



PLAN
FORWARD



PLANNING & DEVELOPMENT



STATE OF THE PLAN 2023

A publication of the Fairfax County Department of Planning and Development



INTRODUCTION

The County's [Comprehensive Plan](#) (the Plan) contains goals, policies, and objectives for the future development of Fairfax County and serves as a guide to decision-making about the natural and built environment. The Plan consists of three major elements: the Countywide Policy Plan, Area Plans, and Plan Maps. Plan recommendations and policies are found in the Countywide Policy Plan and four geographic Area Plan volumes (I, II, III, and IV). Four maps—the Comprehensive Land Use Plan Map, the Countywide Transportation Plan Map and its Bicycle Map sub-element, and the Countywide Trails Plan Map—complement the Plan text with graphic recommendations.

The Concept for Future Development (CFD) is a key organizing feature of the Plan that highlights a generalized land use pattern to guide future development for the county. It comprises two elements: the Concept Map which shows the general location and character of future land uses and the Land Classification System which divides the county into eight broad categories and describes the desired future character for each area. The CFD's policy direction is that almost all employment growth should occur within one of 30 designated Mixed-Use Centers (Urban Center, Transit Station Areas, Suburban Centers, etc.) or one of three designated Industrial Areas. Mixed-use development is encouraged for all Mixed-Use Centers to introduce a residential component into areas historically dominated by commercial uses. The rest of the county is designated as Suburban Neighborhoods or Low-Density Residential, areas generally planned to remain as they are with few or no land use changes.

The State of the Plan

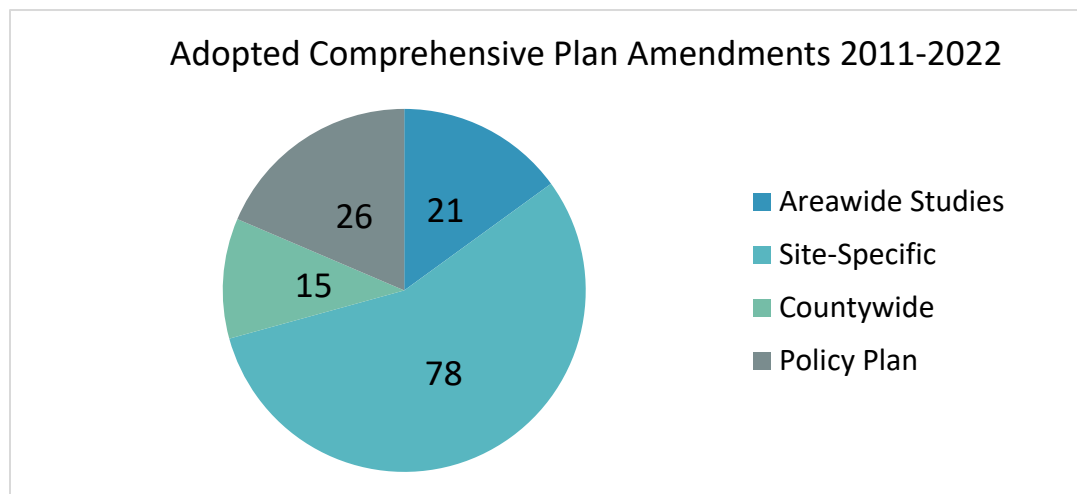
This State of the Plan report examines the comprehensive planning activities of the Fairfax County Department of Planning and Development (DPD) from January 2011 - December 2022. This evaluation identifies major themes in the types, locations, and outcomes of approved changes to the Comprehensive Plan; quantifies the net change in development potential from 2010-2023; and quantifies the percentage of new development potential located within activity centers.

This report examines all Comprehensive Plan amendments undertaken by DPD, including all Board of Supervisors authorizations for planning studies and site-specific Plan amendments, as well as amendments proposed by members of the public during three open nomination periods held during the review period. Analyzing changes and proposed changes to the Comprehensive Plan helps in understanding emerging trends and evolving needs. As an example, there were multiple Policy Plan Amendments, several Areawide studies, and many site-specific Plan Amendments that added flexibility and options for new residential uses and residential mixed-use, reflecting the continuing demand for housing.

Summary of Planning Activity

The Comprehensive Plan is a dynamic document that regularly undergoes evaluation and change to ensure that County policies and land use guidance keep up with needs and trends. From January 2011 - December 2022, there were 186 Plan Amendments authorized and ultimately, 140 Amendments to the Comprehensive Plan were adopted by the Board of Supervisors. Plan Amendment studies can be grouped into four general categories: Countywide Amendments, Policy Plan Amendments, Areawide Amendments, and Site-specific Plan Amendments.

Figure 1: Adopted Plan Amendments 2011-2022



Key Takeaways

Most of the Areawide Plan Amendments concerned large-scale planning efforts ***focused on Mixed-Use Centers that reflected the need—and community desire—to increase housing availability; balance the jobs/housing ratio in commercial areas; promote the use of transit; and create vibrant, walkable, urban neighborhoods.*** In many cases, these were focused around existing, funded, and/or planned rail transit or bus rapid transit (BRT) station areas and ***promoted higher-intensity mixed-use Transit-Oriented Development (TOD) nodes.*** In areas where transit is not available or planned, Plan changes focused on improving walkability, creating new public spaces, implementing good urban design, and creating bonus density incentives to promote revitalization and placemaking measures, such as provision of urban park spaces.

The overriding theme among site-specific Plan amendments is the addition of options for a variety of residential and residential mixed-uses. Several site-specific Plan Amendments served to facilitate the provision of affordable housing units and others paved the way for assisted living, market rate, and affordable housing for seniors. Some notable conversions from commercial to planned residential uses occurred, with new planned townhouse neighborhoods replacing portions of suburban strip shopping centers in Annandale and Falls Church. Yet another Plan amendment approved an option to convert an existing office building to residential live/work units in Baileys Crossroads.

Public Involvement in the Planning Process

Public participation is an integral part of the planning process and is important for ensuring a diverse set of perspectives are heard in comprehensive planning. Staff identifies and engages with a variety of stakeholders early and often in the process. Inviting diverse feedback helps to support a thoughtful review of Comprehensive Plan changes. This provides for a more thorough evaluation of policy changes and ideally, greater community interest in land use planning for the future. Early public notification and consistent communication are important to raising awareness regarding potential Comprehensive Plan changes and encouraging public participation.



The level of public engagement for any planning study or amendment process can vary, depending on the complexity of issues involved. More complex studies involving larger land areas and/or a wider variety of issues may necessitate establishing a community task force or work group that meets regularly to examine issues and resolve conflicts over the course of a study. Examples of planning studies during the reporting period that employed this model of public

engagement include the Embark Richmond Highway Study, Northern Virginia Training Center site (Braddock District), and the INOVA Center for Personalized Health site (Providence District). Smaller or less complex studies may be discussed with a standing district land use committee. Still other studies may involve the community through interactive workshops. Examples include the Reston and Embark Richmond Highway studies.

Whatever form public engagement takes, local stakeholders and county planners work together to identify both benefits and issues associated with proposed changes, prioritize goals, and offer recommendations. And, in every case, prior to the adoption of Comprehensive Plan changes, public hearings are held before the Planning Commission and Board of Supervisors.



PLAN AMENDMENT THEMES

Policy Plan Amendments

Theme: Public Facility Policy and Land Use Flexibility

Policy Plan Amendments focused on updates to different elements of public facility policy. This included a Plan Amendment to incorporate an Urban Parks Framework into the Parks and Recreation element of the Policy Plan, creation of a Bicycle Master Plan, and an Amendment to revise locational criteria for schools.



Policy Plan Amendments also targeted updates to increase flexibility in the face of changing market forces and economic factors. This resulted in several new Appendices being added to the Land Use element to address Continuing Care Facilities, add flexibility for certain Industrial Uses, and allow repurposing of both office and non-office commercial buildings without a site-specific Plan Amendment. A list of Policy Plan Amendments is included in Appendix A – “Adopted Countywide and Policy Plan Amendments”.

Areawide and Site-Specific Plan Amendments

Theme: Focus on Mixed-uses near Transit

The majority of the Areawide Plan amendments concerned large-scale planning efforts focused on designated Mixed-Use Centers (Dulles Suburban Center, Reston TSAs, Seven Corners CBC, McLean CBC, Richmond Highway, and the Fairfax Center Area) or served to establish a new Mixed-Use Center (Lincolnia). In many cases, these were focused around existing, funded, and/or planned rail transit or bus rapid transit station areas. These efforts to promote higher intensity mixed-use Transit-Oriented Development (TOD) nodes reflect the need—and community desire—to increase housing availability; balance the jobs/housing ratio in commercial areas; promote the use of transit; and create vibrant, walkable urban neighborhoods. In areas where transit is not available or planned (such as the McLean CBC),



Comprehensive Plan changes focused on the addition of residential use and mixed-use, improving walkability, creating new public spaces, implementing good urban design, and creating bonus height incentives to promote revitalization and placemaking measures, such as provision of urban park space. A list of Areawide Plan Amendments can be found in Appendix B.

Theme: More Housing Potential

The overriding theme among Site-specific Plan Amendments, as with the Areawide studies, is the addition of options for residential or residential mixed-use. Half of all adopted site-specific Plan Amendments were for the purpose of adding either residential or residential mixed-use options to the Plan. Fifty-nine percent of Amendments adding purely residential options occurred in Suburban Neighborhoods and Low-Density Areas in the county, whereas 77 percent of Amendments adding residential mixed-use options were in the county's Mixed-Use Centers.

