



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS

COUNTYWIDE

White Paper for the  
2025 Countywide Site-Specific Plan Amendment  
Nomination Screening  
and Proposed Revisions to the  
Comprehensive Plan Amendment Work Program



Braddock, Dranesville, Franconia, Hunter Mill,  
Mason, Mount Vernon, Providence, Springfield,  
and Sully Supervisor Districts

April 2025

**PLANNING COMMISSION WORKSHOP SCHEDULE FOR THE  
2025 COUNTYWIDE  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
NOMINATION SCREENING**

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**FAIRFAX COUNTY GOVERNMENT CENTER  
BOARD AUDITORIUM  
12000 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VA 22035**

**Planning Commission Workshops**

*Sully (part), Dranesville, Franconia, Mount Vernon, Braddock, Springfield and Providence  
(part) Supervisor Districts*

Thursday, May 1, 2025, at 7:30 PM

*Hunter Mill and Providence (part) Supervisor Districts*

Thursday, May 15, 2025, at 7:30 PM

*Sully (part) and Mason Supervisor Districts / Mark-up of the 2025 Comprehensive Plan  
Amendment Work Program* Thursday, May 22, 2025, at 7:30 PM

*If needed: Mark-up of the 2025 Comprehensive Plan Amendment Work Program*

Wednesday, June 4, 2025, at 7:30 PM

**The Board of Supervisors is anticipated to take action on the 2025 Comprehensive Plan  
Amendment Work Program on: Tuesday, June 10, 2025**

Planning Commission meetings are held in the Board Auditorium and broadcast live on Fairfax County Government's Cable Television Channel 16. Live audio of the meeting may also be accessed by dialing 703-324-7700. Individuals wishing to speak before the Planning Commission at the workshop may do so in-person or remotely by calling (703) 324-2865 or registering at the Planning Commission website at <https://www.fairfaxcounty.gov/planningcommission/speaker> to be placed on the speakers' list.

ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-9214 or TTY 711 (Virginia Relay Center). More detailed information will be available in the Weekly Agenda available online at <https://www.fairfaxcounty.gov/planningcommission/meetingcalendar>.



To request reasonable ADA accommodations, call Department of Planning and Development at 703-324-9214 or TTY 711 (Virginia Relay Center).

**2025 Countywide SSPA  
Nomination Screening White Paper**

Table of Contents

<b>Planning Commission Workshop Schedule and Links to Nominations.....</b>	<b>4</b>
<b>Background .....</b>	<b>9</b>
<b>2025 SSPA Countywide Cycle.....</b>	<b>10</b>
<b>Introduction.....</b>	<b>10</b>
<b>Summary of Countywide SSPA Nominations and Trends .....</b>	<b>11</b>
<b>Summary of Prioritization and Staff Recommendation on the Draft Work Program...</b>	<b>21</b>
<b>Adopted Work Program and Other Anticipated Amendments .....</b>	<b>24</b>
<b>Removal of Inactive Amendments.....</b>	<b>24</b>
<b>Staff Recommendation on the 2025 Comprehensive Plan Amendment Work Program.....</b>	<b>25</b>
<b>Attachment I. 2025 SSPA Nomination Log and Recommended Tiers .....</b>	<b>26</b>
<b>Attachment II. Proposed Revisions to the Fairfax County 2025 Comprehensive Plan Amendment Work Program.....</b>	<b>32</b>
<b>Attachment III. SSPA Community Meeting Summaries (under separate cover)</b>	

## **Planning Commission Workshop Schedule**

*Links to the submitted nominations and the staff one-page summary reports can be accessed at the links below:*

**Thursday, May 1, 2025, at 7:30 PM**

### **Sully District**

- CPN-2025-III-SU-037: 14050 Thunderbolt Pl - [Nomination](#) | [One Page Staff Summary](#)

### **Dranesville District**

- CPN-2025-III-DR-034: Arrowbrook Centre - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-II-DR-003: Vinson Hall - [Nomination](#) | [One Page Staff Summary](#)

### **Franconia District**

- CPN-2025-IV-FR-031: Beulah St at Steinway St Properties - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-IV-FR-016: Hilltop Village Center - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-IV-FR-006: 6404 Telegraph Rd - [Nomination](#) | [One Page Staff Summary](#)

