



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019-2020

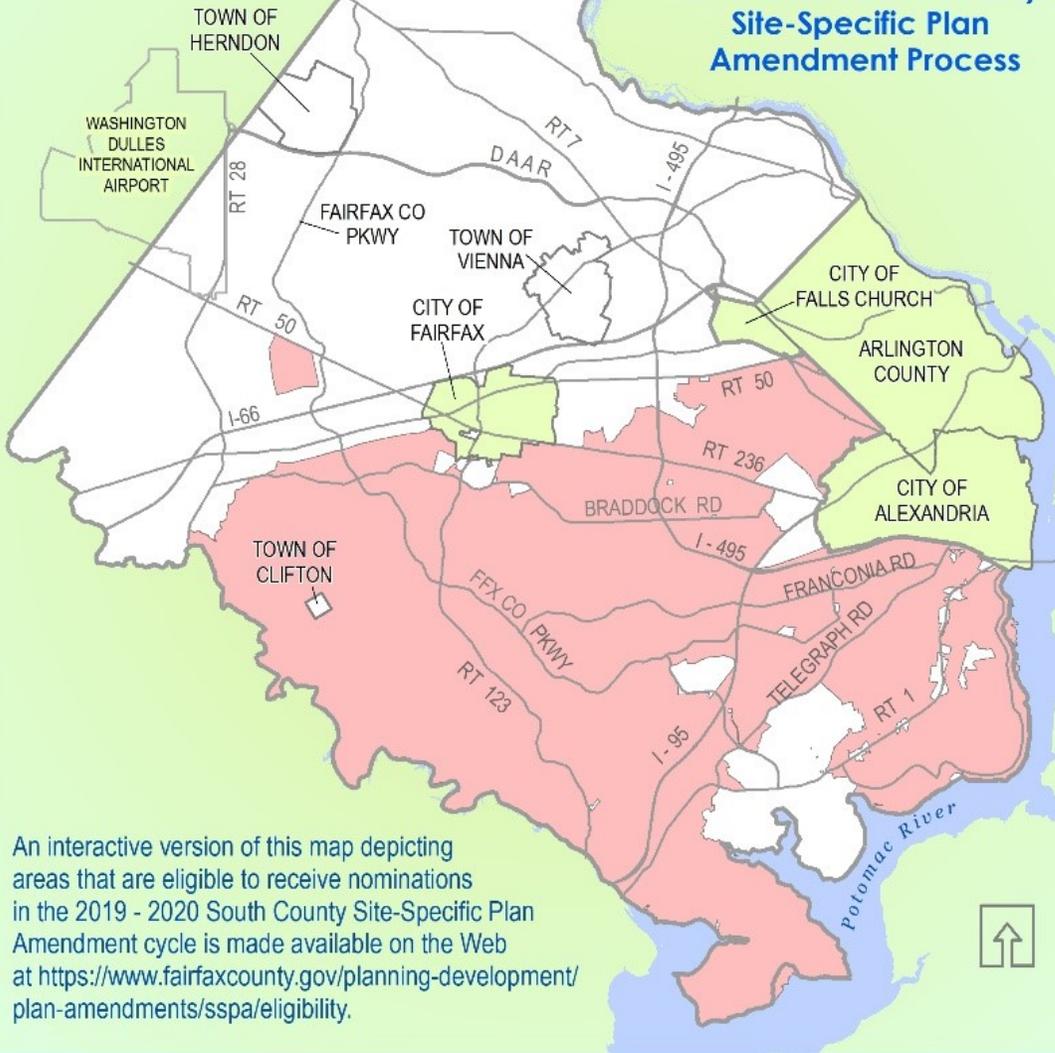
Economic Advisory Commission  
November 26, 2019

Graham Owen, AICP

Fairfax County, Department of Planning and Development

Map prepared 2019 by Fairfax County  
Department of Planning & Development

## Areas of Fairfax County where nominations may be submitted for the 2019-2020 South County Site-Specific Plan Amendment Process



An interactive version of this map depicting areas that are eligible to receive nominations in the 2019 - 2020 South County Site-Specific Plan Amendment cycle is made available on the Web at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/eligibility>.

