends almost 7 miles from Beulah Street on the south to I-495 on the north.

Background: In 2001 the Board of Supervisors authorized a special study of the Telegraph Road corridor. Its purpose was to consider land use and transportation recommendations for vacant and underutilized properties in the corridor. The study focused on environmental conditions and transportation access constraints associated with Telegraph Road.

Recommendations: Recognized existing uses, but recommended against redevelopment or expansion of planned uses until roadway designs finalized for the northern section of the corridor, as part of the Wilson Bridge project. Maximum residential potential reduced slightly from previous Plan due to concerns over RPAs, EQCs, marine clay soil, stormwater management and flooding.

Tysons Corner

ST05-CW-2CP, Tysons Corner Urban Center

Date of Adoption: June 22, 2010

Size and Location: The Tysons Corner Urban Center is 2,100 acres located in northeastern Fairfax County. It is located at the confluence of I-495 with the Dulles Airport Access and Toll Road, Route 7 and Route 123.

Background: During the 2004 Area Plan Review, 20 nominations for Tysons Corner were submitted. These nominations were deferred and the Board of Supervisors authorized a special study to evaluate the area's transportation system and review Tysons Corner rail-related Plan nominations, with the arrival of four Metro stations. In March 2005 the Board established the Tysons Land Use Task Force to coordinate public outreach and input and to recommend updates to the Comprehensive Plan. The Task Force held 45 public workshops and outreach sessions between 2006 and 2008. In September 2008 the Task Force forwarded its "Vision" document to the Board of Supervisors who accepted it and directed the Planning Commission to incorporate its recommendations into the Plan. The Planning Commission Tysons Committee held over 50 public meetings before submitting its recommendations to the Board in May 2010.

Recommendations: Plan amendment sets forth a vision and implementation approach and areawide recommendations for land use, transportation, environmental stewardship, public facilities and urban design. Also includes recommendations for the four Transit-Oriented Development districts (TODs) surrounding the new Metrorail stations (Tysons East, Tysons Central 123, Tysons Central 7 and Tysons West). Recommendations for the four Non-TOD districts provide a transition between the higher intensities planned near the stations and the surrounding communities.

APPENDIX XI
CENTERS WITH MOST DEVELOPMENT POTENTIAL

For the 28 mixed use and industrial centers, 2010 Plan potential was compared to existing development for the four taxable nonresidential and three residential land uses. There are 14 centers with unbuilt potential for one million or more square feet of Office space. These centers and the ranges of their remaining Plan potential are shown below. A map showing the location of the county's activity centers is included at the end of this appendix.

Centers with Most Unbuilt Potential Office Space

Name of Center	*Square Feet*
	Between 1 million & 3 million SF unbuilt
Baileys Crossroads	
Beacon/Groveton	
Centreville	
Fairfax Center	
Franconia/Springfield	
Hybla Valley/Gum Springs	
Kingstowne	
Lorton-South Route 1	
Merrifield	
Springfield	
Van Dorn	
	Over 8 million SF
Reston-Herndon	8,169,445
	Over 30 million SF
Dulles	31,511,938
Tysons Corner	30,926,857

Eleven of the centers have between one million and three million square feet of unbuilt office space in 2010, when their existing development is compared to their Plan potential. One, the Reston-Herndon Suburban Center, has over 8 million square feet of unbuilt office space. The greatest potential increases in office development are in the Dulles Suburban Center and the Tysons Corner Urban Center, which each have over 30 million square feet of unbuilt space. It should be noted that the Reston-Herndon Corridor is currently being replanned, so that its Plan potential may be increased in the near future.

Centers with Most Unbuilt Potential Retail/Hotel Space

There are five centers with more than one million square feet of unbuilt retail/hotel space in 2010. They are the Springfield Community Business Center, with 1.1 million square feet; the Merrifield Suburban Center, with 1.6 million square feet; the Reston-Herndon Suburban Center, with 2.7 million square feet; the Tysons Corner Urban Center, with 3.7 million square feet; and

the Dulles Suburban Center, with 9.5 million square feet. It should be noted that the Dulles Suburban Center, at 6,764 acres, is almost three times as large as Reston-Herndon or Tysons, which are each around 2,100 acres in size.

Centers with Most Unbuilt Potential Industrial Space

There are four centers with more than one million square feet of unbuilt industrial space in 2010. They are the Lorton-South Route 1 Suburban Center, with 1.5 million square feet; the Beltway South Industrial Area, with 9.1 million square feet; the I-95 Corridor Industrial Area, with 12 million square feet; and the Dulles Suburban Center, with unbuilt potential of 20 million square feet of Industrial space. Again, the Dulles Suburban Center, at 6,764 acres, is almost twice as large as the Lorton-South Route 1 Suburban Center (3,519 acres), almost four times as large as the I-95 Corridor (1,495 acres), and almost ten times as large as the Beltway South Industrial Area (677 acres).

Centers with Most Unbuilt Single Family Detached Units

There are seven centers in which Plan potential for single family detached units exceeds the existing number. They are Woodlawn Community Business Center, with 20 unbuilt units; the Van Dorn Transit Station Area, with 34 remaining units; the West Falls Church Transit Station Area, with 51 unbuilt units; the Huntington Transit Station Area, with 239 unbuilt units; the Dulles Suburban Center, with 254 remaining units; the Centreville Suburban Center, with 474 unbuilt units; and the Franconia-Springfield Transit Station Area, with 491 remaining units. Eight centers have no Plan potential for single family detached units. In the remaining thirteen centers, existing single family development is slightly greater than Plan potential for single family detached units.

Centers with Most Unbuilt Townhouses

When existing development is compared to Plan potential, fifteen of the mixed use centers have small numbers of unbuilt townhouse units. Only two of the centers have significant potential for townhouses: Fairfax Center, with 2,067 units, and the Lorton-South Route 1 Community Business Center, with 3,695 units. Six centers have no Plan potential for townhouse units. In the remaining five centers, existing development is slightly greater than Plan potential for townhouses.

Centers with Most Unbuilt Multifamily Units

Name of Center	*Multifamily Units*
	Fewer than 1,000 Unbuilt
Hybla Valley/Gum Springs	
Kingstowne	
Seven Corners	
Van Dorn	
Woodlawn	
	1,000-3,000 Unbuilt
Annandale	
Beacon/Groveton	
Centreville	
Huntington	
North Gateway/Penn Daw	
Springfield	
Vienna	
West Falls Church	
	3,000-5,000 Unbuilt
Baileys Crossroads	
Franconia-Springfield	
Merrifield	*6,623 Unbuilt*
	Greater than 10,000 Unbuilt
Beltway South Industrial Area	
Dulles	
Reston-Herndon	*16,089 Unbuilt*
Tysons Corner	*42,217 Unbuilt*

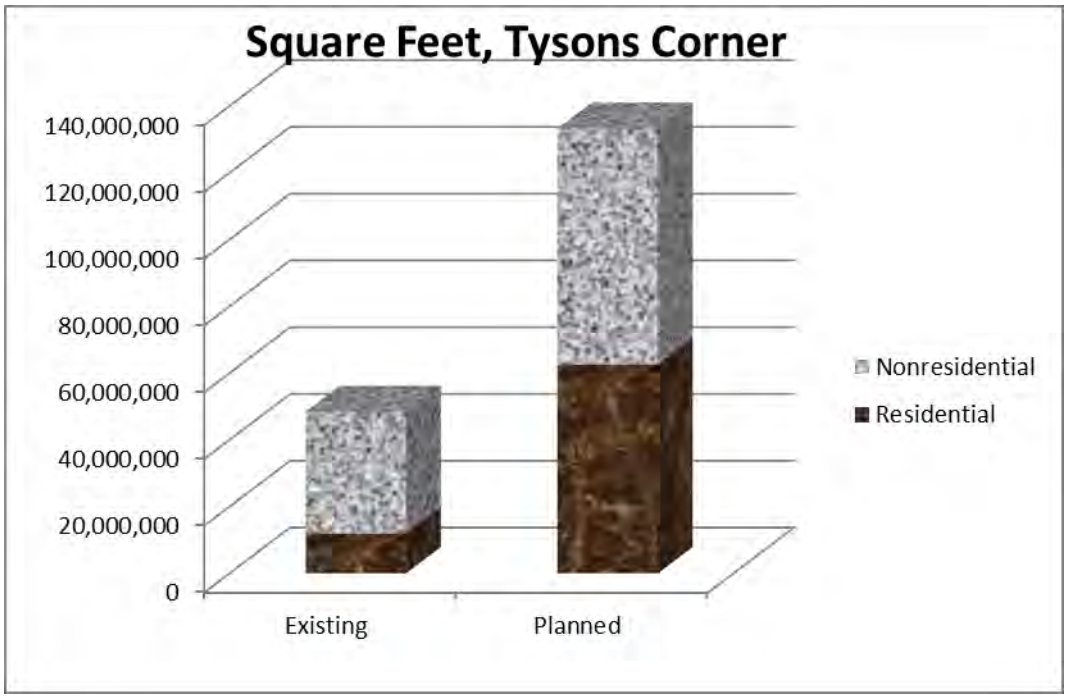
When existing development in 2010 is compared to Plan potential, twenty-one of the centers have remaining unbuilt units. The table above shows that for six of the centers, unbuilt units number less than 1,000. For another eight centers, remaining multifamily units are between 1,000 and 3,000. Baileys Crossroads and Franconia-Springfield each have Plan potential for another 3,000 to 5,000 multifamily units, while the Merrifield Suburban Center could add 6,623 units. Both the Beltway South Industrial Area and the Dulles Suburban Center have over 10,000 unbuilt multifamily units, while the Reston-Herndon Suburban Center currently has Plan potential for another 16,089 units. The county's only Urban Center, Tysons Corner, could add by far the largest number of multifamily units, 42,217.