Several Site-specific Plan Amendments served to facilitate the provision of affordable housing units, including One University and North Hill; others paved the way for assisted living, market rate, and affordable housing for seniors including the Northern Virginia Training Center Site, the Silas Burke property, Oakwood Road Senior Housing, and locations in the Fairfax Center Area.



Some notable conversions from commercial to residential uses occurred, with new planned townhouse neighborhoods at Heritage Mall shopping center in Annandale and at Graham Park Plaza in Falls Church. A list of Site-Specific Plan Amendments can be found in Appendix C.

Map 1 shows the location of all mappable Plan Amendments that were approved by the Board of Supervisors during the reporting period.

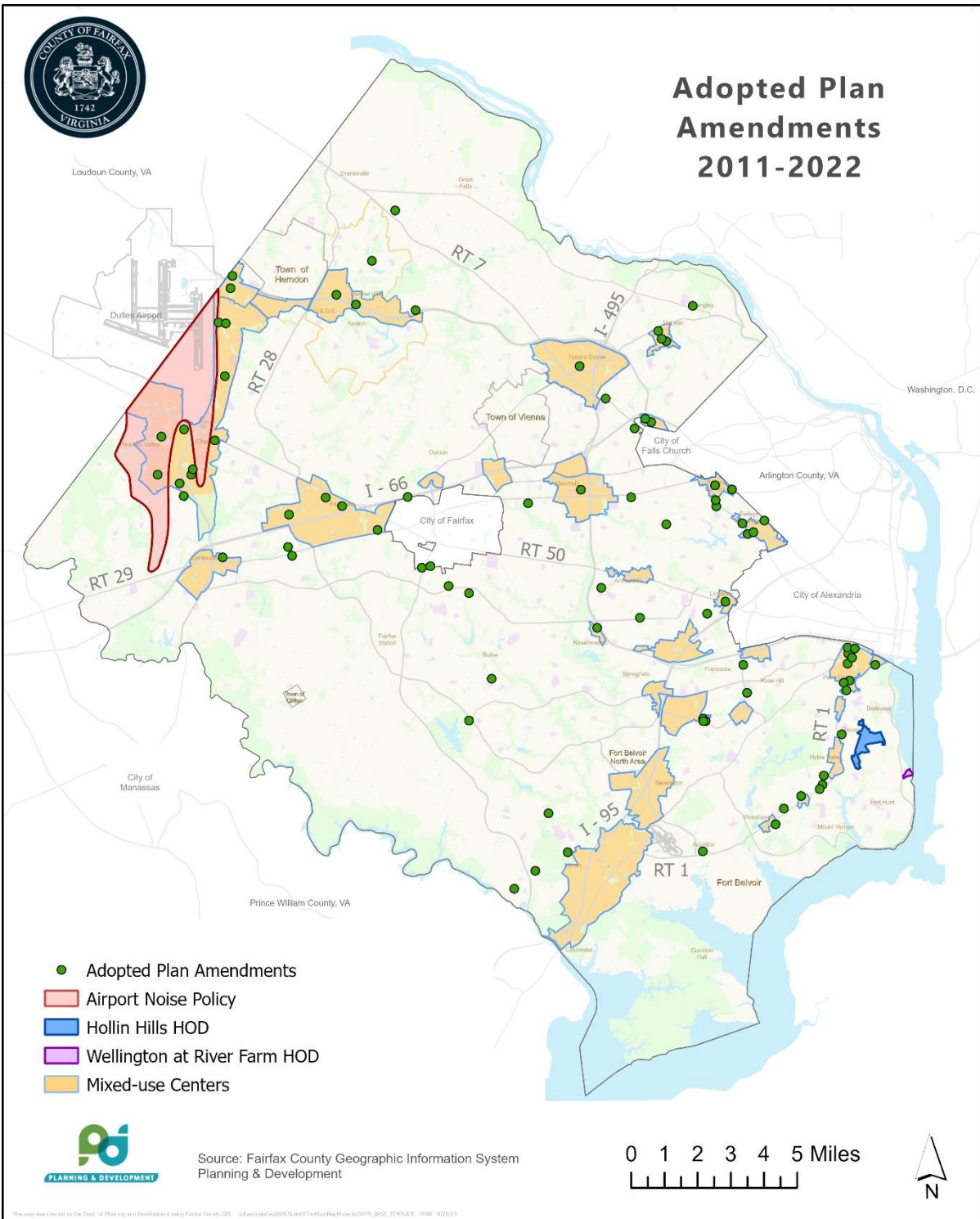
Countywide Plan Amendments

Theme: Editorial

Countywide Plan Amendments included an update to the Concept for Future Development, updates to the Preface and introductory text of the Policy Plan, editorial updates to various elements of the Plan (e.g., Heritage Resources), and updates to outdated transportation recommendations. These Plan Amendments reflect the need for regular “maintenance” to ensure that the Plan references current conditions. A list of Countywide Plan Amendments can be found in Appendix D.



Adopted Plan Amendments 2011-2022



Map 1: Adopted Plan Amendments 2011-2022

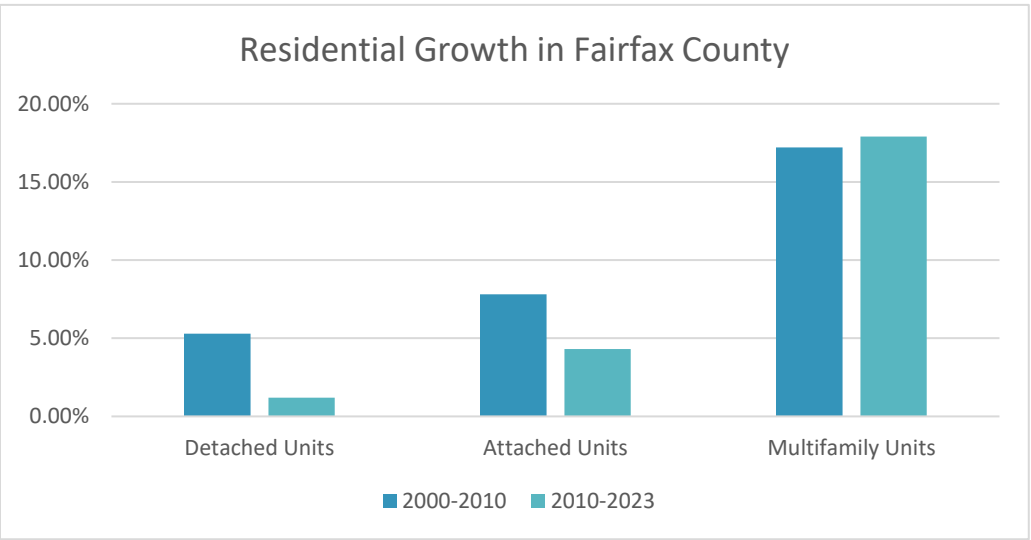
EXISTING AND PLANNED DEVELOPMENT

Tracking existing development data is useful for understanding how much and what types of development have been constructed over time. Comparing existing development levels to the estimated Plan buildout potential shows how much development potential has been implemented and, generally, how much remains. It is unknown how long it will take for the maximum amount of development potential to be realized, since buildout is dependent upon market forces. The existing land use data referenced in this report were assembled using the county’s tax assessment data from May 2023. The Department of Planning and Development converted this data into a dataset that quantifies the built environment in terms of discrete residential and non-residential uses.

Existing Residential Development

The number of multifamily residential units increased at a higher rate than detached and attached residential units in both the 2000 to 2010 and 2010 to 2023 periods. The growth rate of detached and attached housing units declined in the 2010 to 2023 period. Overall, these data underscore how most of the county’s residential development focus remains in multifamily housing, a direct result of additional growth potential embodied in the recommendations of the Comprehensive Plan.

Figure 2: Residential Growth in Fairfax County, 2000-2023



Tables 1 and 2 below display the estimated number of detached, attached, and multifamily residential units as well as the absolute and relative change of those units across two time periods for the entire county.

Table 1: Residential Unit Change (2000 – 2010)

Residential Dwelling Units	2000	2010	Unit Increase	Percent Increase
Detached Units	180,494	189,999	9,505	5.3%
Attached Units	79,730	85,965	6,235	7.8%
Multifamily Units	103,482	121,293	17,811	17.2%
Total Housing Units	363,706	397,257	33,551	9.2%

Table 2: Residential Unit Change (2010 – 2023)

Residential Dwelling Units	2010	2023	Unit Increase	Percent Increase
Detached Units	189,999	192,301	2,302	1.2%
Attached Units	85,965	89,637	3,672	4.3%
Multifamily Units	121,293	143,038	21,745	17.9%
Total Housing Units	397,257	424,976	27,719	7.0%

Where these residential units are located within the county is equally important to evaluate to determine if the growth is occurring in a manner consistent with the Concept for Future Development. In 2023 the number of residential units within activity centers increased to 24% of the county total, up from 19% in 2010. Additionally, the types of residential units within centers in 2023 are 77% multifamily, 18% attached, and just 5% detached. This indicates that the concentration of residential development located within development centers is multifamily housing, which is appropriate for denser, transit-oriented areas. Countywide, however, detached homes continue to be the prevalent housing type at 45% of the housing stock, followed by 34% multifamily, and 21% attached units. Table 3 below shows existing unit counts both within and outside of activity centers.