KEY  Areas where nominations will be accepted.



## SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

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### Agenda

Overview of SSPA

North County Update

South County Outreach  
efforts

Next steps

# Comprehensive Plan Amendments



Countywide/Policy Plan  
Amendments

Areawide Planning Studies

**Comprehensive Plan Amendment  
Work Program**

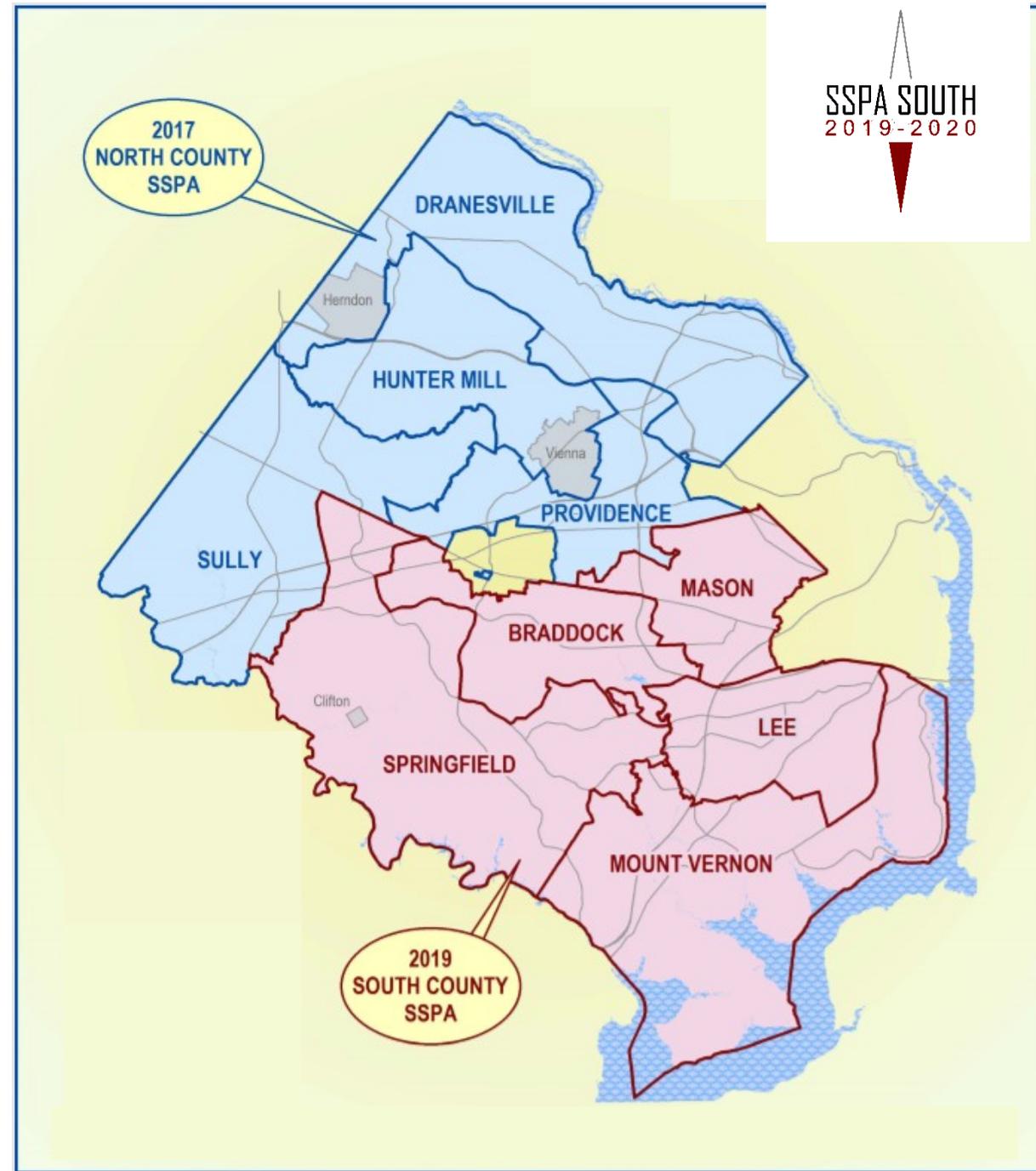
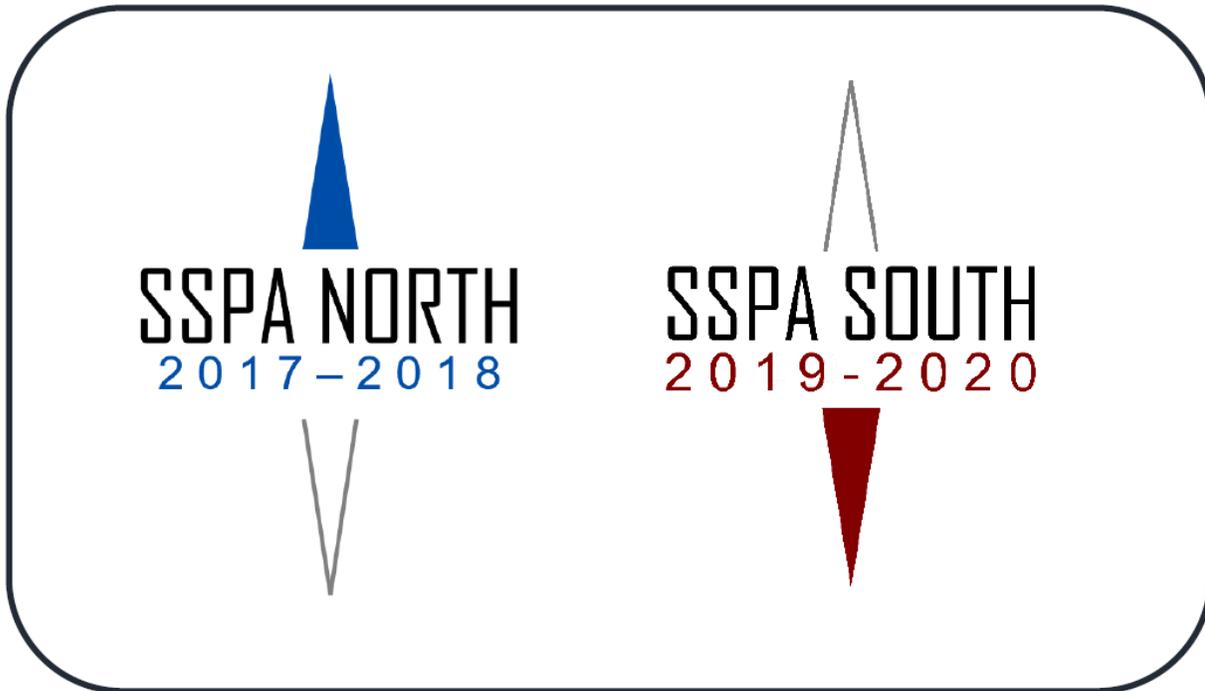
Site-Specific Plan Amendments  
(North/South County Cycle)

Additional Board-authorized  
Amendments

# SSPA Cycle Overview

4-year cycle divided into two parts:

- North County (2 years)
- South County (2 years)

