

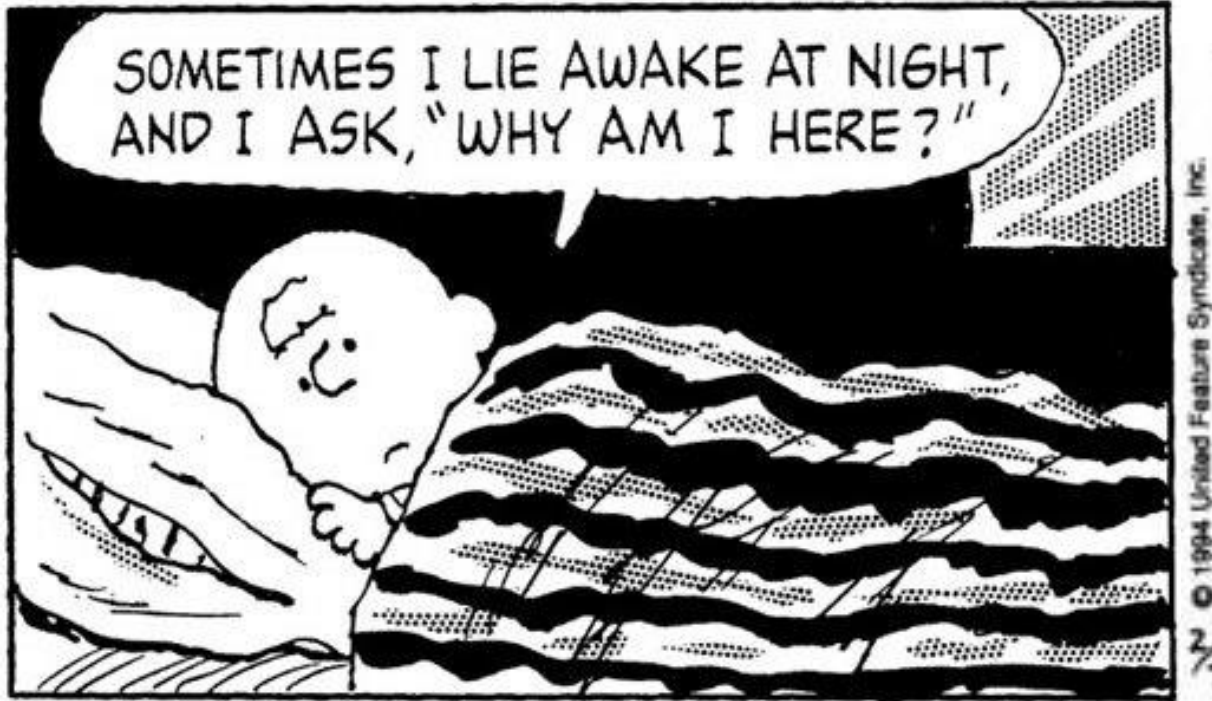


2019 South County Site-Specific Plan Amendment (SSPA) Process

Graham Owen, AICP

Planning Division, Department of Planning and Development

September 19, 2019



The South County Site-Specific Plan Amendment (SSPA) process began Sept 3!

Agenda:

- Summary of Plan Amendment Process
- Timeline and parameters of SSPA process, including the eligibility criteria