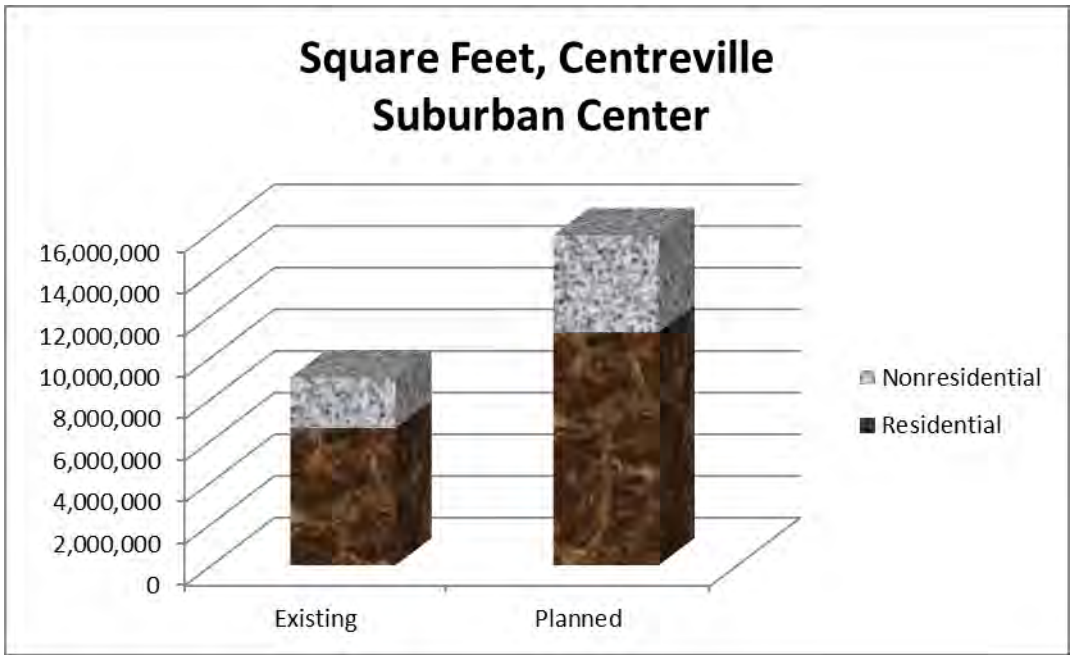
Of the remaining centers, three have no Plan potential for multifamily units; they are the I-95 Corridor Industrial Area and the Ravensworth and South County Community Business Centers. In the remaining four centers, existing multifamily units in 2010 are greater than Plan potential. They are the McLean Community Business Center, with 134 additional units; the Flint Hill Suburban Center, with 218 additional units; the Fairfax Center Suburban Center, with 407 additional units; and the Lorton-South Route 1 Community Business Center, with 1,084 additional units.

Overall, there are four mixed use centers which have significant unbuilt potential in both nonresidential and residential land uses. They are as follows:

- Tysons Corner Urban Center –
    - 30.9 million square feet office potential
    - 3.7 million square feet retail/hotel potential
    - 42,217 multifamily units potential
- Dulles Suburban Center –
    - 31.5 million square feet office potential
    - 9.5 million square feet retail/hotel potential
    - 20.4 million square feet industrial potential
    - 10,063 multifamily units potential
- Reston-Herndon Suburban Center –
    - 8.2 million square feet office potential
    - 2.7 million square feet retail/hotel potential
    - 16,089 multifamily units potential
- Merrifield Suburban Center –
    - 3.3 million square feet office potential
    - 1.6 million square feet retail/hotel potential
    - 6,623 multifamily units potential

The Plan potential in the county's mixed use centers is illustrated in the charts below. Residential square feet were calculated by multiplying units times estimated housing sizes.




Square Feet, Centreville Suburban Center
16,000,000
14,000,000
12,000,000
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8,000,000
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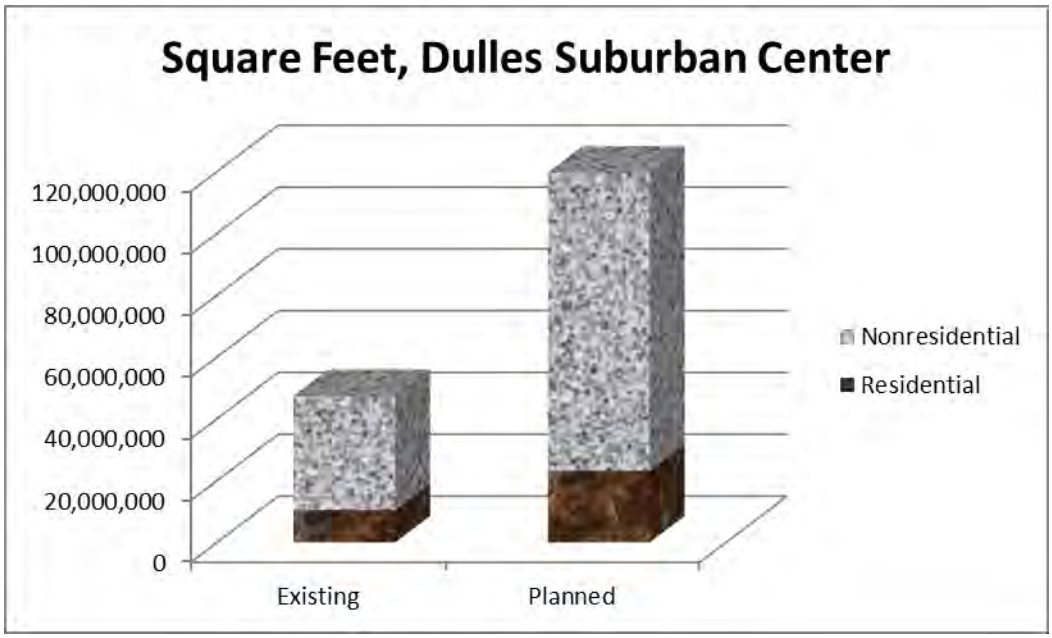
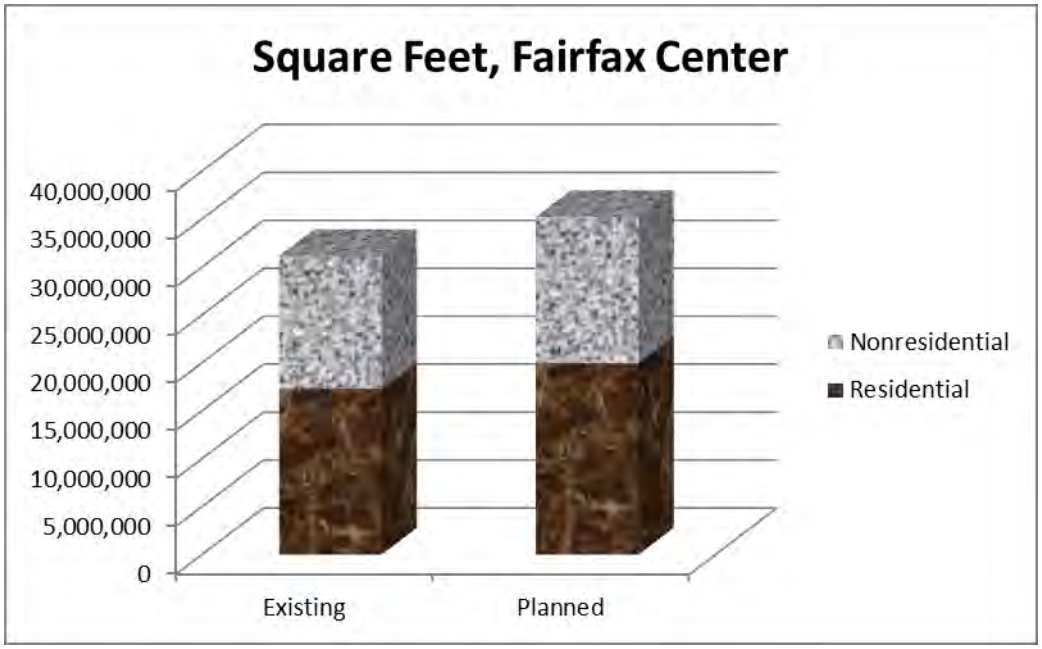
Existing
Planned
Nonresidential
Residential


Square Feet, Dulles Suburban Center
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
Existing
Planned
Nonresidential
Residential