Table 3: Existing Residential Development in 2023

	Within Activity Centers		Outside Activity Centers		Countywide	
Residential Dwelling Units	Units	Percentage	Units	Percentage	Units	Percentage
Detached Units	4,518	4.5%	187,783	58.0%	192,301	45.2%
Attached Units	18,692	18.4%	70,945	21.9%	89,637	21.1%
Multifamily Units	78,155	77.1%	64,883	20.0%	143,038	33.7%
Total	101,365	100%	323,611	100%	424,976	100%

Figure 3: Residential Units Within Activity Centers

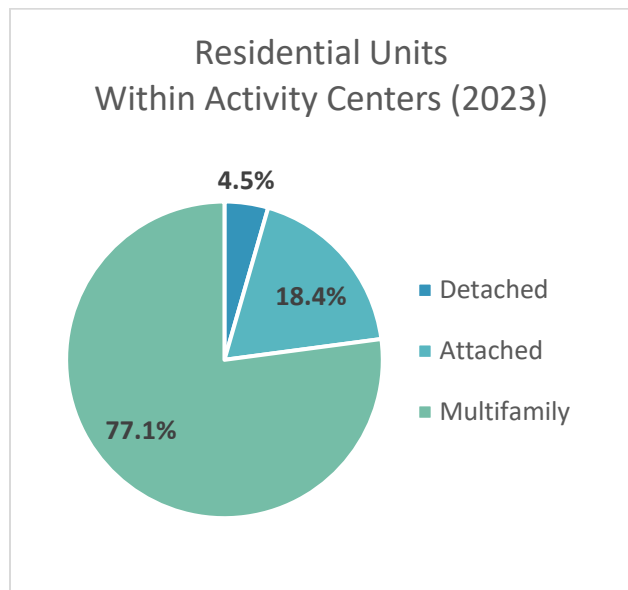
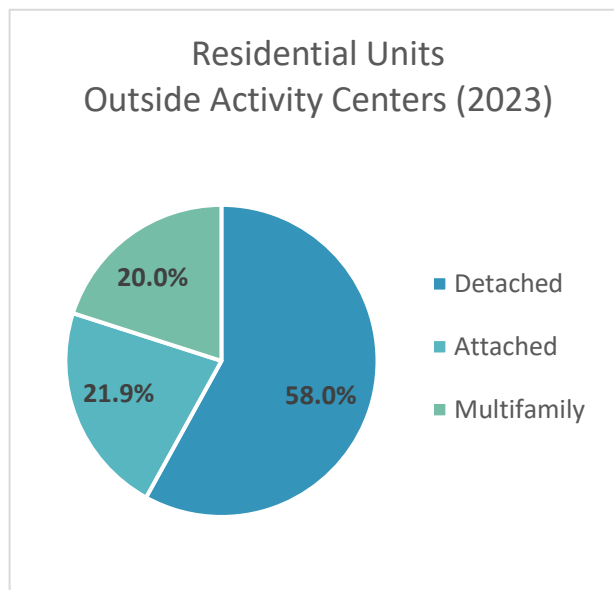


Figure 4: Residential Units Outside Activity Centers



Existing Non-Residential Development

Office use dominates the non-residential categories countywide, while institutional use comes in second. Within the activity centers, office use followed by industrial use leads the commercial categories. Outside development centers, institutional uses such as schools, fire stations, and places of worship make up almost half of the non-residential land uses, to support the large contingent of residential uses in those areas of the county. Retail use is slightly more prevalent inside activity centers as is hotel use. Table 4 below shows a breakdown of non-residential uses by gross floor area both within and outside of the mixed-use activity centers.

Table 4: Existing Non-Residential Development in 2023

	Within Activity Centers		Outside Activity Centers		Countywide	
Non-Residential Uses	Square Feet	Percentage	Square Feet	Percentage	Square Feet	Percentage
Office	107,177,535	53%	21,336,273	25%	128,513,808	45%
Retail	32,245,381	16%	11,878,163	14%	44,123,544	15%
Hotel	10,713,387	5%	1,654,244	2%	12,367,631	4%
Industrial	40,403,575	20%	7,510,894	9%	47,914,469	17%
Institutional	10,720,154	5%	42,493,265	50%	53,213,419	19%
Total	201,260,032	100%	84,872,839	100%	286,132,871	100%

Figure 5: Non-Residential Within Activity Centers

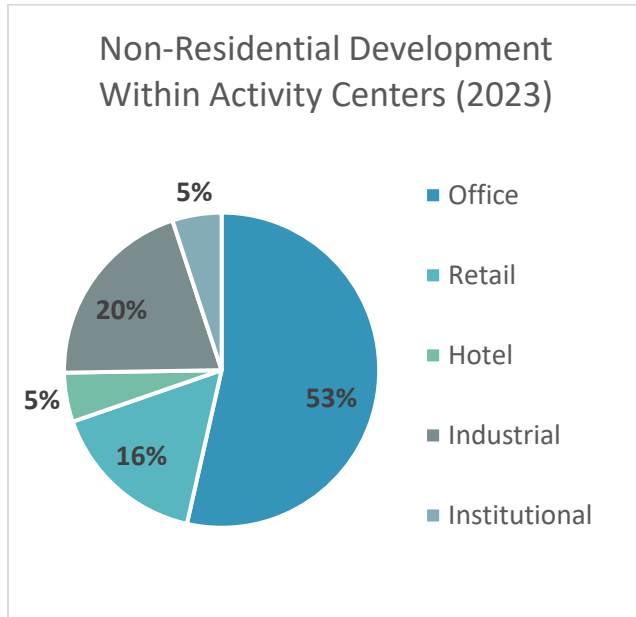
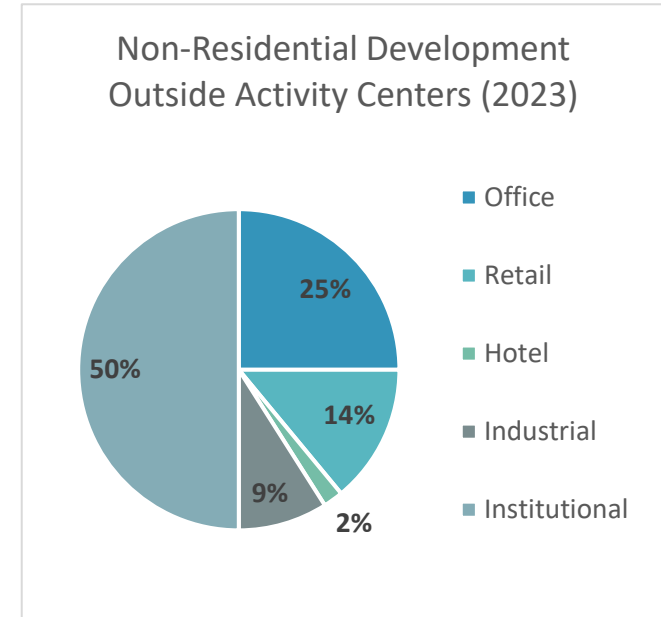


Figure 6: Non-Residential Outside Activity Centers



Comprehensive Plan Buildout Potential

Almost every Plan Amendment changes the total development potential in the County and is evaluated against the existing Plan's development potential as a baseline for impacts to public facilities and transportation infrastructure.

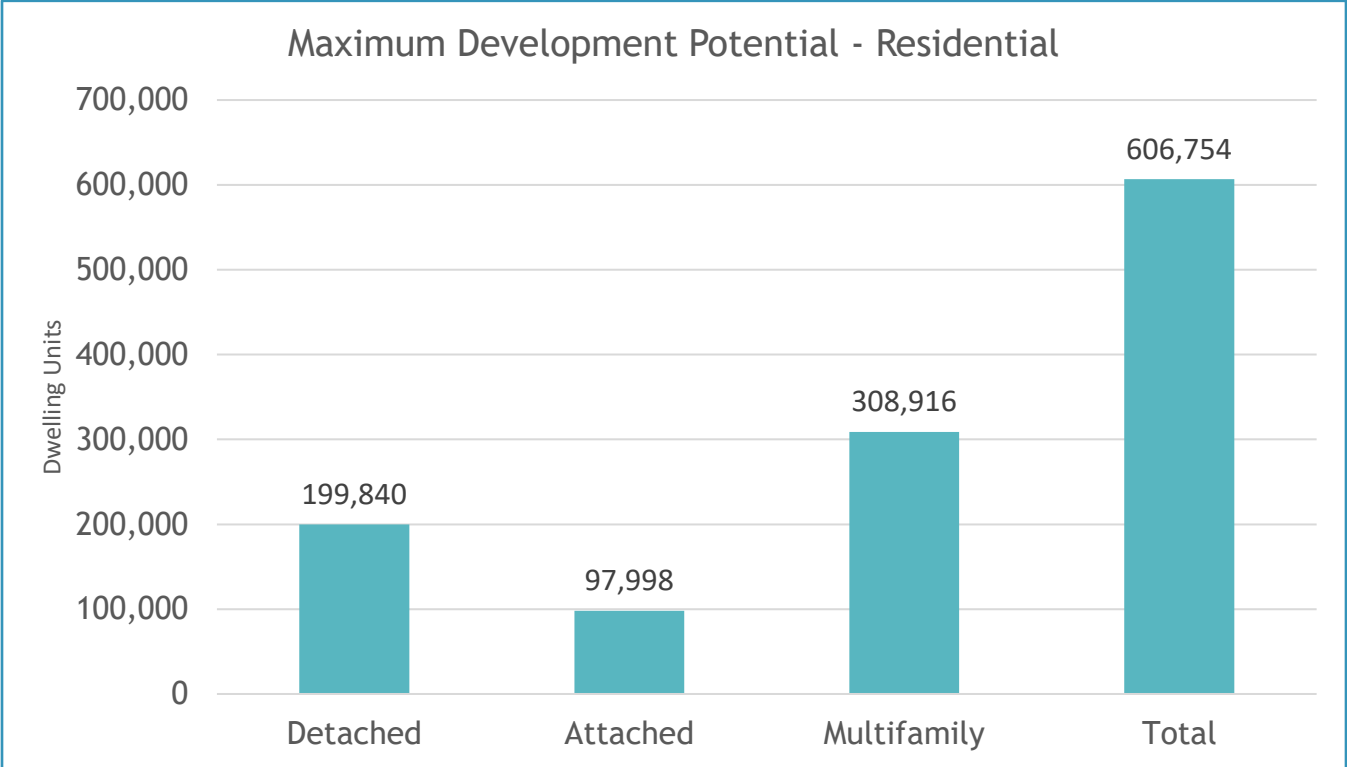
Comprehensive Plan potential, referred to as Plan potential or Plan buildout, indicates the types and quantities of development the Comprehensive Plan recommends. The Comprehensive Plan Map illustrates recommended land uses and residential density ranges based on one of many possible development scenarios. The four volumes of the Area Plan contain detailed land use recommendations for specific areas across the county. These detailed recommendations provide a wider range of development options for selected areas. The development options that are different from the baseline recommendations on the Plan Map are generally located in the activity centers. Plan potential does not reflect minimal redevelopment which may occur in areas that do not have specific Plan text options.