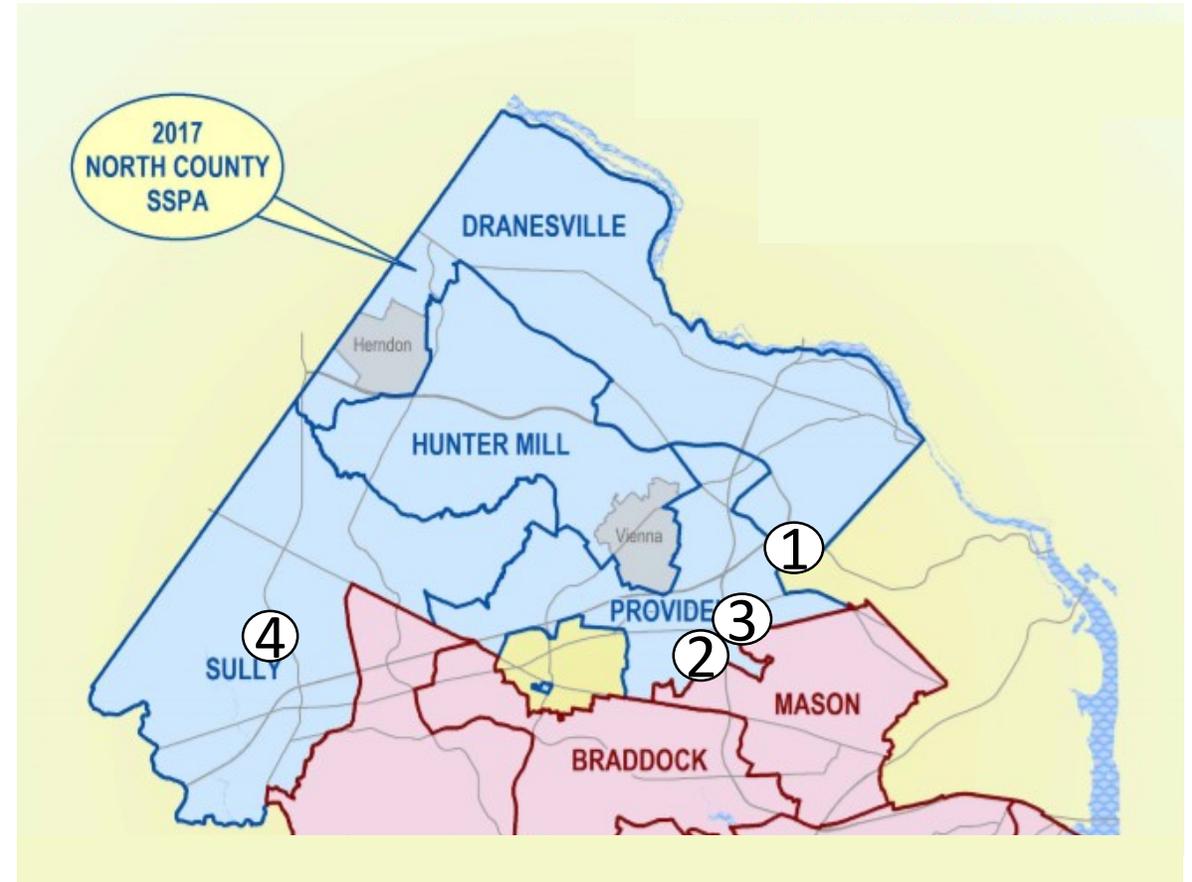


# 2017 North County SSPA Current Activities

## Process Adopted in June 2017

4 nominations added to work program as 3 Plan Amendments in July 2018

1. West Falls Church Transit Station Area (2018-I-1M)
2. Inova Center for Personalized Health (2018-I-1MS)
3. Fairview Park (2018-I-1MS)
4. Sully Station Shopping Center (2018-III-1BR)