Square Feet, Fairfax Center
40,000,000
35,000,000
30,000,000
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15,000,000
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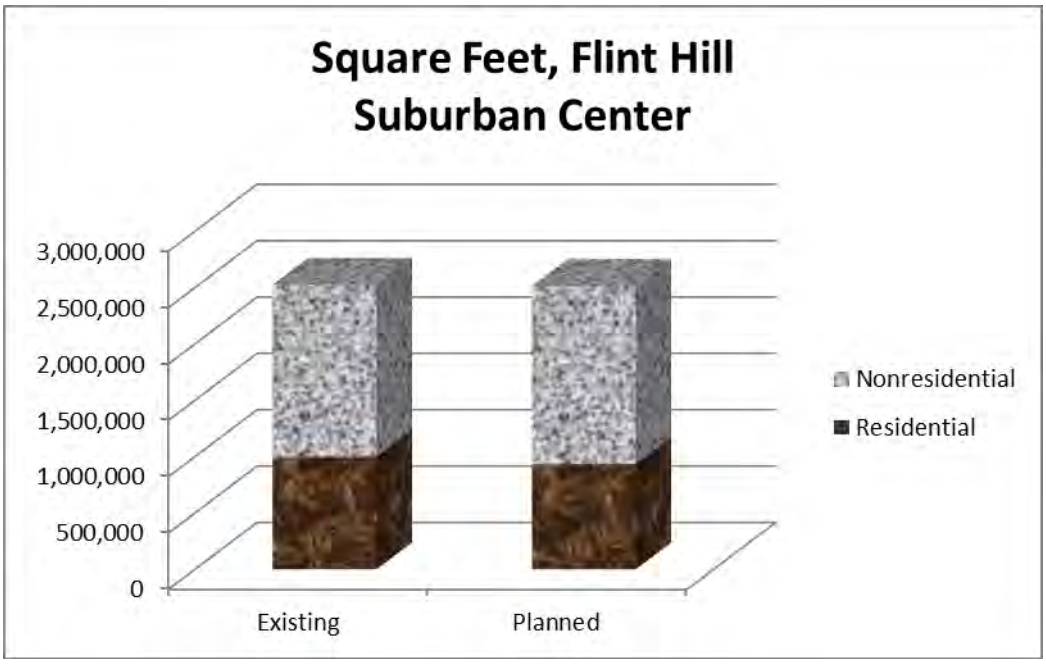
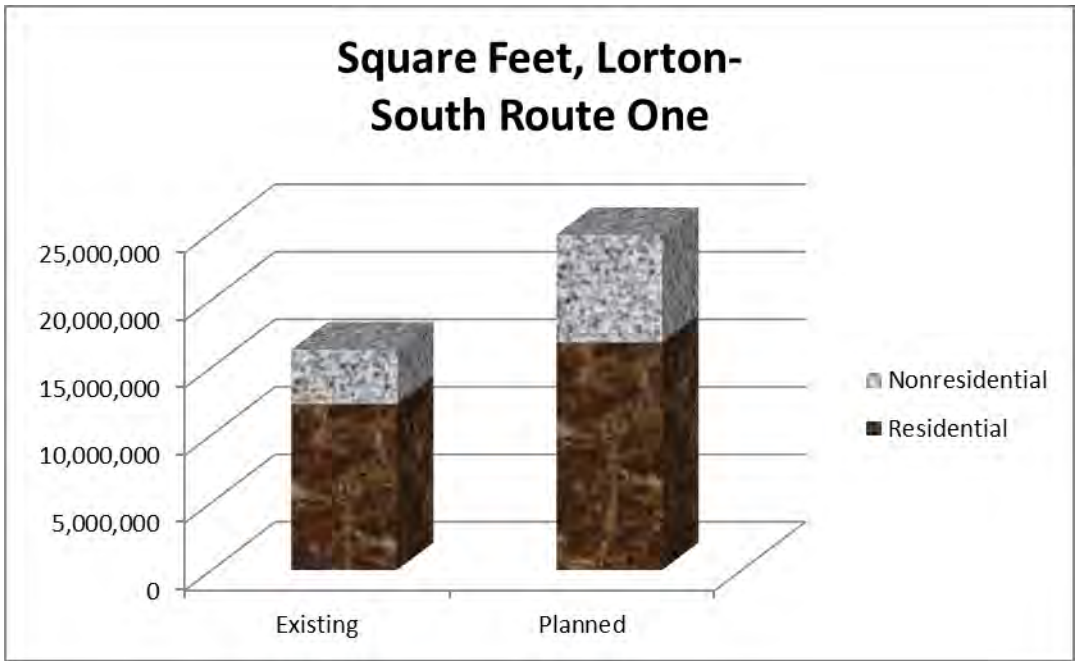
0
Existing
Planned
Nonresidential
Residential


Square Feet, Flint Hill Suburban Center
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
Existing
Planned
Nonresidential
Residential


Square Feet, Lorton-South Route One
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20,000,000
15,000,000
10,000,000
5,000,000
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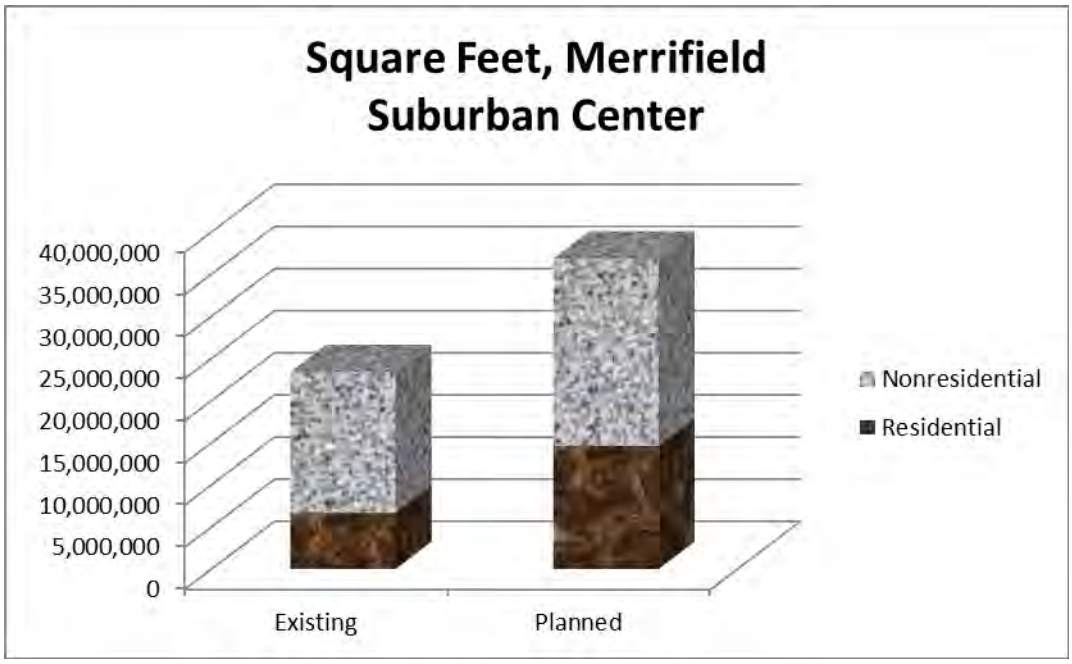
Existing
Planned
Nonresidential
Residential


Square Feet, Merrifield Suburban Center
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20,000,000
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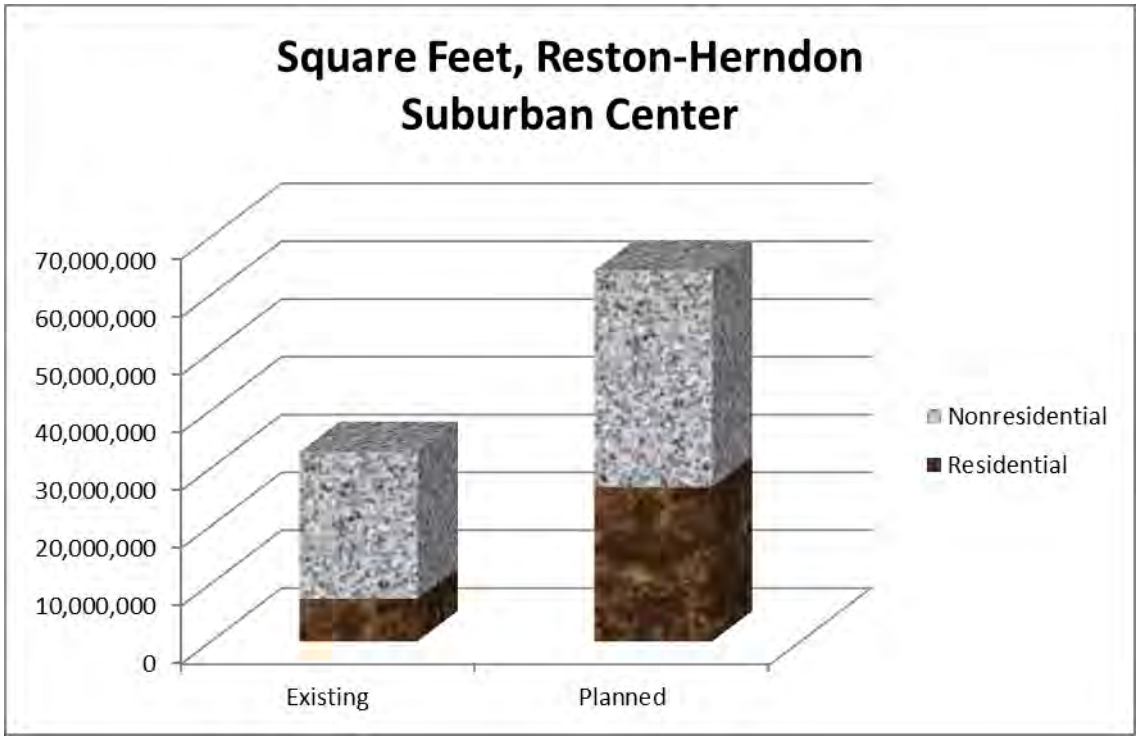
Existing
Planned
Nonresidential
Residential