Due to the Comprehensive Plan's flexibility, there are multiple available development options for many areas of the county. Therefore, buildout is expressed in terms of two different scenarios: one that maximizes residential development potential and one that maximizes non-residential development potential. Together, these land use scenarios provide a range of possibilities of future buildout. When studying proposed Plan amendments, staff typically recommend using the maximum residential scenario to assess potential impacts.

Residential Buildout Potential

There are approximately 425,000 existing residential units in Fairfax County. Comprehensive Plan potential for new housing units, including all possible development options, is approximately 200,000, with about 165,000 of those units, or a little over 91 percent, being multifamily. Notably, multifamily housing options could allow almost 160,000 units within mixed-use activity centers.

Figure 7: Comprehensive Plan Buildout Potential – Maximum Residential

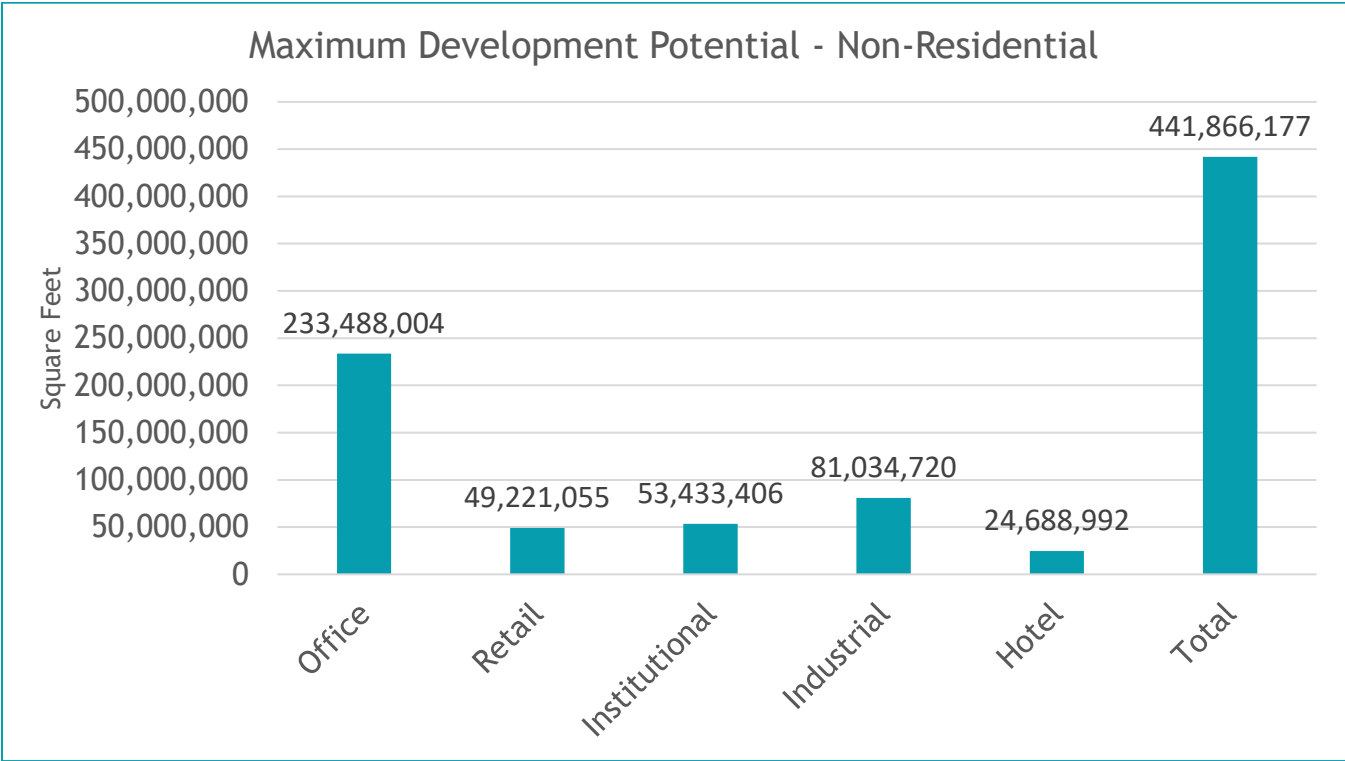


Non-Residential Buildout Potential

The Comprehensive Plan provides for the potential of 156 million square feet of new non-residential development. About 67 percent of this potential is in office space, 21 percent is in industrial, eight percent is in hotel, three percent is in retail, and less than one percent is in institutional uses.



Figure 8: Comprehensive Plan Buildout Potential – Maximum Non-Residential



Forecast Versus Planned Buildout

Population and housing forecasts produced by the county for the Metropolitan Washington Council of Governments (MWCOG) are used by transportation and land use planners to better plan for mobility within the region. The published forecast for 2045, that was used during the preparation of this report was “Round 9.2”. The location, category, and amount of growth is determined, in part, by the county’s Comprehensive Plan, existing zoning, rezoning approvals, approved site plans, and building permits. This dataset is helpful for estimating anticipated growth and development potential in terms of five-year increments.

The net growth potential according to the Comprehensive Plan compared to the net growth estimated in the MWCOG forecast by 2045, shows that the forecast does not exceed the planned potential. This means that the Comprehensive Plan accommodates growth anticipated through 2045. **Indeed, the Plan accommodates over 100,000 more dwelling units compared to the forecast and more than 300,000 jobs beyond the forecast. Most of this growth is forecast and planned to occur in the county’s Mixed-use Activity Centers.**

In Table 5 below, the net growth potential according to the Comprehensive Plan is compared to the net growth estimated in the forecast. Then, the results are compared to demonstrate that the forecast does not exceed the planned potential. The county’s 2023 Demographic Report supplied the 2023 and 2045 housing unit estimates and the county’s latest forecast to MWCOG (“Round 9.2”) was used to determine the number of jobs in 2023 and 2045.

Table 5: Planned Development Potential vs. 2045 Forecast

	Dwelling Units	Jobs
Remaining Potential Per the Plan	181,778	446,176
Forecast Increase by 2045	80,700	135,261
Difference (Plan – Forecast)	101,078	310,960

Conclusion

Past efforts to plan for growth in mixed-use centers have resulted in most growth, particularly in the form of multi-family housing, taking place in these centers. Trends continue toward adding flexibility to the Comprehensive Plan and encouraging growth and more housing in mixed-use centers. As a result, development over the past decade has primarily occurred in areas served by transit.

The current Comprehensive Plan Work Program, adopted April 2023, has prioritized areawide studies and review of the Policy Plan. Policy Plan updates will involve an examination of countywide policies that will guide future growth and development. Monitoring of growth in Fairfax County and Comprehensive Plan trends will move toward more frequent reporting tools such as online dashboards that will make this information more broadly accessible.