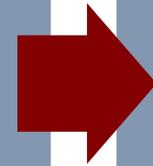
# South County SSPA Cycle Overview



Sept – Dec 2019:  
Nomination Period



January – July 2020:  
Screening Period



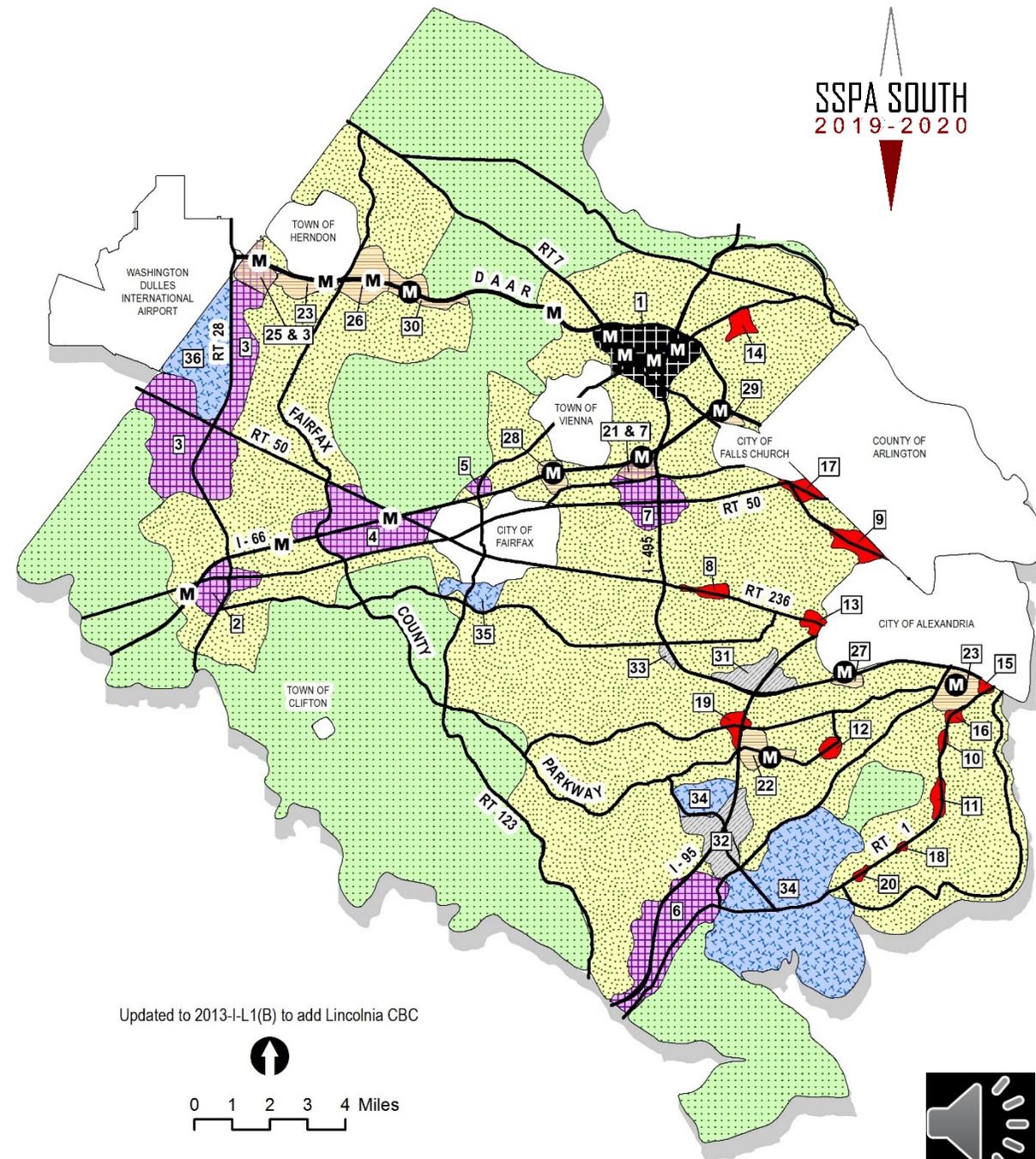
Begin August 2020:  
Impact Analysis &  
Detailed Review