Square Feet, Reston-Herndon Suburban Center
70,000,000
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
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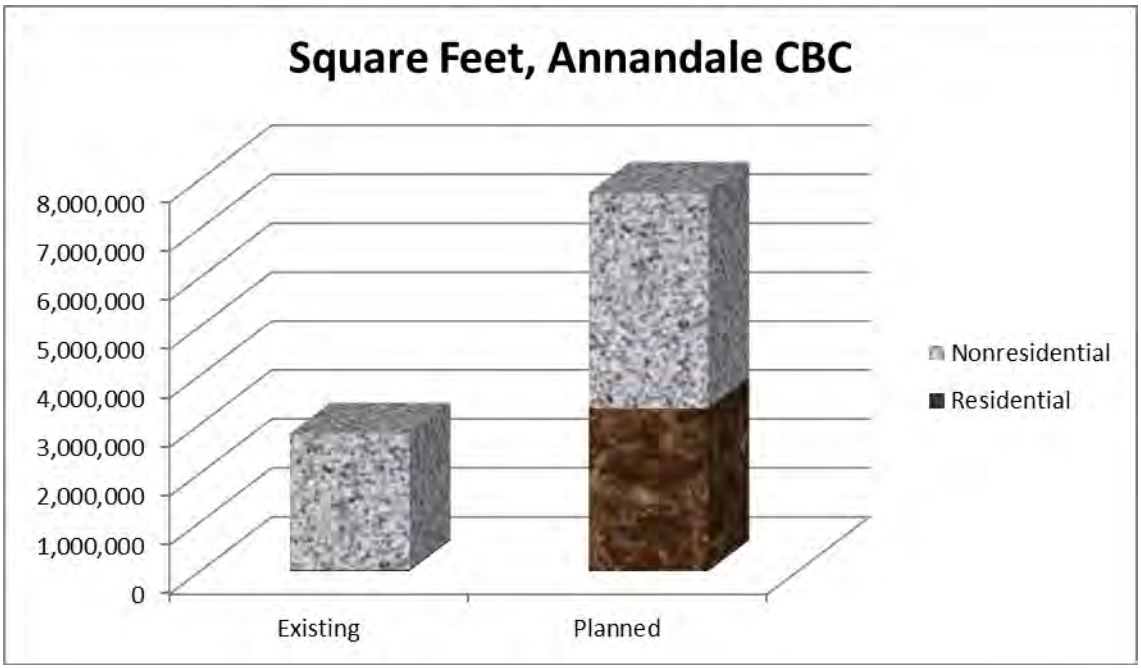
Existing
Planned
Nonresidential
Residential


Square Feet, Annandale CBC
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7,000,000
6,000,000
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4,000,000
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2,000,000
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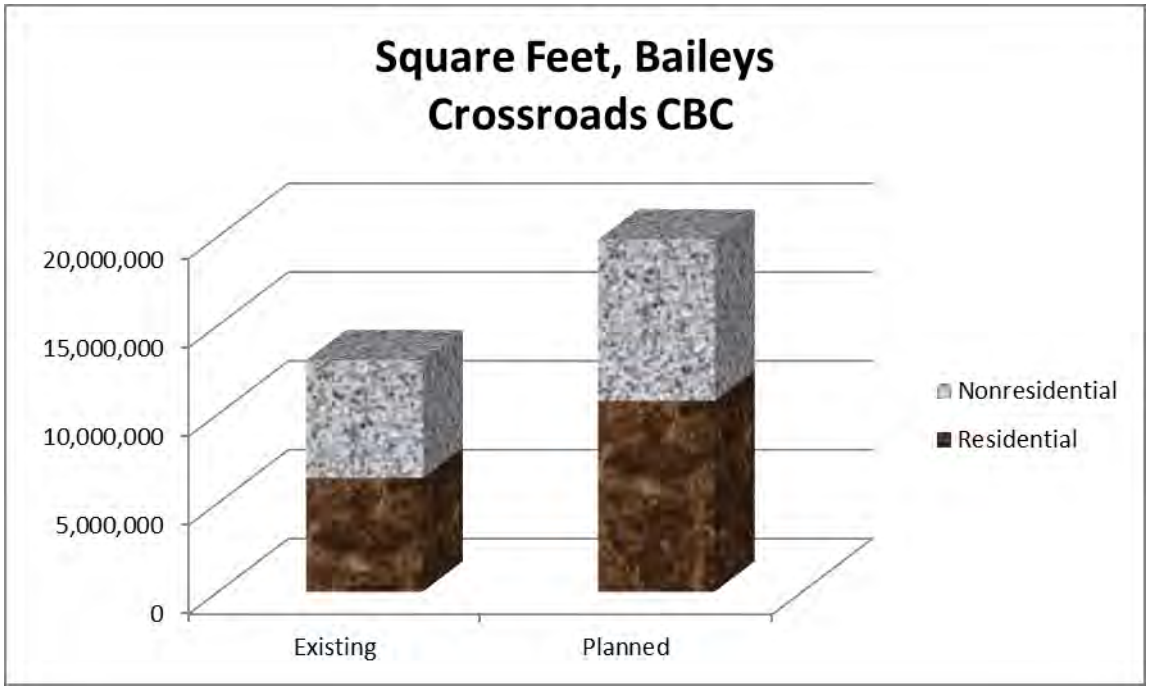
0
Existing
Planned
Nonresidential
Residential


Square Feet, Baileys Crossroads CBC
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15,000,000
10,000,000
5,000,000
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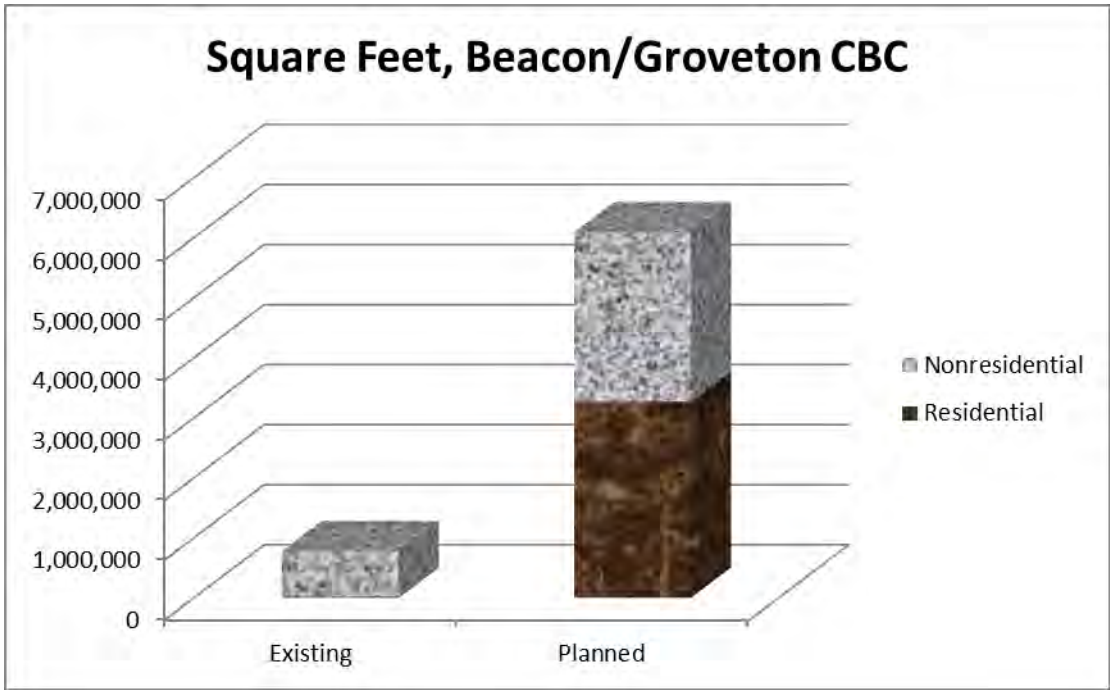
Existing
Planned
Nonresidential
Residential


Square Feet, Beacon/Groveton CBC
7,000,000
6,000,000
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4,000,000
3,000,000
2,000,000
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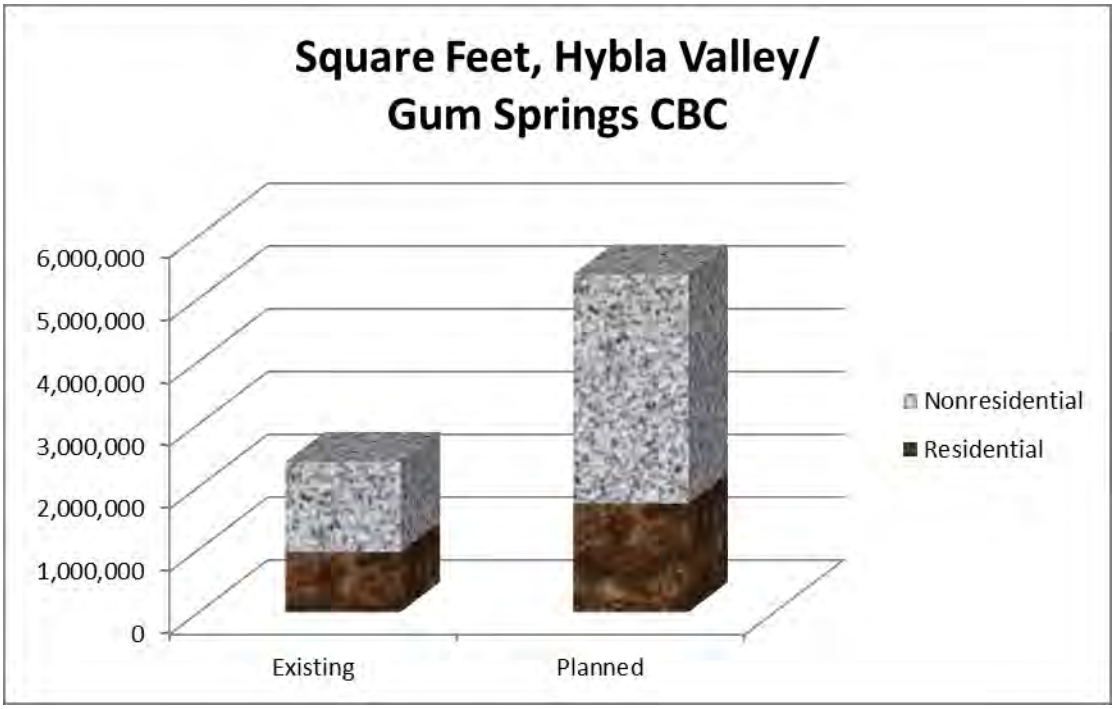
0
Existing
Planned
Nonresidential
Residential