Appendix A – Adopted Countywide and Policy Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Policy Plan Section</i>	<i>Name</i>	<i>Description</i>
2011 P-01 (2011-13)	S11-CW-2CP	06/19/12	Concept for Future Development; Preface; Glossary	Update of the Concept for Future Development	As part of the Fairfax Forward effort, the Concept for Future Development was revised to replace land use intensity and other specific guidelines that had been superseded by detailed Area Plan recommendations with more general guidance.
2011 P-02 (2011-16)	S11-CW-6CP	02/12/13	Preface; Environment; Housing; Transportation; Land Use	Fairfax Forward Editorial Updates	In conjunction with Fairfax Forward, this amendment consisted of editorial updates to remove out-of-date references and ensure uniformity of the writing style.
2011 P-03	S12-CW-2CP	04/30/13	Public Facilities	Mobile and Land-Based Services	Provided additional policy guidance for locating telecommunication facilities, allowed for expediting processing of installations where there is no visual presence, and clarified guidance for “Administrative Review” locations.
2011 P-04	S11-CW-3CP	05/14/13	Parks and Recreation	Parks Comprehensive Plan Update, Phase I: Policy Plan	Update to the Parks and Recreation section of the Policy Plan to incorporate the Urban Parks Framework, which was a result of the Great Parks, Great Communities Park Comprehensive Plan process. The amendment was concurrent with an amendment to also update the Area Plans accordingly.
2013 P-01 (2013-06)	2013-CW-2CP	03/04/14	All	Procedural References	To reflect the change from the APR Plan review process to the Fairfax Forward process, the Preface section of the Policy Plan was edited to describe the procedural changes, and minor edits were made to other sections of the Policy Plan and Area Plans
2013 P-02 (2013-08)	2013-CW-6CP	04/29/14	Land Use; Heritage Resources; Glossary	2013 Heritage Resources Plan Update	Annual update of Plan information pertaining to Heritage Resources and historic properties in Fairfax County.

Appendix A – Adopted Countywide and Policy Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Policy Plan Section</i>	<i>Name</i>	<i>Description</i>
2013 P-03	2013-CW-3CP	07/01/14	Environment	Green Building	Updated Green Building policy to reflect advances in green building technology and rating systems, further support greening existing buildings, and include expectations for buildings in industrial areas.
2013 P-04 (2013-11)	2013-CW-T2	10/28/14	Transportation	Bicycle Master Plan	A new Countywide Bicycle Master Plan was added as a new 80-page Appendix 5 to the Transportation section of the Policy Plan. Area Plan amendments consisted of minor revisions to text and figures to ensure consistency with the Policy Plan.
2013 P-05 (2013-18)	2013-II-M1	03/24/15	Transportation	West Falls Church TSA Editorial Update	Update of figures in the Transportation section in association with updates to Plan guidance for the West Falls Church TSA.
2013 P-06 (2013-29)	2013-CW-T3	10/20/15	Transportation	Completed Transportation Facilities	Updated the Countywide Transportation Map, Land Use Plan Map and Area Plans to reflect completed transportation improvements, add public commuter parking facilities and make editorial changes.
2013 P-07	2016-CW-1CP	11/01/16	Public Facilities	Public Schools	Revised the locational and character criteria for public school facilities in the Public Facilities section of the Policy Plan.
2013 P-08	2016-CW-2CP	12/06/16	Land Use	Planned Industrial Uses	Added Appendix 12 to the Land Use section of the Policy Plan, which supports higher development intensities for certain uses, such as data centers and self-storage facilities, located in industrial areas.
2013 P-09	2017-CW-1CP	07/25/17	Public Facilities	Mobile and Land Based Telecommunications Policy Plan	Update to bring Public Facilities section of the Policy Plan into compliance with federal and state legislation governing review of modifications to existing telecom facilities and small cell facilities.

Appendix A – Adopted Countywide and Policy Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Policy Plan Section</i>	<i>Name</i>	<i>Description</i>
2017 P-01	2016-CW-4CP	12/05/17	Preface; Land Use; Glossary	Office Building Repurposing	Added Appendix 13, “Guidelines for Office Building Repurposing”, to the Land Use section of the Policy Plan, to facilitate adaptive reuse of existing vacant or underutilized office buildings for alternative uses and revised the Glossary section to include relevant terminology.
2017 P-02 (2017-10)	2015-IV-MV1	03/20/18	Transportation	Embark Richmond Highway	Focused on creating a multimodal future for Richmond Highway Corridor, in response to recommendations from Route 1 Multimodal Alternatives Analysis, conducted by the Virginia Department of Rail and Public Transportation (DRPT), and provided detailed guidance for implementation of transit in the corridor.
2017 P-03	2017-CW-5CP	05/01/18	Land Use	Office Building Repurposing, Phase II	“Phase II” of the earlier Office Building Repurposing initiative expanded the scope of Appendix 13 to also include vacant or underutilized office buildings located in Suburban Neighborhood and Low-Density Residential Areas.
2017 P-04	2017-CW-6CP	10/30/18	Land Use; Revitalization; Glossary	Non-Office Building Repurposing	“Phase III” of the Building Repurposing effort renamed Appendix 13 as “Guidelines for Commercial Building Repurposing”, and expanded its scope to also support the repurposing of non-office commercial buildings in areas planned for retail or other non-office commercial uses.
2017 P-05	2018-CW-1CP	12/04/18	Land Use	Continuing Care Facility (CCF) Policy	Added Appendix 14, “Continuing Care Facility Guidelines”, to the Land Use section of the Policy Plan to provide locational guidance and performance standards for the new CCF land use designation.

Appendix A – Adopted Countywide and Policy Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Policy Plan Section</i>	<i>Name</i>	<i>Description</i>
2017 P-06 (2017-20)	2018-IV-BK1; 2018-IV-TR1	02/05/19	Transportation	Huntley Meadows Park Path and Park Trail	This Policy Plan amendment, and a concurrent Area Plan amendment removed a particular shared use path from the Comprehensive Plan in order to protect sensitive environmental and cultural resources.
2017 P-07	2019-CW-1CP	04/09/19	Public Facilities	Mobile and Land Based Telecommunications	Brought public facility policy objectives into compliance with state and federal legislation regarding non-small cell telecommunication facilities and other facilities no more than 50 feet in height.
2017 P-08	2017-CW-2CP	12/03/19	Environment	Green Building – Energy Policy Plan Update	Placed increased emphasis on energy efficiency as part of proffered green building commitments.
2017 P-09	2018-CW-2CP	06/09/20	Environment	Natural Landscaping at County Facilities	Added requirement for native, non-invasive plantings.
2017 P-10	2018-IV-T1	12/01/20	Transportation	Huntington Ave. – Richmond Highway Intersection Study	Removed planned full interchange from the Transportation Map for the intersection of Richmond Highway and Huntington Avenue.
2017 P-11 (2017-30)	2020-CW-2CP	2/23/21	Housing	Housing Element and Workforce Dwelling Unit Policy	Revised Housing and Land Use Elements of the Policy Plan to ensure consistency with the Communitywide Housing Strategic Plan and lowered the household income levels served under the rental WDU program.
2017 P-12	2013-CW-9CP	11/09/21	Environment	Coastal Resource Management/ Tidal Shoreline Erosion Control	Updated Environment Element of the Policy Plan to reflect changes in statewide guidance on shoreline stabilization and erosion control measures.
2017 P-13 (2017-44)	2020-CW-3CP	6/28/22	Environment; Land Use	Airport Noise Policy	Amended Plan to allow consideration of new residential uses in the area between the 60 and 65 DNL airport noise contours, rather than the prior threshold of 60 DNL.

Appendix B - Adopted Areawide Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2011-20	S12-I-J1	06/04/13	West Falls Church TSA	West Falls Church Transit Station Area	Transit Station Area	Updated recommendations for Falls Hill area to reflect current conditions and enhance the preservation of existing stable neighborhoods. Removed Land Units F, G, H, I and J from the West Falls Church TSA.
2013-02	S13-II-M3	11/19/13	McLean CBC	McLean CBC Editorial Updates	Community Business Center	Editorial amendment to clarify existing Plan guidance for the McLean CBC. There were no substantial changes to use or intensity recommendations.
2013-03	ST09-III-DS1; S07-III-UP2; S09-III-UP2	12/03/13	Innovation Center TSA	Route 28 Station-South; Rocks Site; Elden Street	Suburban Center	In association with the Route 28 Station-South Study, adopted guidance for transit-oriented development in coordination with design of the south side of the Innovation Center Metrorail Station.
2013-05	ST09-III-UP1(A)	02/11/14	Reston Town Center TSA, Wiehle-Reston East TSA, and Innovation Center TSA	Reston Master Plan Special Study – Phase I: Reston Transit Station Areas	Transit Station Area	Review of recommendations for areas around the three planned Reston Metrorail stations.
2013-13	S13-III-FC1; 2013-III-FC1(A)	12/02/14	Fairfax; Bull Run; Upper Potomac	Fairfax Center Area Suburban Center Study, Phase I: Transition Areas	Low Density Residential Area; Suburban Neighborhood	Reviewed Low Density Residential Areas and Suburban Neighborhoods at the periphery of the Fairfax Center Special Area. The amendment revised sub-unit boundaries & updated outdated text.
2013-18 (2013 P-05)	2013-II-M1	03/24/15	West Falls Church TSA	West Falls Church TSA Editorial Update	Transit Station Area	Areawide editorial update of guidance for the West Falls Church TSA was to reflect a 2014 boundary change between the county and the City of Falls Church.
2013-22	ST09-III-UP1(B)	06/02/15	Upper Potomac	Reston Master Plan Special Study, Phase II: Residential Areas and Village Centers	Suburban Neighborhood	Review of recommendations for non-TSA portions of Reston, including residential neighborhoods, Village Centers and selected commercial areas.