Background

Countywide/Policy Plan
Amendments

Areawide Planning Studies

**Comprehensive Plan Amendment
Work Program**

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

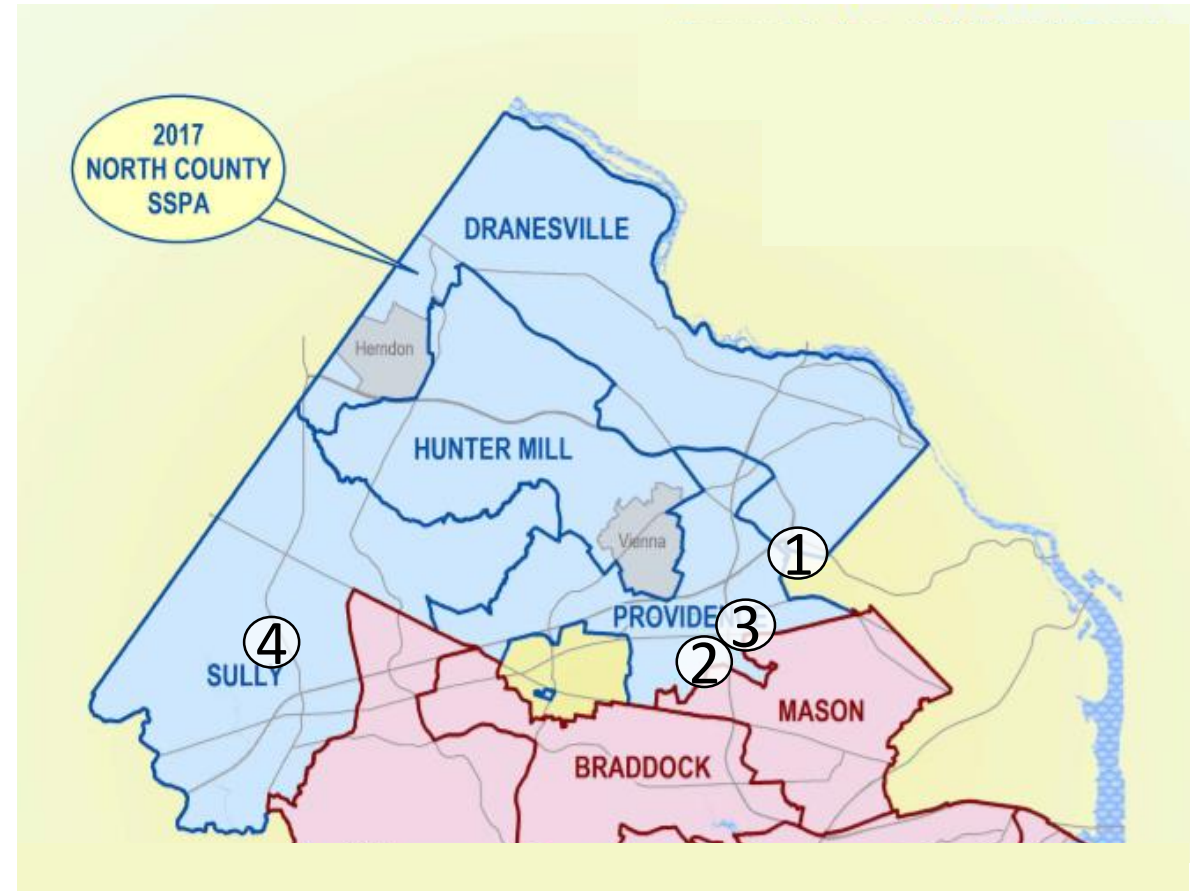
Additional Board-authorized