### **Mount Vernon District**

- CPN-2025-IV-MV-053: Excel Holdings 12 LLC - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-IV-MV-018: Pohick Rd Lorton - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-IV-MV-029: Lidl US Operations - [Nomination](#) | [One Page Staff Summary](#)

### **Braddock District**

- CPN-2025-II-BR-019: StorageMart (11325 Route 29) - [Nomination](#) | [One Page Staff Summary](#)

### **Springfield District**

- CPN-2025-III-SP-032: 12716 Route 29 - Metropolitan - [Nomination](#) | [One Page Staff Summary](#)

### **Providence District (Merrifield)**

- CPN-2025-I-PR-030: 2719 Dorr Ave - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-PR-035: 2800 - 2804 Dorr Ave - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-PR-036: Dorr Ave South - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-PR-039: Halstead Square Rd & Merrifield Ave - [Nomination](#) | [One Page Staff Summary](#)

**Thursday, May 15, 2025, at 7:30 PM**

**Hunter Mill District**

- CPN-2025-III-HM-005: Alexander Bell Dr - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-033: 10690 Parkridge Blvd - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-038: 10800 Parkridge Blvd - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-043: 10701 Parkridge Blvd - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-028: Reston National Golf Course - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-042: Wiehle TOD North District - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-048: 11600 Sunrise Valley Dr - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-013: 1841 Explorer St - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-015: 11600 American Dream Way - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-021: Hunter Mill Rd - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-III-HM-049: Colvin Woods - [Nomination](#) | [One Page Staff Summary](#)

**Providence District (Tysons + Leesburg Pike)**

- CPN-2025-I-PR-014: Eaves Fairfax Towers - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-PR-046: Beyer - Gordon Rd Triangle - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-II-PR-004: Corporate Ridge - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-II-PR-025: 7950 Jones Branch Dr - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-II-PR-040: 1410-1430 Spring Hill Rd - [Nomination](#) | [One Page Staff Summary](#)

**Thursday, May 22, 2025, at 7:30 PM**

**Mason District**

- CPN-2025-I-MA-002: 6326 Edsall Rd (Bren Mar Park) - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-007: 5300 Shawnee Rd - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-008: 5505 & 5515 Cherokee Ave - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-047: 6859 Versar Ct - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-009: The Jefferson - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-020: Sears Site (Seven Corners) - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-023: Food Star - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-010: 7616 Little River Tpke (West Annandale) - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-022: 6675 Little River Tpke - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-024: Strawbridge Square - [Nomination](#) | [One Page Staff Summary](#)
- CPN-2025-I-MA-050: Lincolnia CBC Land Unit B1 - [Nomination](#) | [One Page Staff Summary](#)

**Sully District**

- CPN-2025-II-SU-017: Community of Faith United Methodist Church - [Nomination](#) | [One Page Staff Summary](#)

***Mark-up of the 2025 Comprehensive Plan Amendment Work Program***

**Wednesday, June 4, 2025, at 7:30 PM**

***If Needed: Final Mark-up of the 2025 Comprehensive Plan Amendment Work Program***

Figure 1. Map of Countywide Site-Specific Plan Amendment Nominations by Supervisor District