Square Feet, Hybla Valley/
Gum Springs CBC
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4,000,000
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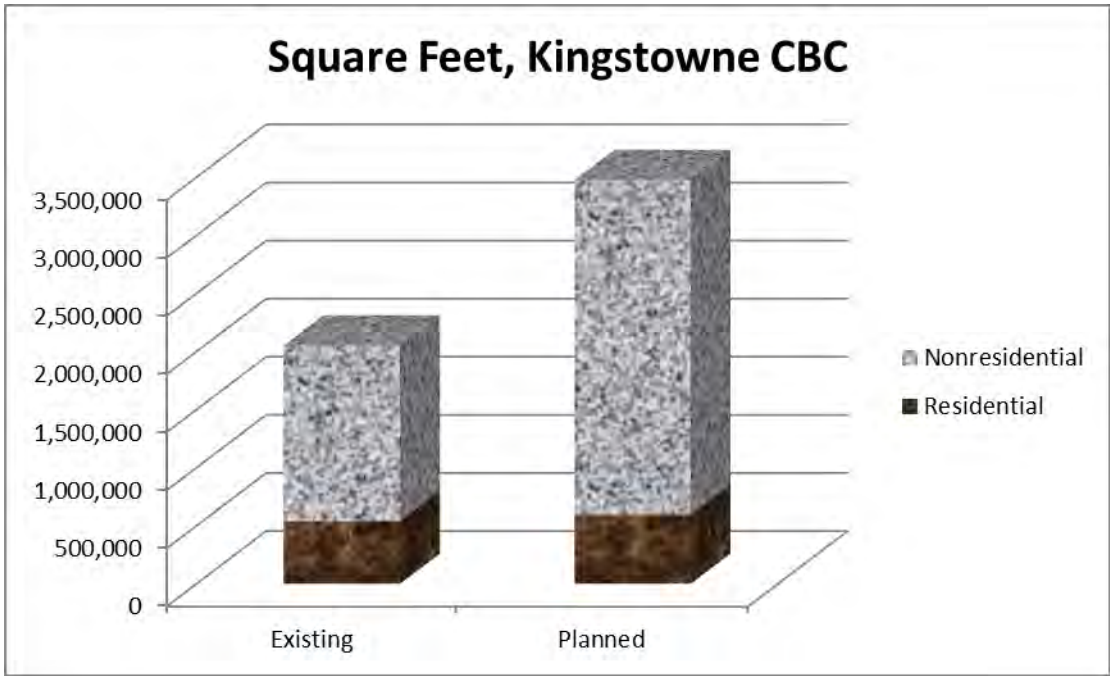
2,000,000
1,000,000
0
Existing
Planned
Nonresidential
Residential


Square Feet, Kingstowne CBC
3,500,000
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1,000,000
500,000
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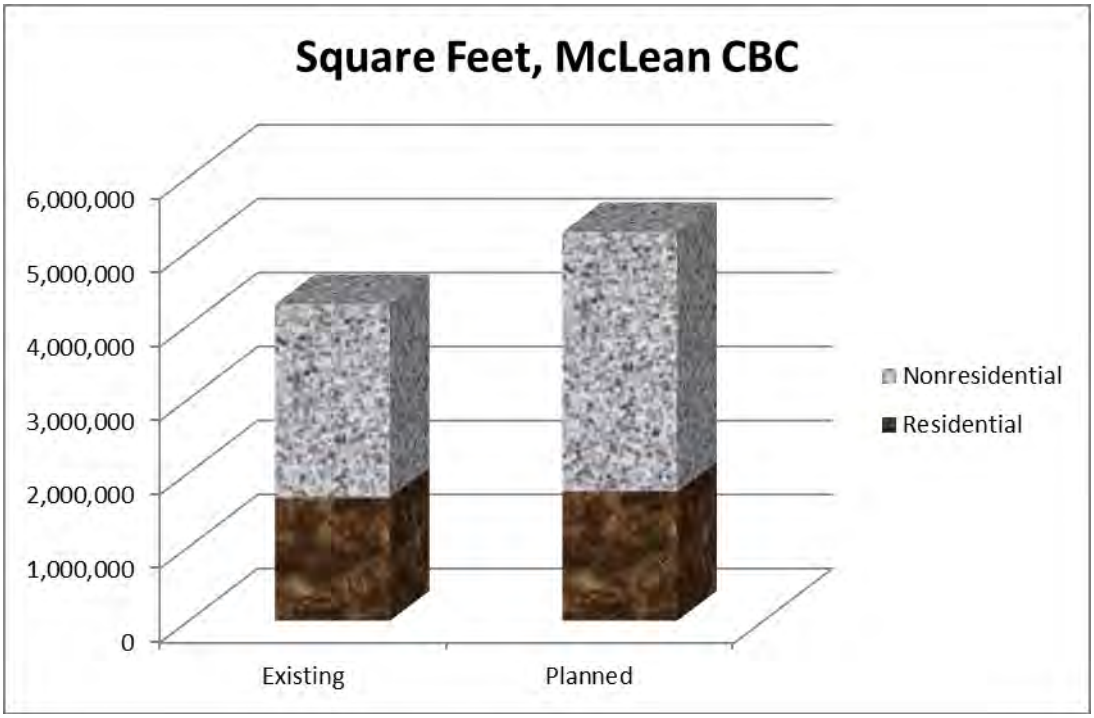
Existing
Planned
Nonresidential
Residential


Square Feet, McLean CBC
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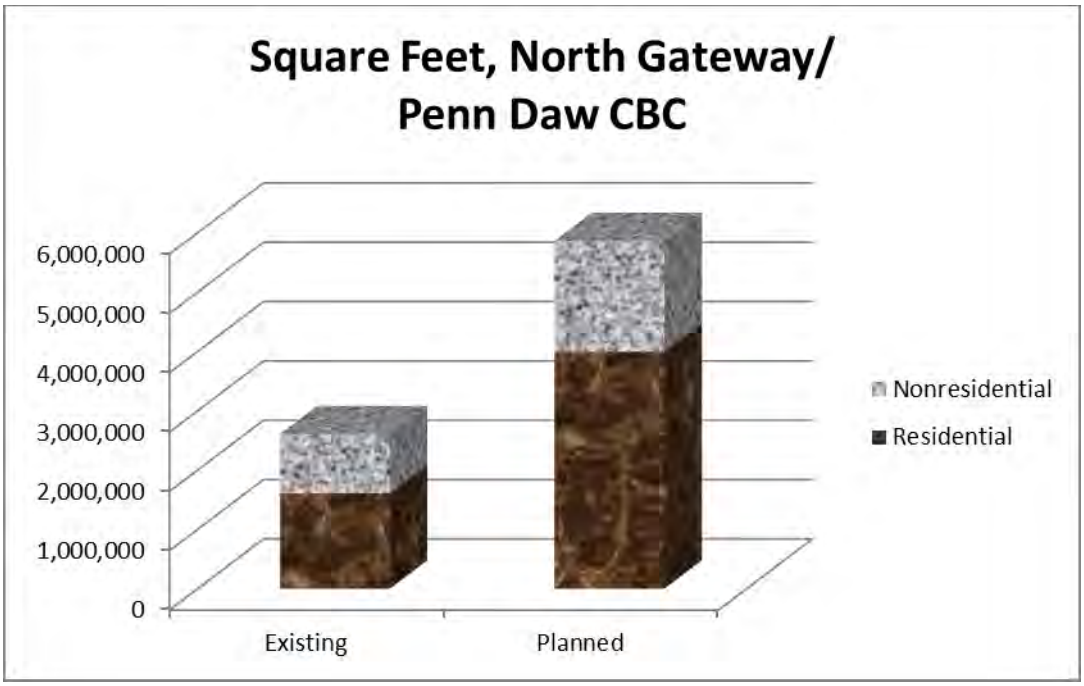
Planned
Nonresidential
Residential