# Statement of Justification

## The Nominations should...

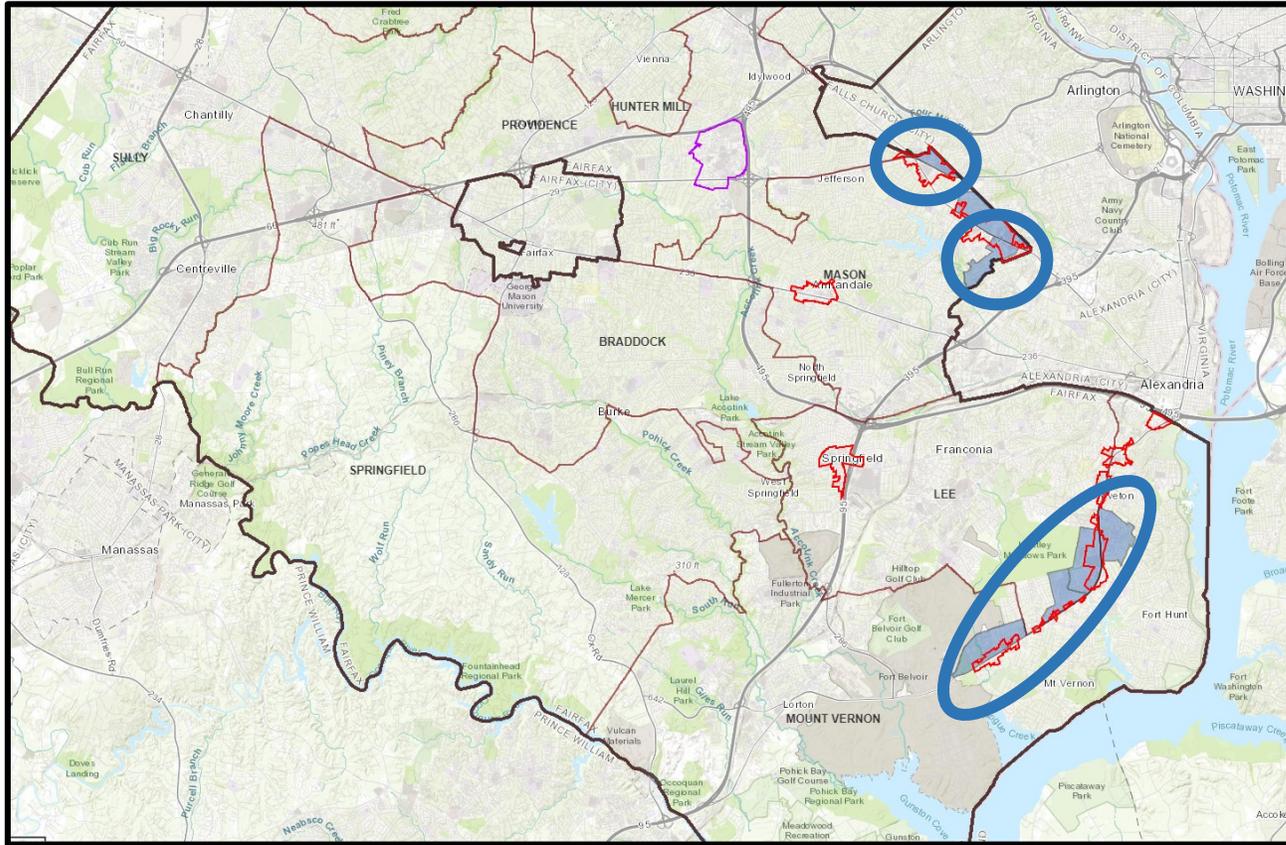
- ✓ Address an emerging community concern
- ✓ Reflect implementation of Plan guidance
- ✓ Better implement Concept for Future Development/not contrary to long standing county policies
- ✓ Advance Major Policy Objectives
- ✓ Respond to action by others or research