Appendix B - Adopted Areawide Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2013-25	2013-I-B2	07/28/15	Seven Corners CBC	Seven Corners CBC Area Study	Community Business Center	Adopted new form-based Plan for the Seven Corners CBC, incorporating recommendations from a Seven Corners Land Use and Transportation Task Force.
2013-28	2013-I-L1(A)	10/20/15	Lincolnia	Lincolnia Planning District Study, Phase I: Editorial Revisions	Suburban Neighborhood	Phase I of the Lincolnia Planning District Study adopted editorial revisions to existing guidance and to reflect existing conditions and other recent planning efforts.
2013-35	2013-I-MS1	10/18/16	Merrifield Suburban Center	Merrifield Suburban Center Implementation Updates	Suburban Center	Updated recommendations for the Merrifield Suburban Center to reflect current conditions, clarify Plan guidance, and update maps and figures. No changes to land use or intensity recommendations were adopted.
2013-43	2013-III-FC1(B); 2016-III-FC1	12/06/16	Fairfax Center Area	Fairfax Center Area Study, Phase II: Suburban Center and Areawide Guidance	Suburban Center	Adopted an updated 20-to-30-year vision for the Fairfax Center Area, redefining the Core Focus Area and developing a refined set of guiding principles. Several site-specific recommendations were also amended.
2013-48	S13-II-TY1	03/14/17	Tysons Urban Center	Tysons Implementation	Urban Center	Phase I of a multi-faceted amendment to address implementation of the Tysons Urban Center Plan that was adopted by the Board in 2010.
2013-49	2016-II-TY1	04/04/17	Tysons Urban Center	Tysons – Workforce Housing and High-rise Condominiums	Urban Center	Adopted changes to the Workforce Dwelling Unit (WDU) guidance in the Tysons Urban Plan, based on recommendations from the Tysons High-Rise Condominium WDU Advisory Committee.
2017-03	2017-III-R1	01/23/18	Reston Town Center TSA, Wiehle-Reston East TSA, and Innovation Center TSA	Reston, Transit Station Areas Noise Impacts Plan Text	Transit Station Area	Restored environmental language regarding noise impacts on new development, which was inadvertently deleted during Phase II of the Reston Master Plan.

Appendix B - Adopted Areawide Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2017-07	2013-I-L1(B)	03/06/18	Lincolnia CBC	Lincolnia Planning District Study, Phase II: CBC Consideration	Community Business Center	Phase II of the Lincolnia Planning District Study adopted the Lincolnia CBC designation. Also, an option was adopted for a 2-acre portion of the Plaza at Landmark property for hotel and/or assisted living up to 3.0 FAR.
2017-10 (2017 P-02)	2015-IV-MV1	03/20/18	Mount Vernon, Lower Potomac; (several CBCs)	Embark Richmond Highway	Community Business Center; Suburban Neighborhood	Focused on creating a multimodal future for Richmond Highway Corridor, in response to recommendations from Route 1 Multimodal Alternatives Analysis, conducted by the Virginia Department of Rail and Public Transportation (DRPT), and provided detailed guidance for implementation of transit in the corridor.
2017-13	2013-III-DS1	5/05/18	Dulles Suburban Center	Dulles Suburban Center Study	Suburban Center	Updated recommendations for future land uses and development. This study did not include Land Units A and B of the Dulles Suburban Center since they were the subject of a recently adopted land use study.
2017-22	2018-III-DS1	05/07/19	Dulles Suburban Center	Dulles Suburban Center, Land Unit J	Suburban Center	Amended previous mixed-use option to support residential and retail in the mix of uses.
2017-24	2013-I-L1(C)	07/16/19	Lincolnia CBC	Lincolnia Planning District Study–Phase III: Lincolnia CBC Land Use and Transportation Analysis	Community Business Center	Phase III of the Lincolnia Planning District Study adopted a vision for redevelopment and placemaking within the Lincolnia CBC and associated land use recommendations.
2017-32	2018-II-M1	6/22/21	McLean CBC	McLean Community Business Center Study	Community Business Center	Updated the CBC recommendations for land use, density and mix of uses; transportation and other public facility needs; and the urban design guidance and open space standards.