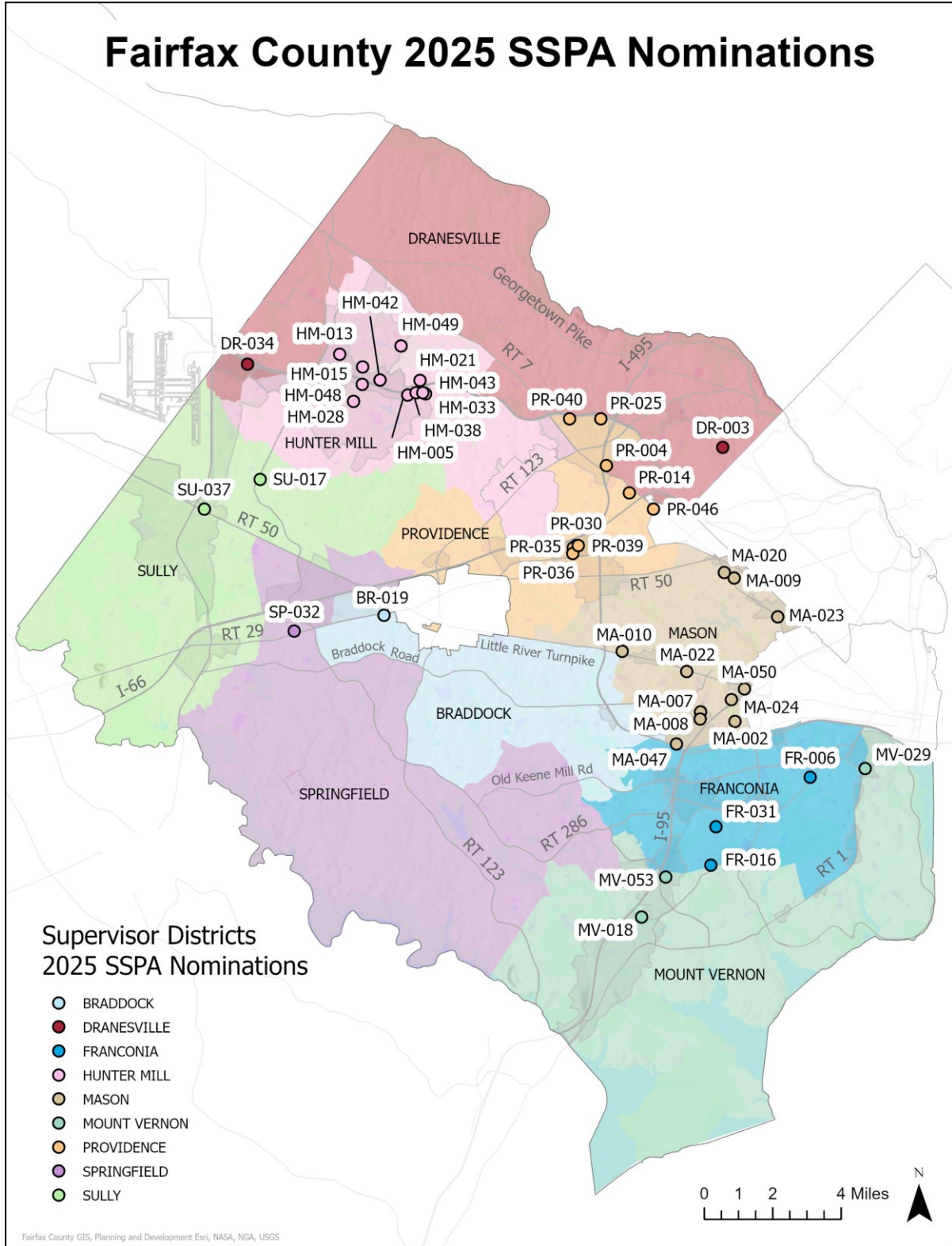
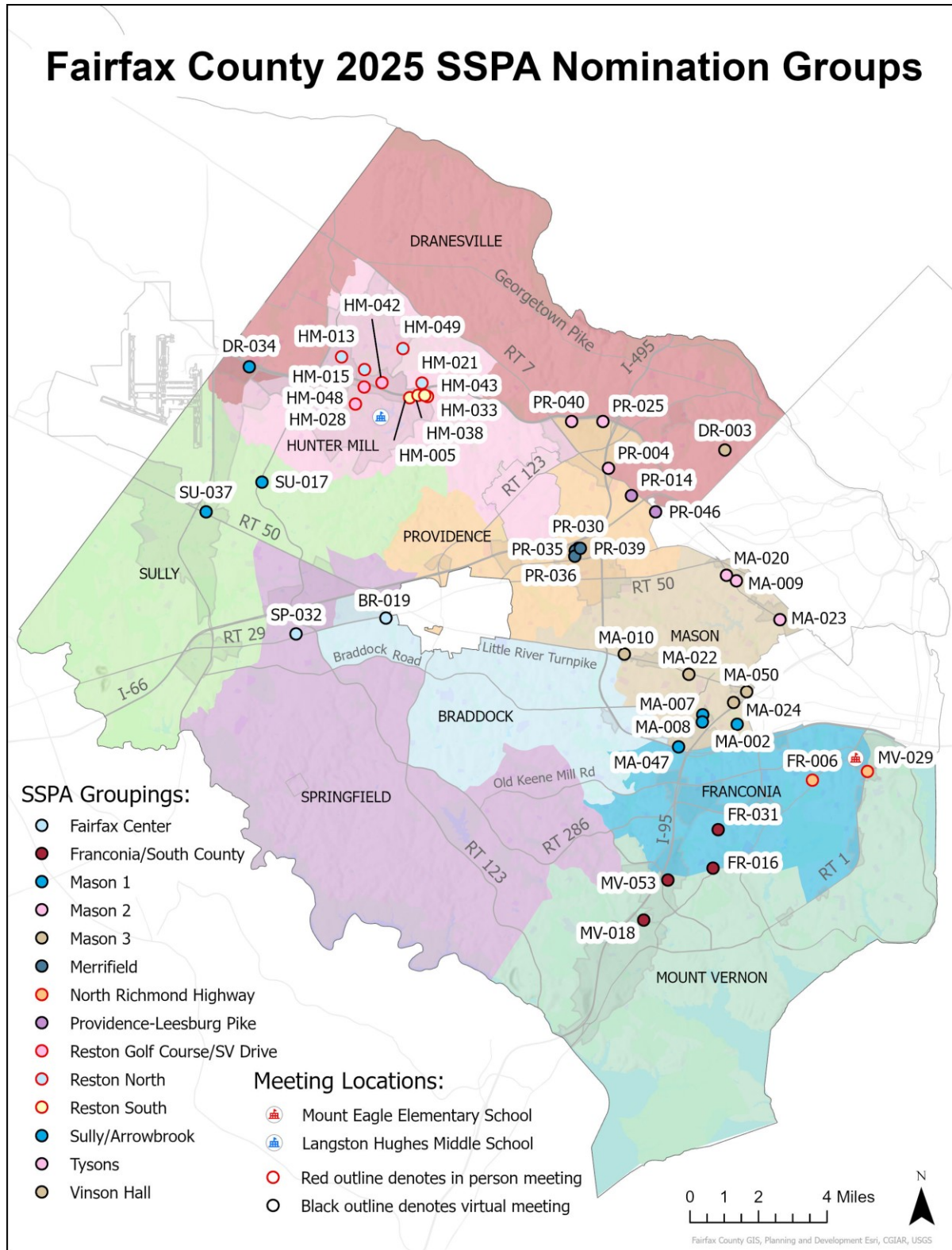