Amendments

2017 North County SSPA Current Activities

Process Adopted in June 2017

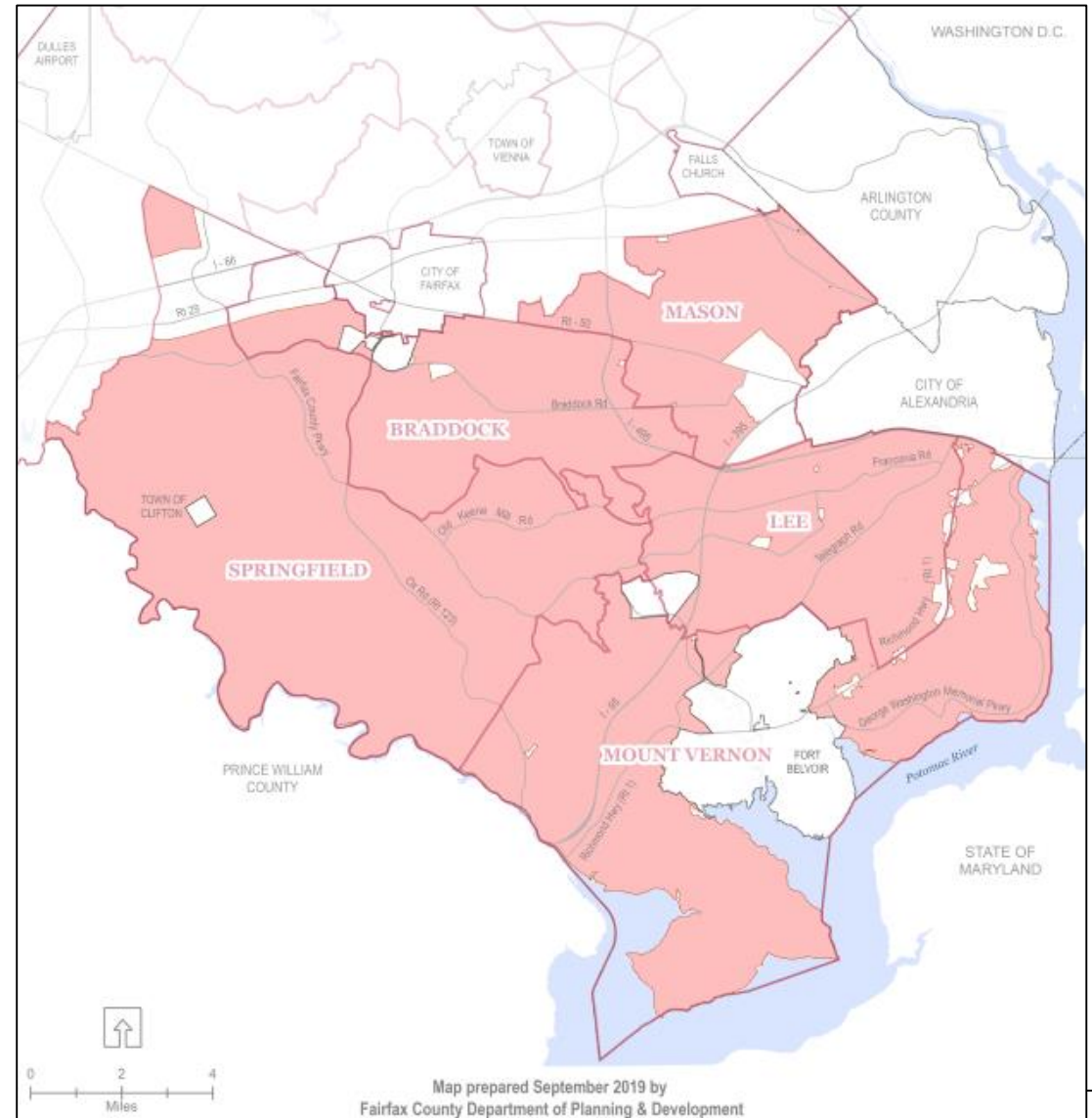
4 nominations added to work program as 3 Plan Amendments in July 2018

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)