Appendix B - Adopted Areawide Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2017-41	2018-IV-MV4	3/08/22	Groveton	Hollin Hills Historic Overlay District (HOD)	Suburban Neighborhood	Incorporated text and figures into the Comprehensive plan to reference the Hollin Hills Historic Overlay District, created by a concurrent Zoning Ordinance Amendment.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2011-04	ST11-IV-LP1	06/21/11	Lower Potomac	Village of Accotink	Large Institutional (Ft. Belvoir Area)	Adopted mixed-use option for multifamily residential with ground-floor retail and limited office.
2011-06	S11-IV-RH1	09/13/11	Rose Hill	Jefferson Funeral Chapel	Suburban Neighborhood	Added funeral home option to base residential plan to enable existing funeral chapel to do embalming services.
2011-07	S11-II-F1	02/28/12	Fairfax	Eleven Oaks School Site; School Street	Suburban Neighborhood	Removed outdated consolidation option for hotel/residential mixed-use and added option for residential at 5-8 du/ac.
2011-09	ST10-IV-MV1	04/10/12	Penn Daw CBC	Penn Daw Special Study	Community Business Center	Added Plan option to support residential mixed-use redevelopment of the site formerly planned for low-intensity retail use.
2011-10	S11-IV-MV1	05/01/12	Mt. Vernon	Buckman Road	Suburban Neighborhood	Removed prior mixed-use options and added new option for combination of multifamily and townhome residential at 20-30 du/ac.
2011-11	S11-I-B1	05/22/12	Baileys	Peace Valley Lane	Suburban Neighborhood	Planned for modest increase in intensity to facilitate rezoning that would improve overall site layout versus by-right development.
2011-14	S12-IV-MV1	12/04/12	Penn Daw CBC	Penn Daw CBC, Land units D & F-1, Fast Eddies, Adler Property	Community Business Center	Added option for consolidated mixed-use redevelopment of up to 360 multifamily units and 40,000 sf of retail/office in the Penn Daw CBC.
2011-15	S11-IV-LP2	12/04/12	Lower Potomac	Laurel Hill Adaptive Reuse Area	Low-Density Residential	Incorporated into the Comp. Plan the previously-Board-adopted Master Plan for the former Reformatory and Penitentiary site in Lorton.
2011-17	APR# 09-IV-2MV; APR# 09-IV-27MV	02/26/13	Huntington TSA	2009-2010 South County APR Item, Huntington TSA, Land Unit I	Transit Station Area	Added option for redevelopment of the Huntington Club Condominium property from garden condos to mixed-use transit-oriented development up to 3.0 FAR.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2011-19	ST09-IV-MV1	04/09/13	Huntington TSA	Jefferson Manor/ Huntington Station	Transit Station Area	Removed Jefferson Manor neighborhood from TDA and adopted option for transit-oriented residential mixed-use development at a maximum intensity of 2.15 FAR.
2013-01	S11-III-DS1	07/30/13	Innovation Center TSA	Dulles Station	Transit Station Area	Added Plan option for property one-quarter mile south of planned Innovation Center Metrorail Station for transit-oriented residential development up to 2.4 FAR.
2013-04	APR 09-IV-1MV; APR 09-IV-15MV	01/29/14	North Gateway CBC	North Gateway CBC, Sub-unit A-1 & A-2	Community Business Center	Added consolidated redevelopment option for mixed-use residential, office, hotel and retail up to 1.65 FAR.
2013-07	S13-II-M1	03/24/14	McLean CBC	6862 Elm Street	Community Business Center	Changed Sub-Area designation from Area of Minimal Change to Redevelopment Area and added option for mixed-use office, retail and multifamily residential up to 400,000 sf (1.94 FAR).
2013-09	S13-IV-LP1	06/03/14	Lower Potomac	Vulcan Quarry	Low Density Residential Area	Changed prior public park/recreation recommendation to support potential reconfiguration and ultimate reuse of Vulcan Quarry as a water supply storage facility.
2013-10	2013-I-B1	09/23/14	Baileys Crossroads CBC	Charles Street	Community Business Center	Expanded the Baileys Crossroads CBC and modified existing Plan options to support consolidated redevelopment of mixed-use office and retail uses.
2013-12	2014-I-A1	11/18/14	Ravensworth Industrial Area	5285 Port Royal Road	Industrial Area	Added option for self-storage and truck rental up to 1.0 FAR to facilitate conversion of a portion of an existing warehouse.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2013-14	2013-III-UP1	12/02/14	Upper Potomac	Lake Anne Village Center/Reston Crescent	Suburban Neighborhood	Options were modified to allow demolition and redevelopment of the Millennium Bank building, and redevelopment of the Fellowship House independently from the remainder of the Village Center.
2013-15	2014-I-B2	01/13/15	Baileys Crossroads CBC	Baileys Crossroads CBC, SE Quadrant	Community Business Center	Added option to support public-private redevelopment of multifamily/townhome residential and multi-level elementary school w/structured parking up to 1.5 FAR.
2013-16	2014-I-B1	03/03/15	Baileys Crossroads CBC	5600 Columbia Pike/Baileys Gateway/Baileys CBC, Sub-unit C-4	Community Business Center	Added option to redevelop vacant office building to multifamily residential w/ground-floor retail up to 400,000 sf (450 units), to serve as gateway to CBC.
2013-17	2014-III-P1	03/24/15	Pohick	Silas Burke Property	Suburban Neighborhood	Added option for an assisted living facility on the site, subject to conditions requiring the preservation and active use of the Silas Burke house.
2013-19	2014-III-DS2	03/24/15	Bull Run	Dulles Suburban Center, Land Unit I, Marlo Site	Suburban Center	Added option for alternative retail uses on the site of an existing furniture store w/no change in intensity.
2013-20	2014-III-DS1	06/02/15	Bull Run	Dulles Suburban Center, Land Unit J, Akridge	Suburban Center	Added additional Plan option for mid-rise Multifamily residential up to 0.50 FAR on the vacant 50-acre site.
2013-21	2014-IV-MV1	06/02/15	Mount Vernon	4201 and 4203 Buckman Road	Suburban Neighborhood	Denied request for consolidated redevelopment option for both parcels, but modified site-specific text for Parcel 15B to support residential up to 8-12 du/ac.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2013-23	2015-III-DS2	07/28/15	Bull Run	Dulles Suburban Center, Land Unit D-3, Timber Ridge	Suburban Center	Amended second option for this parcel to support up to 150 residential units, subject to dedication of land for development of a community center or similar use.
2013-24	2015-III-UP1	07/28/15	Upper Potomac	Forestville Elementary School Sewer	Suburban Neighborhood	Expanded the Approved Sewer Service Area to address health hazards of a failing septic system at Forestville Elementary School. Also included Great Falls Nike Park.
2013-26	2015-III-DS1	09/22/15	Bull Run	Dulles Suburban Center, Land Unit J, Commonwealth Centre/Wegmans	Suburban Center	Added option for approx. 180,000 sf of retail use (0.20 FAR) on 21-acre portion of Commonwealth Centre, conditioned on mitigating transportation impacts.
2013-30	2015-IV-MV2	10/20/15	Huntington TSA	Huntington Club Condominiums	Transit Station Area	Denied request to eliminate the recommended 25% office component of the mixed-use, transit-oriented option, but added a condition regarding phasing to the existing option text.
2013-31	S13-CW-T1	11/17/15	Bull Run/ Centreville Suburban Center	Leland Road Connector	Suburban Neighborhood; Suburban Center	Removed 0.3-mile extension of Leland Road, in the Centreville Historic Overlay District, from the Transportation Plan.
2013-32	2016-I-A1	06/21/16	Annandale	Heritage Mall	Suburban Neighborhood	Modified mixed-use redevelopment option to support development of townhomes and a community center on the western portion of the property, up to 0.55 FAR.
2013-33	2014-III-FC2	07/26/16	Fairfax Center	Fairfax Towne Center	Suburban Center	Replaced previous redevelopment option to increase the mix of uses and intensity. New option supports residential, hotel and/or retail mixed-use up to 0.8 FAR.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2013-36	2014-IV-MV3	10/18/16	Huntington TSA	Huntington Transit Station Area (TSA), Land Units C, D and G	Transit Station Area	Added multifamily residential redevelopment option for up to 360 units to existing recommendation for office use.
2013-37	2015-IV-MV3	10/18/16	Penn Daw CBC	Penn Daw Community Business Center, Land Unit G (pt.), Kings Crossing	Community Business Center	Added consolidated redevelopment option on site previously envisioned for redevelopment, but with no specific Plan guidance. Supports multifamily residential up to 375 units with ground-floor retail or amenities.
2013-38	2016-II-M1	11/01/16	McLean	Langley Fork Historic Overlay District Expansion	Suburban Neighborhood	Amended Plan Map to include the site of the Mackall-Hall house and the adjacent property within the Langley Fork Historic Overlay District
2013-39	2016-II-M2	11/01/16	McLean CBC	McLean CBC, Sub-area 29, Beverly Road	Community Business Center	Adopted consolidated mixed-use option for multifamily residential w/ground-floor retail or office up to 3.0 FAR on this portion of the McLean CBC.
2013-40	2015-I-J1	12/06/16	Jefferson	Graham Park Plaza	Suburban Neighborhood	Added option for residential mixed-use up to 0.50 FAR for site previously planned and developed with a neighborhood shopping center.
2013-41	2016-II-F1	12/06/16	Fairfax	Kena Temple	Suburban Neighborhood	Added option for residential at 0.5-1 du/ac on the site previously planned for public facilities, governmental or institutional uses and private open space.
2013-42	2016-IV-MV1	12/06/16	Mount Vernon	North Hill	Suburban Neighborhood (within Rich. Hwy Corridor Area)	Adopted residential option on site owned by the Fairfax County Redevelopment and Housing Authority to facilitate public-private redevelopment of up to 279 affordable multifamily units and 196 townhomes.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2013-44	2016-II-T2	12/06/16	Fairfax	Jermantown Road Bridge Over I-66	Suburban Neighborhood	Amended Transportation Plan Map to depict Jermantown Road I-66 bridge as 4 lanes rather than 2, to facilitate its reconstruction with Transform 66.
2013-45	2015-III-FC1	01/24/17	Fairfax Center Area	Fair Lakes, Fairfax Center Area	Suburban Center	Amended adopted Plan for Fair Lakes to allow the reallocation of planned development potential between sites within the subject area.
2013-46	2016-I-B1	01/24/17	Baileys Crossroads CBC	Baileys Crossroads Community Shelter	Community Business Center	Added option for public facility use up to 0.70 FAR to support relocation of the Baileys Crossroads Community Shelter to this location.
2013-50	2013-III-DS1	05/02/17	Dulles Suburban Center	Pohanka (Submission DSC-E4-1 of the Dulles Suburban Study)	Suburban Center	Added an option for expansion of existing auto dealerships up to 0.30 FAR.
2013-51	2013-III-DS1	05/02/17	Dulles Suburban Center	Commonwealth Centre (Submission DSC-J-1 of the Dulles Suburban Study)	Suburban Center	Added an option for mixed use residential/retail development up to 0.50 FAR north of Newbrook Drive.
2013-52	2017-I-B1	07/25/17	Seven Corners CBC	6060 Arlington Boulevard	Community Business Center	Added option to redevelop site of existing office building with residential up to 12 du/ac.
2013-53	2016-III-FC2	09/26/17	Bull Run	12723 Lee Highway, Fairfax Center, Land Unit T	Low Density Residential	Added plan option for independent or assisted living up to 4 du/ac on low-density residential parcels.
2017-01	2017-IV-S1	10/24/17	Franconia-Springfield TSA	Designation of Beulah Community Planning Sector, Land Units A, B and C to the Franconia-Springfield Transit Station Area	Transit Station Area	Designated Beulah Community Planning Sector's, Land Units A, B and C, excluding Land Unit A, parcel 91-1((1))11C, to the Franconia-Springfield TSA.
2017-02	2016-III-P1	10/24/17	Pohick	Workhouse Road Area	Low-Density Residential	Revised residential recommendation for an area along Workhouse Road from 0.2-0.5 du/ac to 1-2 du/ac.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2017-04	2015-IV-MV5	01/23/18	Huntington TSA	Huntington Transit Station Area, Land Unit G (pt.)	Transit Station Area	Expanded Huntington TDA to include Parcel 33 and added option for residential mixed-use redevelopment up to 3.0 FAR with consolidation of adjacent property.
2017-05	2015-IV-MV4	01/23/18	Huntington TSA	Huntington Transit Station Area, Land Unit I	Transit Station Area	Modified existing transit-oriented mixed-use Plan option to increase the recommended intensity to a maximum of 3.5 FAR, subject to conditions.
2017-06	2017-II-M1	02/20/18	McLean CBC	McLean CBC, Subarea 12, 6707 Old Dominion Dr.	Community Business Center	Created Subarea 12a within the McLean CBC and designated as a Redevelopment Area. Added option for mixed-use development to include office, retail and multifamily residential up to 2.0 FAR with conditions.
2017-08	2017-III-T1	03/06/18	Upper Potomac	Sunset Hills Road Realignment	Low Density Residential Area	Recommends realignment of a portion of Sunset Hills Road at intersection with Crowell Road and Hunter Mill Road, with guidance on how realignment should be designed and implemented to minimize impacts.
2017-09	2013-III-DS1	03/20/18	Dulles Suburban Center	Middleton Farms (Submission DSC-D1-1 of the Dulles Suburban Study)	Suburban Center	Added option for residential up to 5 du/ac to prior office or office/hotel recommendations.
2017-11	2018-I-A1	05/01/18	Annandale	Oakwood Services International, 7210 Braddock Road	Suburban Neighborhood	Amended Plan Map to designate entire property for public facilities, governmental, and institutional uses to facilitate expansion of existing academic institution.
2017-12	2017-IV-MV1	05/01/18	Mount Vernon	Sky View Drive	Suburban Neighborhood	Added residential option for up to 13 du/ac to match density of the neighboring Skyview Park subdivision.
2017-14	2018-IV-MV1	05/15/18	Mount Vernon	Woodlawn Fire Station	Suburban Neighborhood	Amended Plan Map from residential to public facilities to facilitate development of the Woodlawn Fire Station.