Figure 2. Map of Countywide Site-Specific Plan Amendment Nominations by Community Meeting Group



**White Paper for the Countywide Site-Specific Plan Amendment Nomination Screening and Proposed Revisions to the Comprehensive Plan Amendment Work Program**

**Background**

The Board of Supervisors (Board) adopted the Site-Specific Plan Amendment (SSPA) process on June 20, 2017 to provide the opportunity for anyone to submit a proposal (“nomination”) to consider amending the land use recommendations in the Comprehensive Plan for individual and collections of parcels of land and for inclusion on the Comprehensive Plan Amendment Work Program (Work Program). The Work Program is the county’s review schedule of comprehensive planning studies and Plan amendments that have been authorized by the Board. An inaugural North County review cycle began in 2017 with the Dranesville, Hunter Mill, Sully, and Providence districts. A subsequent South County review cycle began in September 2019 for the Braddock, Springfield, Franconia, Mason, and Mount Vernon districts. Following the South County cycle, a retrospective assessment of the process produced a series of changes that were endorsed by the Board on July 19, 2022, including a new, Countywide nomination period, changes to the timeline of review, community outreach, and prioritization of planning studies. The first Countywide review cycle began in the Fall of 2022 and concluded in April of 2023 with 53 nominations being placed on the Work Program. The current Countywide SSPA cycle began in January 2025 and follows the same process as the 2022-2023 cycle with only minor changes.