Square Feet, North Gateway/
Penn Daw CBC
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2,000,000
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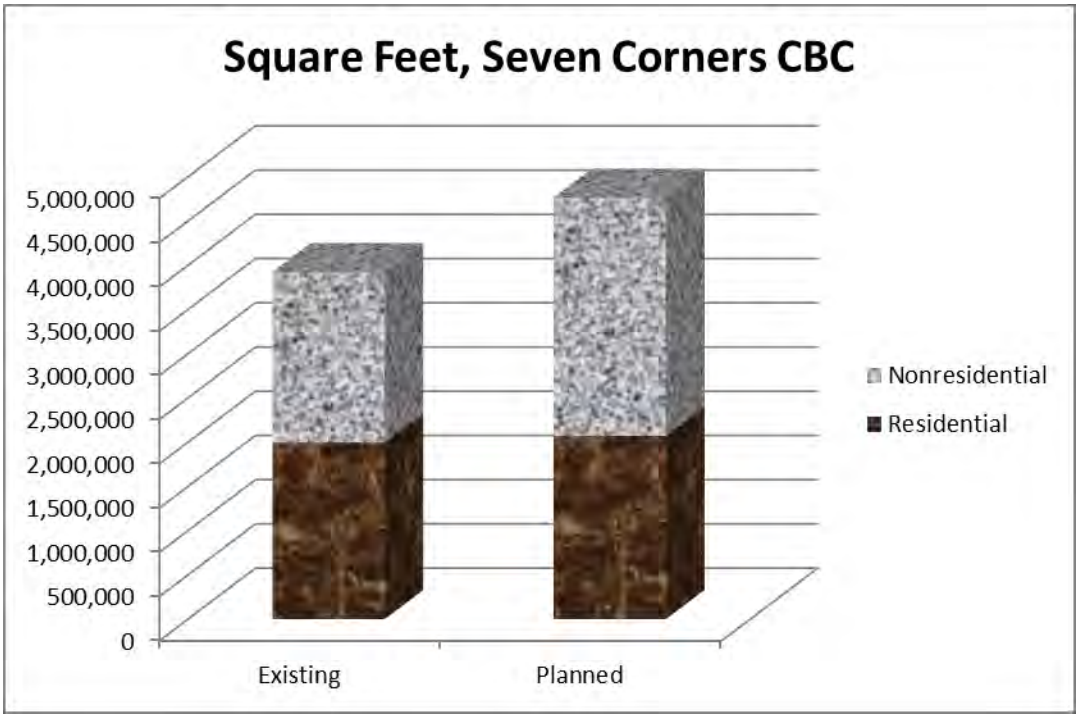
Existing
Planned
Nonresidential
Residential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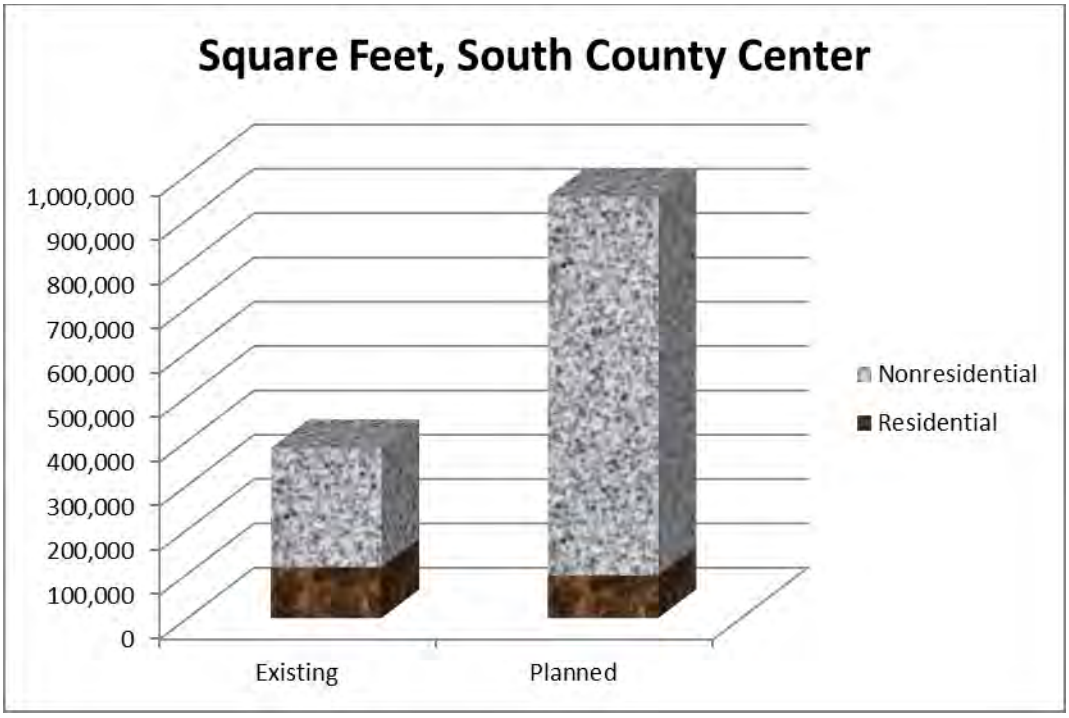
Planned
Nonresidential
Residential


Square Feet, South County Center
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900,000
800,000
700,000
600,000
500,000
400,000
300,000
200,000
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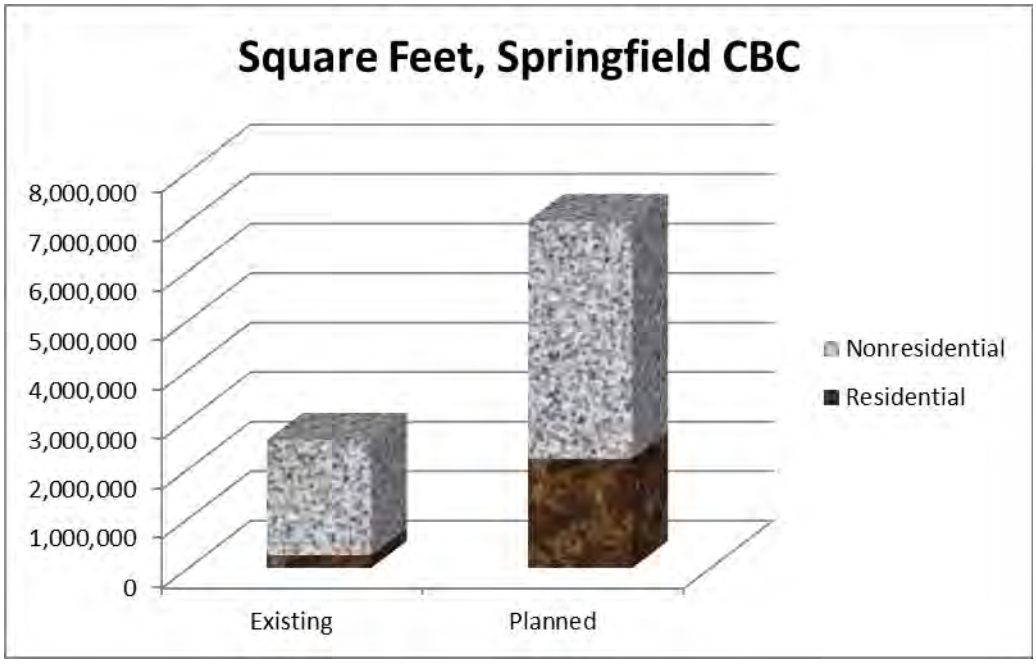
0
Existing
Planned
Nonresidential
Residential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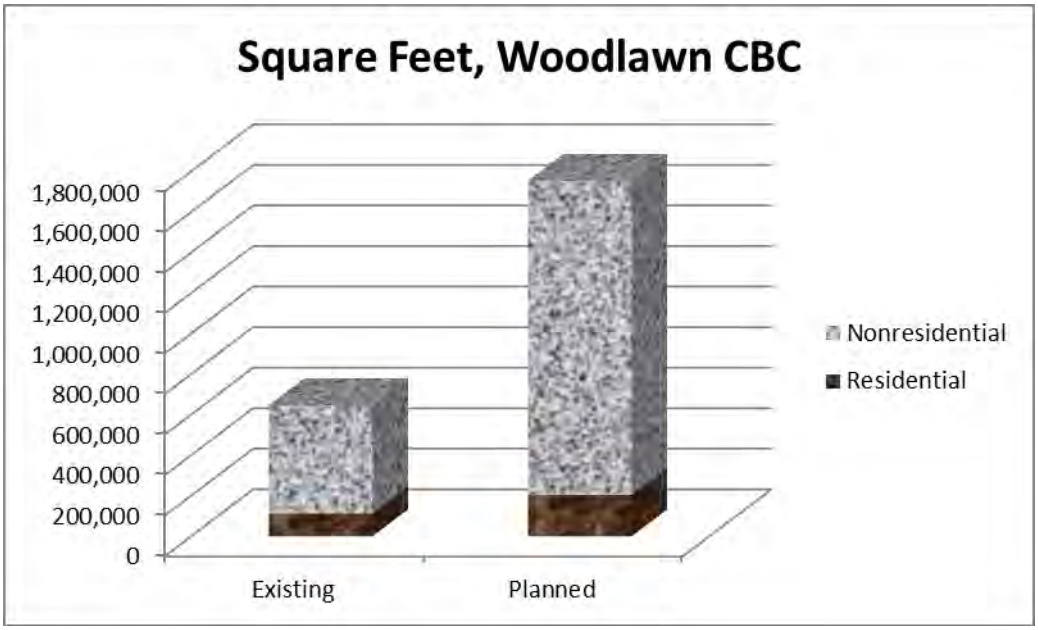
Planned
Nonresidential
Residential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1,600,000
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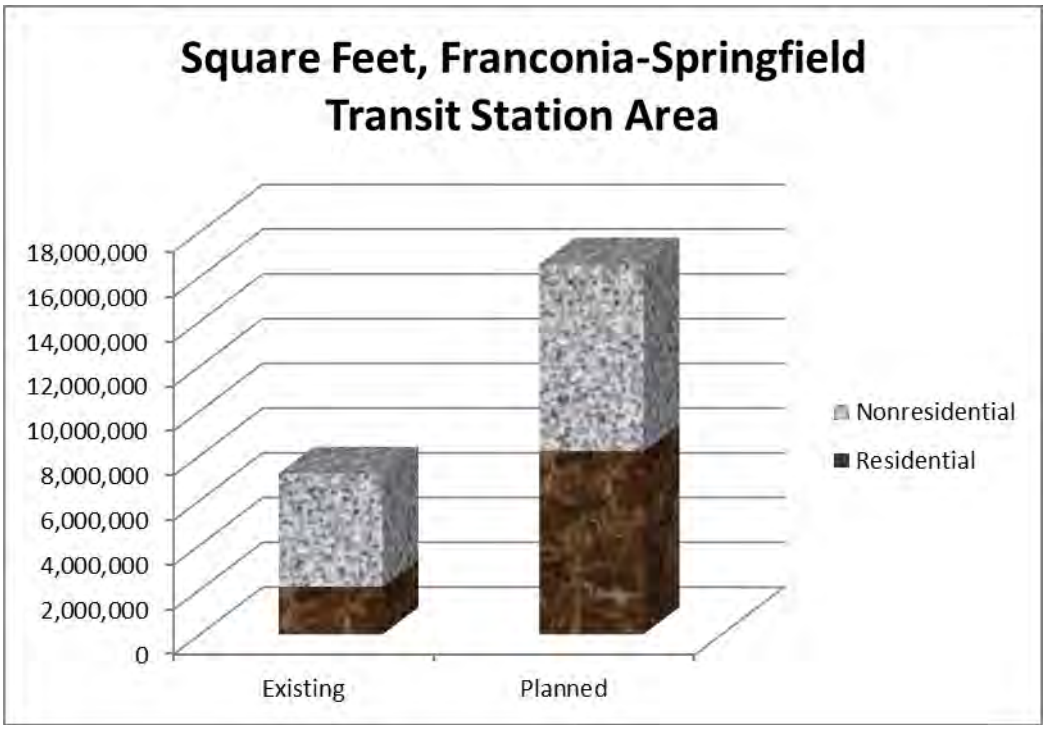
Planned
Nonresidential
Residential