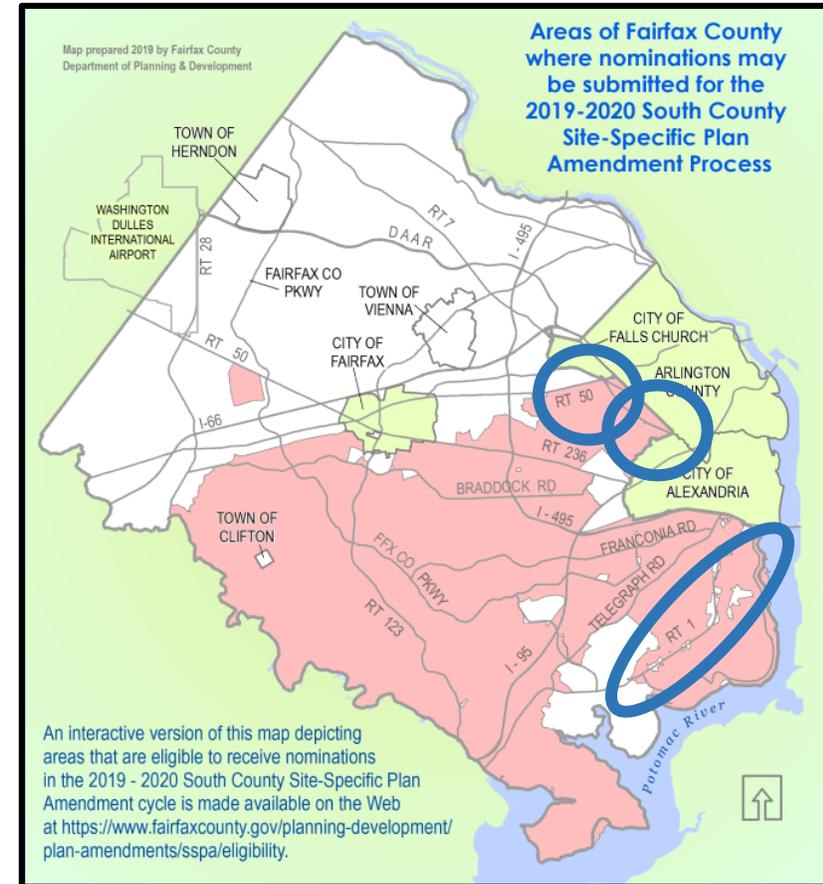
SSPA SOUTH  
2019-2020



# Opportunities for Revitalization



Federal Opportunity Zones and  
County Revitalization Areas



South County SSPA  
Eligible Areas





## Outreach meetings (as invited)

- Mount Vernon Council of Citizens Associations
- South County Federation
- Springfield District Land Use Committee
- Lee District Land Use Committee
- Braddock Land Use and Environment Committee
- BC7RC
- Mason District Land Use Committee
- Fairfax Federation of Citizens Associations
- NAIOP Northern Virginia Chapter
- Northern Virginia Building Industry Association
- Weichert Realtors Event
- Land Use Attorney Work Group

# Outreach



## Media campaign

- Channel 16 promotional video
- Channel 16 Planning Commission Roundtable
- Countywide Press Release
- Frequent Social media posts to Facebook, Facebook Live, Twitter, Nextdoor, and Youtube