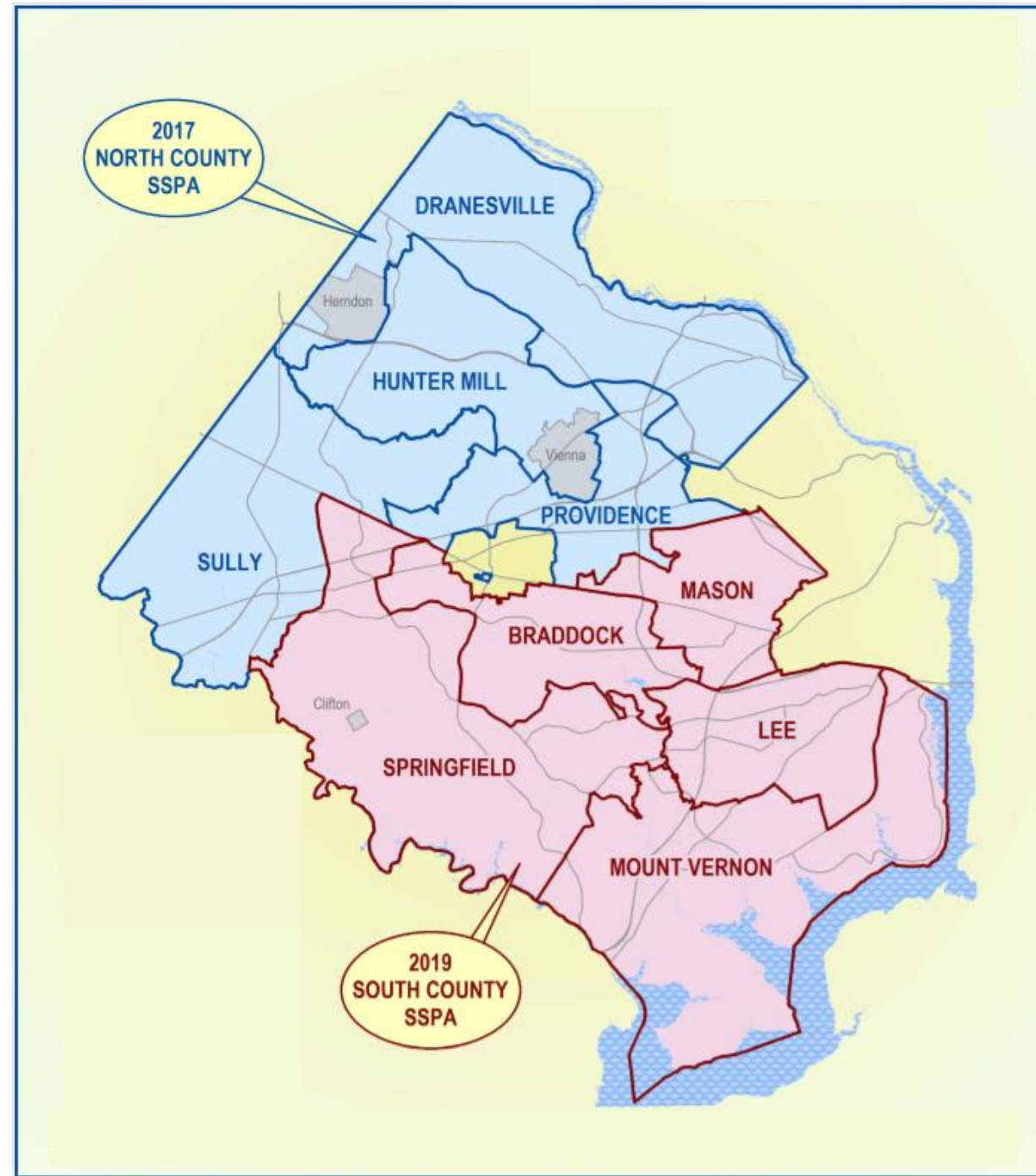
South County SSPA Eligibility Criteria

1. Land areas not subject of any pending Plan amendment or special studies;
2. Any land area not included in any Plan amendment that was adopted by the Board of Supervisors after September 3, 2015;
3. No Changes to the Policy Plan volume of the Comprehensive Plan;
4. No Amendments affecting countywide systems, such as the countywide transportation network, the countywide trails system, the Bicycle Master Plan, parks and public facilities...



SSPA - Variety of Justification Reasons

- Address Emerging Community Concern
- Better Implement Concept for Future Development/not contrary to long standing county policies
- Advance Major Policy Objectives:
 - Environmental Protection;
 - Revitalization;
 - Economic Development;
 - Open Space Preservation;
 - Affordable Housing;
 - Balancing transportation and public facilities with growth;
- Respond to action by others
- Reflect implementation of Plan Guidance
- Respond to research – technical planning or transportation studies



South County SSPA Timeline

Sept – Dec 2019:
Nomination Period

January – July 2020:
Screening Period

Begin. August 2020:
Impact Analysis &
Detailed Review



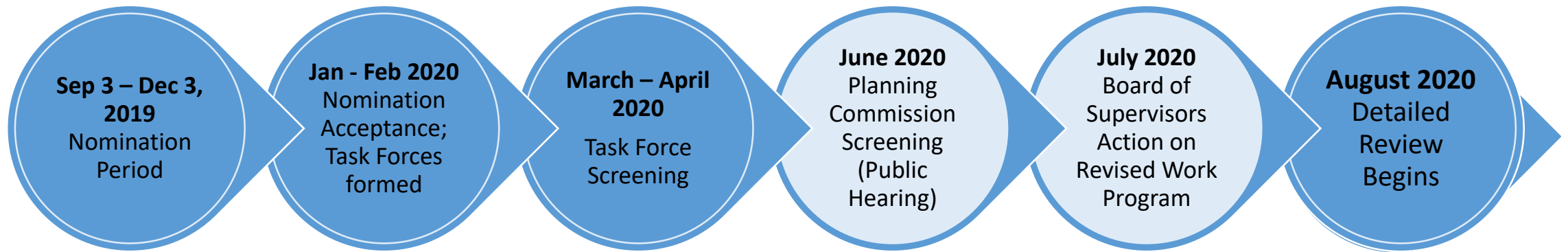
Thank you!