Square Feet, Franconia-Springfield Transit Station Area
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16,000,000
14,000,000
12,000,000
10,000,000
8,000,000
6,000,000
4,000,000
2,000,000
0
Existing
Planned
Nonresidential
Residential

Square Feet, Huntington Transit Station Area
14,000,000
12,000,000
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8,000,000
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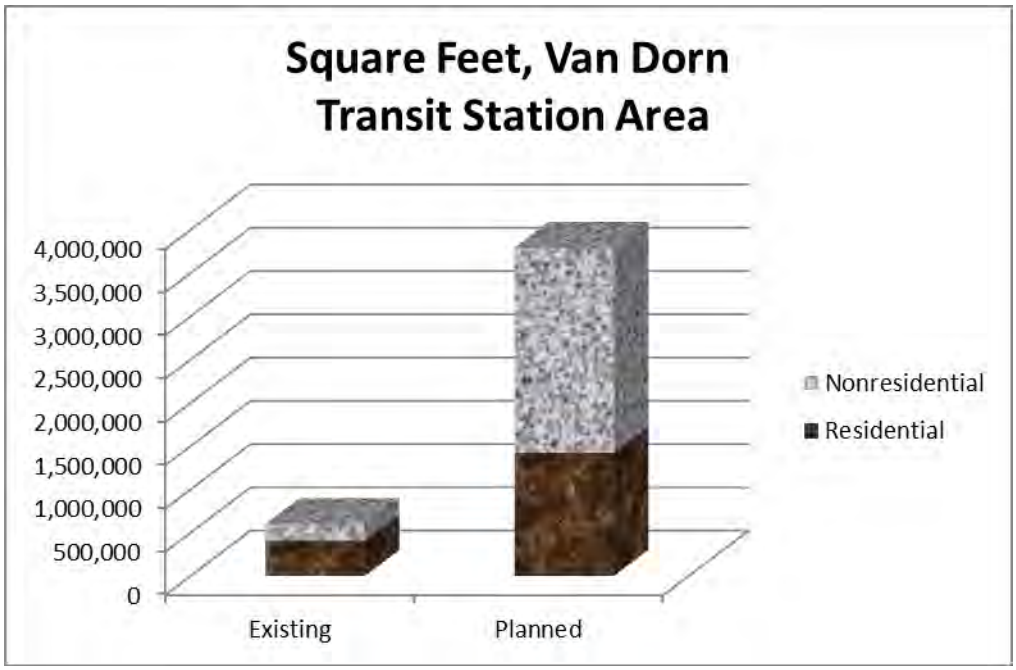
Existing
Planned
Nonresidential
Residential


Square Feet, Van Dorn Transit Station Area
4,000,000
3,500,000
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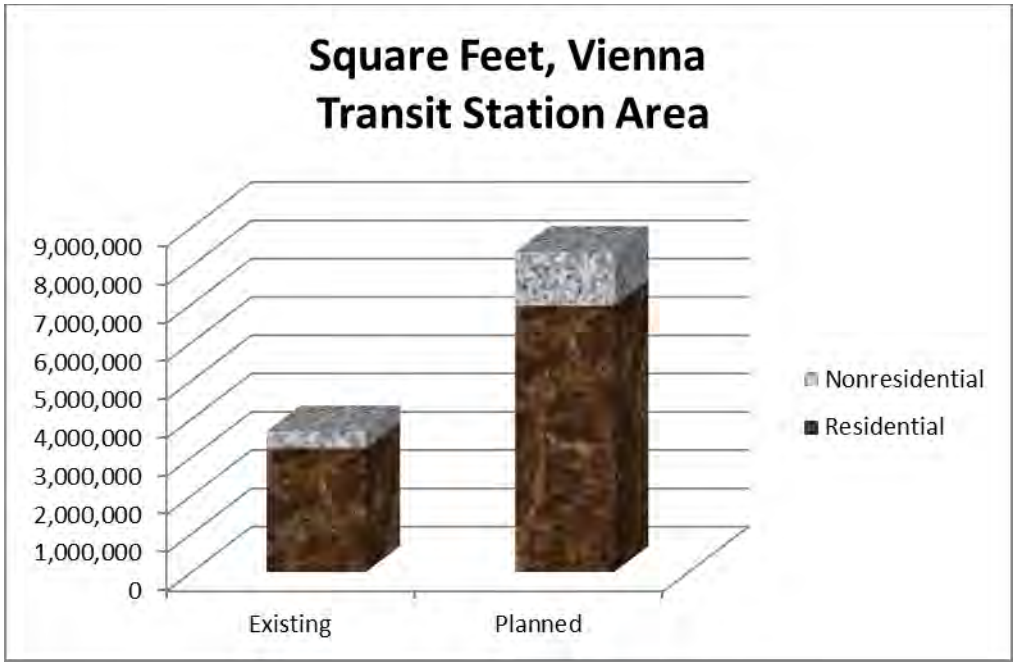
Planned
Nonresidential
Residential


Square Feet, Vienna Transit Station Area
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8,000,000
7,000,000
6,000,000
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4,000,000
3,000,000
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1,000,000
0
Existing
Planned
Nonresidential
Residential