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2017-16	2018-III-BR1	10/16/18	Dulles Suburban Center	Dulles Suburban Center Boundary Change-Sully Station Shopping Center	Suburban Center	Extended the boundary of the Dulles Suburban Center to create new land unit including the Sully Station shopping center. No changes to land-use or densities.
2017-17	2017-III-P1	11/20/18	Pohick	Northern Virginia Training Center Site and State Police Site	Suburban Neighborhood	Adopted options for former Northern Virginia Training Center and adjacent Virginia State Police sites for residential development or a Continuing Care Facility.
2017-18	2018-II-F1	11/20/18	Fairfax	Roberts Road	Suburban Neighborhood	Added additional residential Plan option at an increased residential density of 3-5 du/ac.
2017-19	2017-III-DS1	12/04/18	Innovation Center TSA	Innovation Center Station (North), Dulles Suburban Center, Land Units L-1 and L-2	Transit Station Area	Added additional TOD option for mixed-use up to 4.0 FAR, increasing recommended FAR limit in the "Core Area", consistent with other Silver Line Metrorail stations in the Reston-Dulles corridor.
2017-20 (2017 P-06)	2018-IV-BK1; 2018-IV-TR1	02/05/19	Rose Hill	Huntley Meadows Park Path from Telegraph Road to Harrison Lane & Huntley Meadows Park Trail from Telegraph Road to Lockheed Boulevard	Suburban Neighborhood	Removed a shared use path and a minor paved trail segment from the Plan in order to protect sensitive environmental and cultural resources.
2017-21	2018-IV-S1	03/19/19	Franconia-Springfield TSA	Lewin Park	Transit Station Area	Amended existing Plan option to support conversion of up to 300,000 sf of potential office use to residential with ground-floor retail.
2017-23	2018-II-F2	06/04/19	Fairfax	One University	Suburban Neighborhood	Adopted option on Fairfax County Redevelopment and Housing Authority property to support public-private redevelopment of up to 240 affordable multifamily units and 340 units intended for GMU students.

Appendix C – Adopted Site-Specific Plan Amendments

Adopted Number	Original Number	Adopted Date	Plan District/ Activity Ctr.	Name	CFD Land Classification	Description
2017-25	DSC-D1-2	09/24/19	Dulles Suburban Center	Jackson Property	Suburban Center	Added an option for residential townhomes in an area previously planned for office use.
2017-26	2019-IV-RH1	9/24/19	Rose Hill	Oakwood Road Senior Housing	Suburban Neighborhood	Added an option for development of 150 affordable senior independent housing units and limited community space as a public-private partnership.
2017-27	SSPA 2018-1-1MS	9/24/19	Merrifield Suburban Center	Merrifield Suburban Center, Land Units I (pt), J (pt), and K	Suburban Center	Added options for both the Inova Campus and Fairview Park for mixed-use office, hotel, residential and other uses
2017-28	2019-III-FC1	11/07/20	Fairfax Center Area	Fair Oaks Mall	Suburban Center	Replaced previous options w/single overlay recommendation for mixed-use residential, hotel, and office up to 1.0 FAR w/additional guidance.
2017-29	2018-IV-MV5	12/01/20	North Gateway CBC	North Gateway CBC, Sub-Units A-1, A-2	Community Business Center	Updated guidance to be consistent w/Richmond Hwy Corridor Area, added options for Sub-units A-1, A-2 up to 2.0 FAR and for consolidating Sub-units A-2 and A-3.
2017-31	2020-IV-MV1 (PA 2020-00031)	04/13/21	Mount Vernon	Wellington at River Farm Historic Overlay District	Suburban Neighborhood	Added reference to and description of new Wellington at River Farm Historic Overlay District.
2017-33	SSPA 2018-II-M1	7/13/21	West Falls Church TSA	West Falls Church TSA, Land Unit A	Transit Station Area	Added options for mixed use in the Transit Station Area.
2017-34	SSPA 2021-00007	7/27/21	Huntington TSA	2550 Huntington Ave.	Transit Station Area	Added option to remove or modify the limitation on residential development.
2017-35	SSPA 2021-I-1A	7/27/21	Annandale CBC	4312 & 4316 Ravensworth Road	Community Business Center	Added option for a mixed-use, multi-story self-storage facility.
2017-36	2020-III-P1	9/14/21	Pohick	8708 Silverbrook Road	Suburban Neighborhood	Added option for residential use up to 5 du/ac w/conditions

Appendix C – Adopted Site-Specific Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Plan District/ Activity Ctr.</i>	<i>Name</i>	<i>CFD Land Classification</i>	<i>Description</i>
2017-37	2020-III-FC1	10/19/21	Fairfax Center Area	Fairfax Center Area, Sub-Unit J3 (pt.)	Suburban Center	Added option for expansion of self-storage use up to 1.0 FAR
2017-38	2020-II-M1	10/19/21	McLean	7700 Leesburg Pike	Suburban Neighborhood	Added option for residential up to 12-16 du/ac w/conditions
2017-39	2020-IV-S1	11/09/21	I-95 Corridor Industrial Area	7501 Loisdale Road	Industrial Area	Added option for vehicle sales and service up to 0.10 FAR w/conditions
2017-40	2020-IV-MV2	1/25/22	Mount Vernon	Lee District Community Center	Suburban Neighborhood	Amended Plan from Private Recreation to Public Facilities for development of a new community center.
2017-41	SSPA 2021-I-1B	4/12/22	Baileys	First Christian Church	Suburban Neighborhood	Added option for up to 113 age-restricted multifamily units and 5,000 sf of ancillary office to existing house of worship use
2017-43	2021-IV-S1	6/28/22	Franconia-Springfield TSA	Inova Springfield Healthplex	Transit Station Area	Added option for a consolidated Inova HealthPlex consisting of medical care/medical office and ancillary uses for Land Units S (part) and U of the Franconia-Springfield TSA up to 1 million sf.
2017-45	2021-IV-3MV	12/06/22	Huntington TSA	Huntington Metro Station	Transit Station Area	Added option for transit-oriented residential mixed-use development of the WMATA property at the Huntington Metrorail Station, up to approximately 1.5 FAR.

Appendix D – Adopted Countywide Area Plan Amendments

Adopted Number	Original Number	Adopted Date	Policy Plan Section	Name	Description
2011-08	S11-CW-4CP	03/06/12	n/a	2011 Heritage Resources Plan Update	Annual update of Plan information pertaining to Heritage Resources and historic properties in Fairfax County.
2011-12	S11-CW-1CP	06/19/12	n/a	Update of the Comprehensive Plan Map	Updated the Plan Map to reflect existing conditions and modified its format to facilitate easier future updates.
2011-13 (2011 P-01)	S11-CW-2CP	06/19/12	Concept for Future Development; Preface; Glossary	Update of the Concept for Future Development	As part of the Fairfax Forward effort, the Concept for Future Development was revised to replace land use intensity and other specific guidelines that had been superseded by detailed Area Plan recommendations with more general guidance.
2011-16 (2011 P-02)	S11-CW-6CP	02/12/13	Preface; Environment; Housing; Transportation; Land Use	Fairfax Forward Editorial Updates	In conjunction with Fairfax Forward, this amendment consisted of editorial updates to remove out-of-date references and ensure uniformity of the writing style.
2011-18	S12-CW-1CP	04/09/13	n/a	2012 Heritage Resources Plan Update	Annual update of Plan information pertaining to Heritage Resources and historic properties in Fairfax County.
2013-06 (2013 P-01)	2013-CW-2CP	03/04/14	All	Procedural References	To reflect the change from the APR Plan review process to the Fairfax Forward process, the Preface section of the Policy Plan was edited to describe the procedural changes, and minor edits were made to other sections of the Policy Plan and Area Plans
2013-08 (2013 P-02)	2013-CW-6CP	04/29/14	Land Use; Heritage Resources; Glossary	2013 Heritage Resources Plan Update	Annual update of Plan information pertaining to Heritage Resources and historic properties in Fairfax County.
2013-11 (2013 P-04)	2013-CW-T2	10/28/14	Transportation	Bicycle Master Plan	A new Countywide Bicycle Master Plan was added as a new 80-page Appendix 5 to the Transportation section of the Policy Plan. Area Plan amendments consisted of minor revisions to text and figures to ensure consistency with the Policy Plan.
2013-27	2013-CW-4CP	10/20/15	n/a	Conservation Areas and Community Improvement Areas	Deleted references to expired Conservation Area Plans and completed Community Improvement Areas.
2013-29 (2013 P-06)	2013-CW-T3	10/20/15	Transportation	Completed Transportation Facilities	Updated the Countywide Transportation Map, Land Use Plan Map and Area Plans to reflect completed transportation improvements, add public commuter parking facilities and make editorial changes.

Appendix D – Adopted Countywide Area Plan Amendments

<i>Adopted Number</i>	<i>Original Number</i>	<i>Adopted Date</i>	<i>Policy Plan Section</i>	<i>Name</i>	<i>Description</i>
2013-34	2013-CW-8CP	09/20/16	n/a	2015 Heritage Resources Plan Update	Annual update of Plan information pertaining to Heritage Resources and historic properties in Fairfax County.
2013-47	2016-CW-3CP	03/14/17	n/a	Editorial Text and Map Revisions for Transit Station and Other Mixed-use Areas	In response to VA Code 15.2-2303.4 ("proffer bill"), the Plan was amended to identify and delineate fifteen small area plans that are exempt from the legislation.
2017-15	2017-CW-4CP	07/31/18	n/a	2017 Heritage Resources Plan Update	Annual update of Plan information pertaining to Heritage Resources and historic properties in Fairfax County.
2017-30 (2017 P-11)	2020-CW-2CP	2/23/21	Housing	Housing Element and Workforce Dwelling Unit Policy	Revised Housing and Land Use Elements of the Policy Plan to ensure consistency with the Communitywide Housing Strategic Plan and lowered the household income levels served under the rental WDU program.
2017-44 (2017 P-13)	2020-CW-3CP	6/28/22	Environment; Land Use	Airport Noise Policy	Amended Plan to allow consideration of new residential uses in the area between the 60 and 65 DNL airport noise contours, rather than the prior threshold of 60 DNL.