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

Questions?



Timing and Next Steps



Plan Amendment Work Program Updates

| Comprehensive Plan Amendments | | 2017 | 2018 | | | | 2019 | | | | 2020 | | | |
|-------------------------------|--|------|------|---|---|---|------|---|---|---|------|---|---|---|
| <u>PA Number</u> | <u>PA Name and Board Authorization Date</u> | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 |
| DSC-D1-2 | Dulles Suburban Center - Jackson Property (7/9/2013) | | | | | | | | | | | | | |
| 2015-IV-RH1 | Topgolf Site, Kingstowne Area (10/20/2015) | | | | | | | | | | | | | |
| 2017-CW-2CP | Green Building - Energy Policy Plan Update (6/20/2017) | | | | | | | | | | | | | |
| 2018-IV-MV2 | 8800 Richmond Highway (3/6/2018) | | | | | | | | | | | | | |
| 2018-II-M1 | McLean CBC Study (4/10/2018) | | | | | | | | | | | | | |
| 2018-III-DS1 | Dulles Suburban Center, Land Unit J (5/15/2018) | | | | | | | | | | | | | |
| SSPA 2018-I-MS1 | Merrifield SC - Inova / Exxon-Mobil & Fairview Park (7/31/2018) | | | | | | | | | | | | | |
| SSPA 2018-II-M1 | West Falls Church Metro Station (7/31/2018) | | | | | | | | | | | | | |
| SSPA 2018-III-1BR | Sully Station Shopping Center (7/31/2018) | | | | | | | | | | | | | |
| 2018-IV-S2 | Terminal Road (7/31/2018) | | | | | | | | | | | | | |
| 2018-IV-MV | North Gateway CBC Sub-units A1-A2-A3 (9/25/2018) | | | | | | | | | | | | | |
| 2018-IV-T1 | Huntington Avenue/Richmond Highway Interchange (9/25/2018) | | | | | | | | | | | | | |
| 2018-IV-MV4 | Hollin Hills Historic Overlay District (7/31/2018) | | | | | | | | | | | | | |
| 2019-IV-RH1 | Oakwood Road Senior Housing (1/22/2019) | | | | | | | | | | | | | |
| 2019-II-M1 | 9439 Leesburg Pike (7/30/2019) | | | | | | | | | | | | | |
| SSPA | South County Site Specific Plan Amendment Process | | | | | | | | | | | | | |
| 2018-CW-2CP | Natural Landscaping at County Facilities (11/18/2018) | TBD | | | | | | | | | | | | |
| 2019-III-FC1 | Fair Oaks Mall (2/5/2019) | TBD | | | | | | | | | | | | |
| 2017-CW-4CP | Heritage Resources (Annual, as needed) | TBD | | | | | | | | | | | | |
| 2018-IV-MV3 | Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018) | TBD | | | | | | | | | | | | |
| 2013-III-FC1(C) | Fairfax Center Area, Core Area - Phase III (12/6/2016) | TBD | | | | | | | | | | | | |
| S11-CW-3CP(B) | Parks Comprehensive Plan Update (12/6/2011) | TBD | | | | | | | | | | | | |
| 2013-CW-5CP | Public Facilities Plan Map Amendment (7/9/2013) | TBD | | | | | | | | | | | | |
| 2013-CW-T4 | Transportation - County Transit Network Study (7/9/2013) | TBD | | | | | | | | | | | | |
| 2013-CW-9CP | Coastal Resource Management/Tidal Shoreline Erosion Control (7/9/2013) | TBD | | | | | | | | | | | | |
| | Public Schools Plan Map Amendment | TBD | | | | | | | | | | | | |