Square Feet, West Falls Church Transit Station Area
4,000,000
3,500,000
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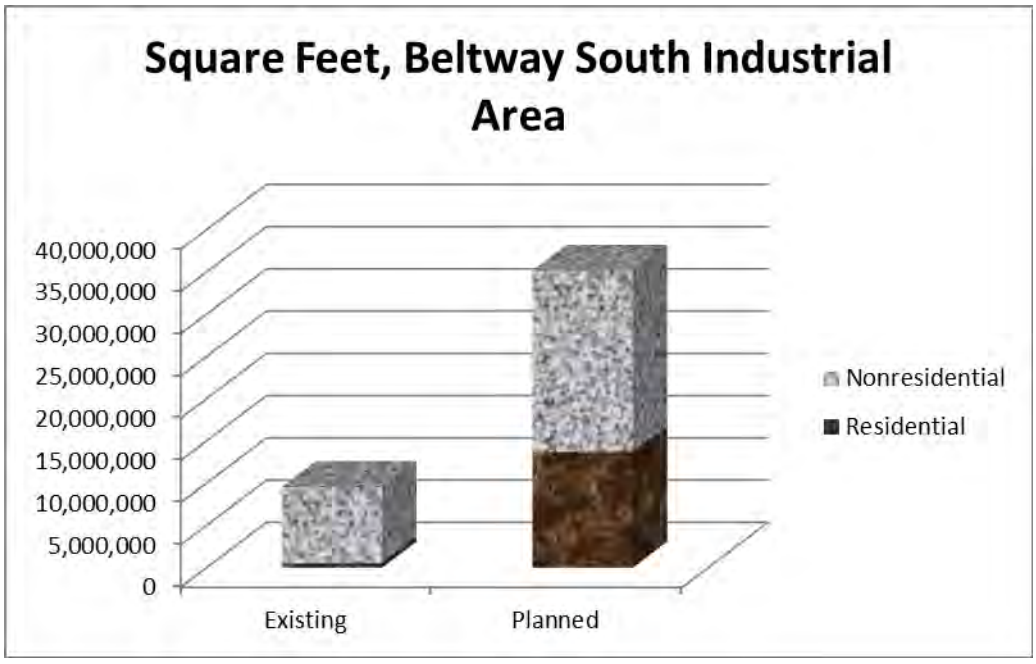
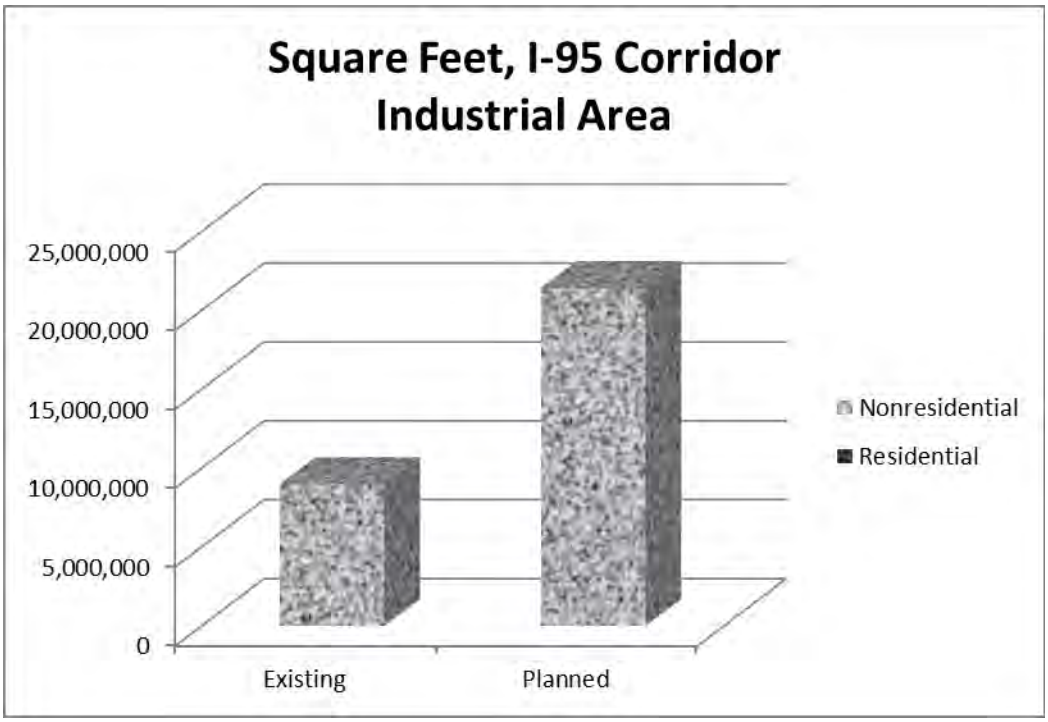
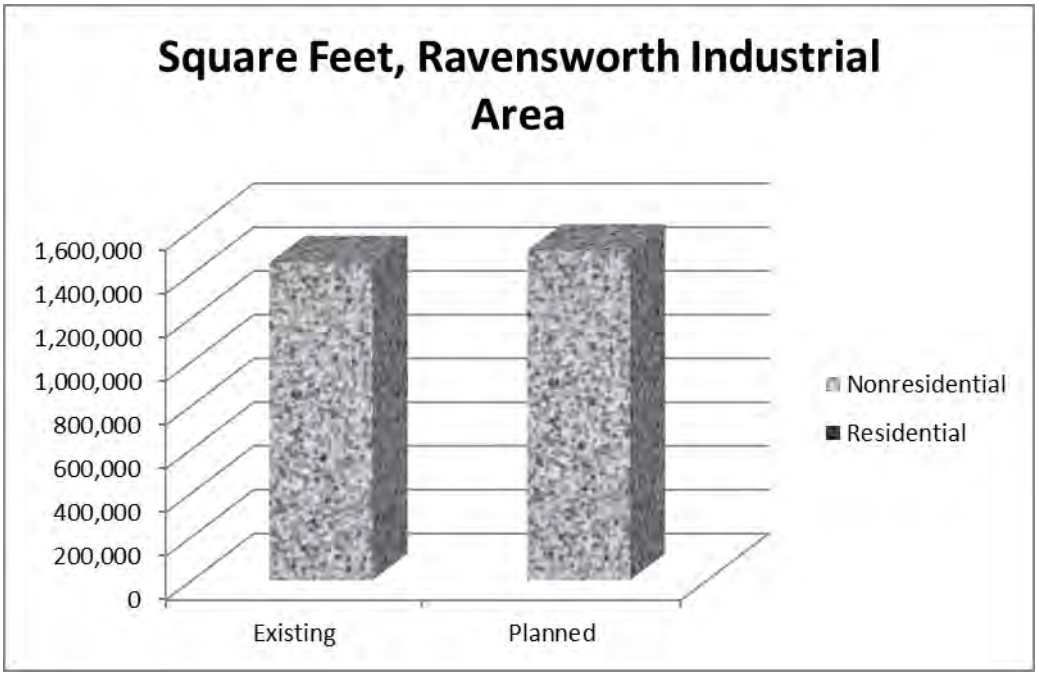
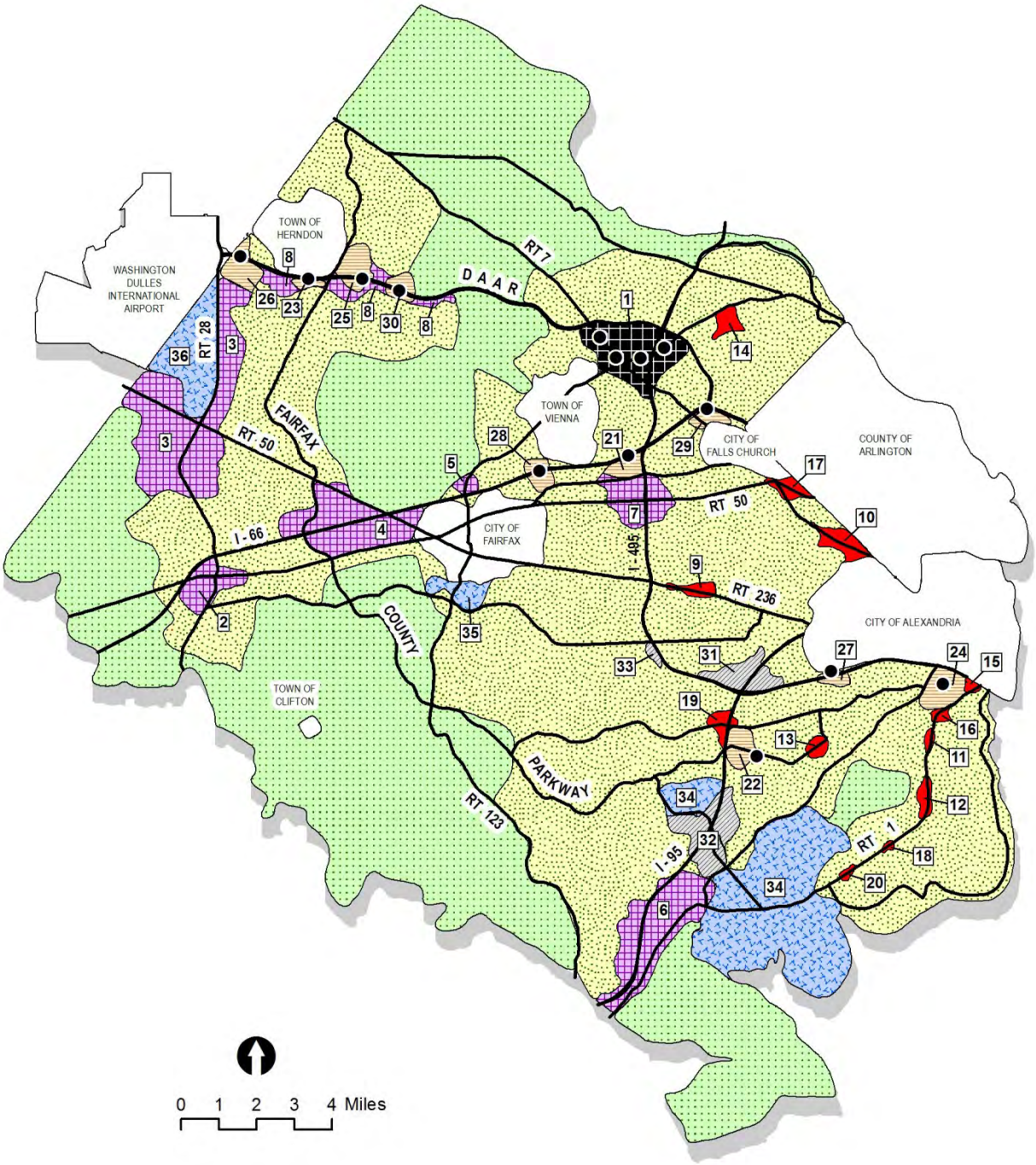
0
Existing
Planned
Nonresidential
Residential


Square Feet, Beltway South Industrial Area
40,000,000
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
Existing
Planned
Nonresidential
Residential


Square Feet, I-95 Corridor Industrial Area
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
Existing
Planned
Nonresidential
Residential


Square Feet, Ravensworth Industrial Area
1,600,000
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
Existing
Planned
Nonresidential
Residential


WASHINGTON DULLES INTERNATIONAL AIRPORT
TOWN OF HERNDON
TOWN OF VIENNA
CITY OF FALLS CHURCH
COUNTY OF ARLINGTON
CITY OF FAIRFAX
CITY OF ALEXANDRIA
TOWN OF CLIFTON
DAAR
RT 7
RT 28
RT 50
FAIRFAX
I-66
I-495
RT 236
COUNTY
PARKWAY
RT 123
I-95
RT 1
0 1 2 3 4 Miles

CONCEPT FOR FUTURE DEVELOPMENT MAP

LOCATIONS OF MIXED-USE CENTERS

Urban Center
1. Tysons Corner Urban Center

Suburban Centers
2. Centreville
3. Dulles (Route 28 Corridor)
4. Fairfax Center
5. Flint Hill
6. Lorton-South Route 1
7. Merrifield
8. Reston-Herndon

Community Business Centers
9. Annandale
10. Baileys Crossroads
11. Beacon/Groveton
12. Hybla Valley/Gum Springs
13. Kingstowne
14. McLean
15. North Gateway
16. Penn Daw
17. Seven Corners
18. South County Center
19. Springfield
20. Woodlawn

Transit Station Areas
21. Dunn Loring
22. Franconia/Springfield
23. Herndon-Monroe
24. Huntington
25. Reston Parkway
26. Route 28/CIT
27. Van Dorn
28. Vienna
29. West Falls Church
30. Wiehle Avenue

LOCATIONS OF LARGE INSTITUTIONAL AND INDUSTRIAL AREAS

Industrial Areas
31. Beltway South
32. I-95 Corridor
33. Ravensworth

Large Institutional Land Areas
34. Fort Belvoir (Main Post and North Area)
35. George Mason University
36. Washington Dulles International Airport

LEGEND

- Tysons Corner Urban Center
- Suburban Centers
- Community Business Centers
- Transit Station Areas
- Industrial Areas
- Large Institutional Land Areas
- Suburban Neighborhoods
- Low Density Residential Areas
- Major Roads
- Metro Stations