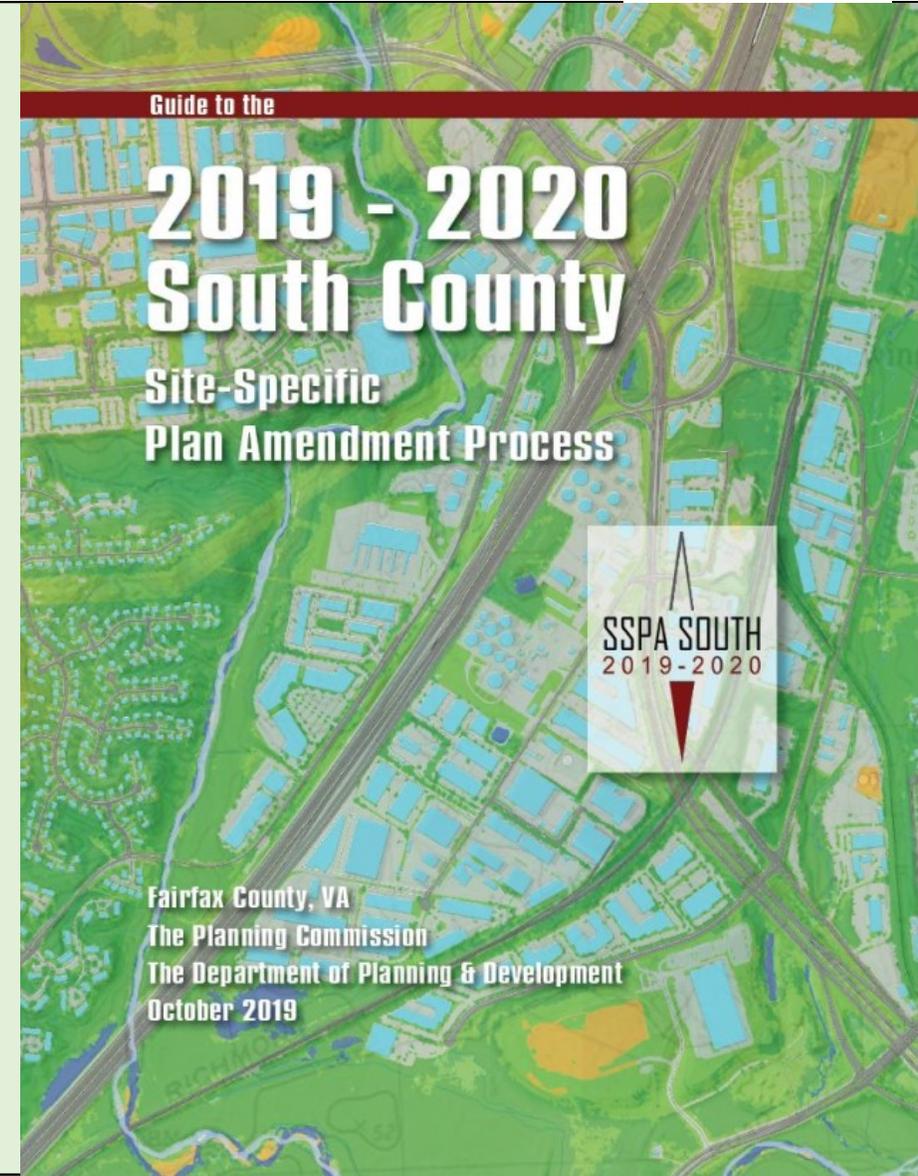


# Outreach



## Promotional Materials

- SSPA Guide
- One-page flyers
- Posters in County buildings
- Eligibility webtool
- Informational webinars



Guide to the

# 2019 - 2020 South County

Site-Specific  
Plan Amendment Process



Fairfax County, VA  
The Planning Commission  
The Department of Planning & Development  
October 2019

## Next Steps



### Nomination Period

December 3: Nomination Deadline

### Screening Phase (January – July 2020)

Mid-January – Publication of nominations

January – April: District task force formation; staff and task force review of nominations

June – July: Planning Commission public hearings and Board of Supervisors adoption of new Comprehensive Plan Work Program

# Thank you!

SSPA Website: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south>

Contact: Graham Owen [graham.owen@fairfaxcounty.gov](mailto:graham.owen@fairfaxcounty.gov)

## Questions?

