

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: The subject property is bounded by Conference Center Drive to the north, west, and south; and Stonecroft Boulevard to the east.

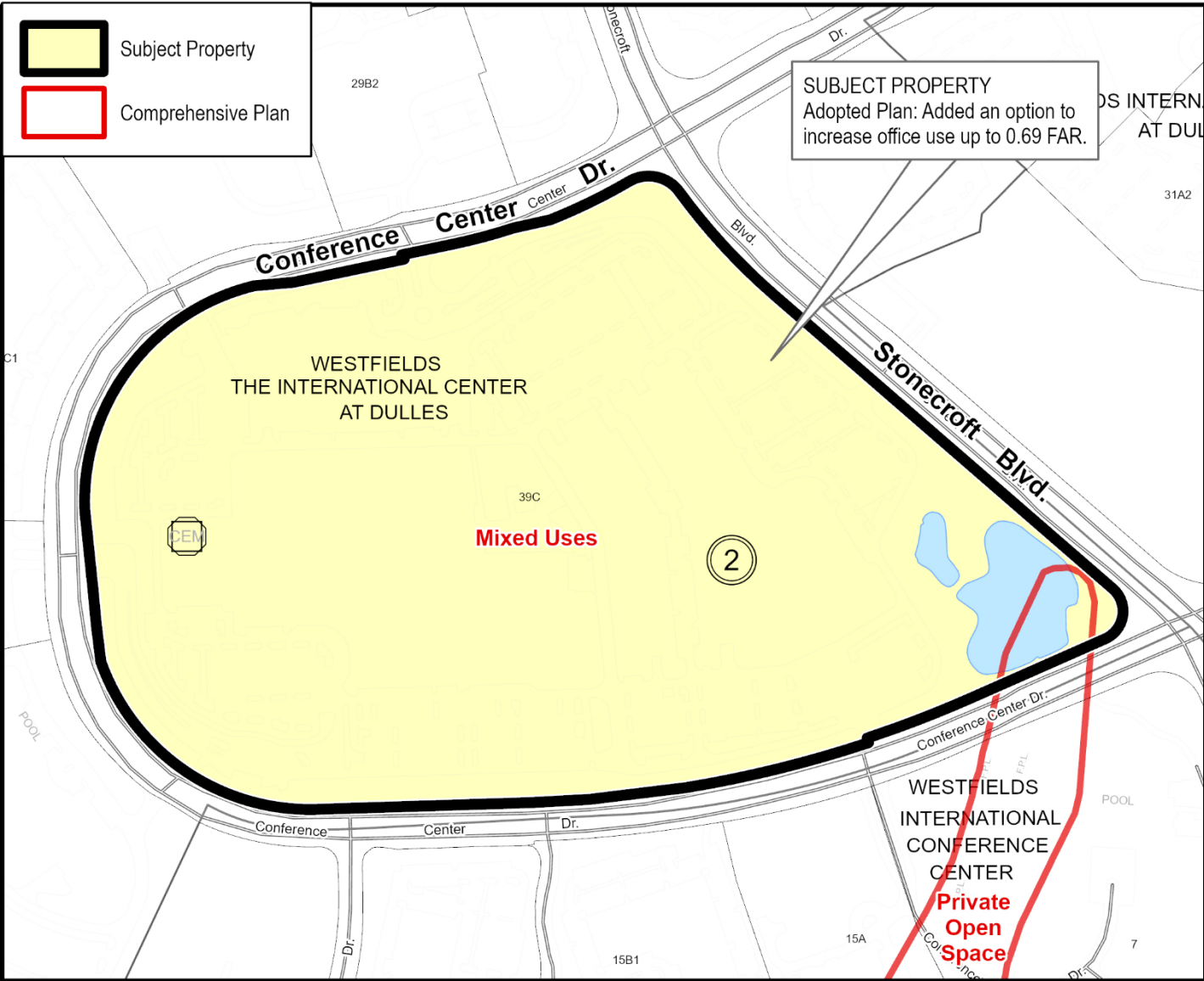
PLANNING AREA AND DISTRICT:
 Area III, Dulles Suburban Center

SUB-DISTRICT DESIGNATION:
 Land Unit J

PARCEL LOCATION: 43-2 ((2)) 39C

SUPERVISOR DISTRICT: Sully

ADOPTED: December 9, 2025 **ITEM NO.** SSPA 2023-III-1BR
 FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO NOVEMBER 2025



AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through October 10, 2024, Dulles Suburban Center Land Unit Recommendations, Land Unit J, Recommendations, Land Use, add Plan option #2, page 124:

2. Tax Map Parcel 43-2 ((2)) 39C is planned for campus-style office and industrial flex uses at .50 FAR. As an option, office use up to a .69 FAR may be appropriate with the following conditions:

- Additional office development is well integrated within the existing site design and layout, and provides good onsite circulation.
- Existing protections for the Farmington Bush Hill Scott Cemetery should be enhanced to better denote the cemetery's documented extents with a physical barrier.
- Pedestrian and bicycle facilities contiguous to and adjacent to this site are necessary for advancing active transportation goals. Improve pedestrian pathways to include adequate buffers with street trees to provide comfortable and low-stress facilities when adjacent to the roadways along the site's perimeter and to nearby destinations. Pedestrian crossings should be added and improved to create safe roadway crossings, at mid-block points as well as at adjacent intersections. A shared use path should be provided along Stonecroft Boulevard.
- Transit stops should be enhanced with amenities such as seating and shelters, identifying signage, and transit information appropriate for the stop. Transit stops should be connected to active transportation infrastructure.
- Improve intersection operations at Stonecroft Boulevard and Conference Center Drive to reduce vehicle delay and congestion. Mitigations should be made in such a way that pedestrian and bicycle safety are not compromised.

Subsequent recommendations would be renumbered.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.