The SSPA cycle consists of three phases:

- (1) a Nomination Phase, during which anyone may submit a nomination to the county. The nominations are evaluated to ensure that they meet the adopted eligibility criteria, which prohibit the submittal of nominations containing a) land areas that are subject to pending land use Plan amendments or studies on the Work Program, b) land areas that were included in any Plan amendment adopted in the two years prior to the nomination phase, and c) changes to a countywide policy or system, such as the countywide transportation network, trail and bicycle plans, parks, or public facilities. Additionally, unless otherwise accepted by the Board, nominations must include the property owner’s consent, a written statement of justification, an illustrative concept plan depicting how development on the site could occur, a property map and a vulnerability index map for the area surrounding the nominated site.
  
- (2) a Screening Phase, during which the Board of Supervisors, through an action item, accepts a list of nominations which may enter the process, and in which staff review the nominations and hold community meetings to obtain feedback to understand community interests. Following the community meetings, the Planning Commission holds public workshops to discuss the nominations and the balance of the Work Program and makes recommendations to the Board on a revised Work Program. The subject White Paper is intended to provide the Planning Commission with information on the nominations and a draft Work Program for consideration in the workshops. Following the Planning Commission’s recommendation, the Board then adopts the revised Work Program through an action item.

(3) an Evaluation Phase, during which the nominations that are added to the Work Program are studied in detail through the normal staff review process, which may include grouping certain amendments together or into planning studies. Community outreach and impact analyses are conducted based on the needs of the amendments, and staff recommendations are presented to the Planning Commission and the Board of Supervisors at public hearings. Timelines for the evaluation of each plan amendment or study will vary.

## **2025 SSPA Countywide Cycle**

Fifty-three nominations were submitted for review during the January-February 2025 Countywide SSPA nomination period. On March 4, 2025, the Board accepted a list of forty-three nominations into the process as shown on Figure 1.

Fourteen community meetings were held from March 24 – April 21, 2025, during which the nominators, staff, and members of the public provided comments on the screening of nominations. In all, over 1,190 people attended the community meetings. Nominations were grouped by geography for the community meetings, as shown on Figure 2. Four in-person meetings were held in partnership with the Department of Neighborhood and Community Services, which included three meetings for the Reston nominations at Langston Hughes Middle School and one joint meeting for Franconia and Mt. Vernon District nominations at Mount Eagle Elementary School. The remaining 10 meetings were held virtually via Zoom. An additional virtual Town Hall meeting, sponsored by Supervisor Alcorn, to discuss the Hunter Mill nominations will be held on April 29, 2025. All the nominations that remain active will be considered by the Planning Commission at public workshops on May 1, 15, and 22, 2025. The Planning Commission will conduct a mark-up session on the Work Program at the workshop on May 22, 2025, and if a carryover date is needed, on June 4, 2025. The markup of the Work Program may include recommending the addition of nominations and studies to the Work Program, and the removal of amendments from the Work Program that are inactive.

The Board is anticipated to take action on revisions to the Work Program on June 10, 2025. Following Board action, and based on available resources, staff anticipates the review of some newly added Tier 1 amendments beginning in the summer of 2025.

## **Introduction**

This white paper details staff's recommendations for including or excluding Countywide SSPA nominations on the Work Program, and additional revisions to the Work Program, including the proposed removal of inactive Plan amendments. For each nomination recommended for inclusion on the work program, staff has proposed placement in Tier 1, 2 or 3, as further detailed below. Some nominations are not recommended for inclusion on the Work Program.

**Tier 1.** Items in Tier 1 are located in areas of development focus for the County or support an identified County priority such as providing affordable housing or enhancing office development. These nominations may be included as individual amendments or may be recommended to be studied in combination with other nominations or additional land, or in

combination with pending studies already on the Work Program. Items in Tier 1 will have the highest priority for staff resources and timing.

**Tier 2.** Items in Tier 2 may not be in areas of development focus and are typically reviewed prior to the submission of a pre-application request or application for a rezoning or special exception application and as staff resources are available. As planning priorities for the county and nominators are dynamic, review of Tier 2 proposals will not automatically be after the completion of Tier 1 proposals but will instead be intermingled as resources are available.

**Tier 3.** Items identified as Tier 3 are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context. In many instances, significant revisions to the nominated proposal, concept plans, or other elements are necessary prior to a Tier 3 item becoming active. Future action from the Board is necessary to re-tier a Tier 3 item.

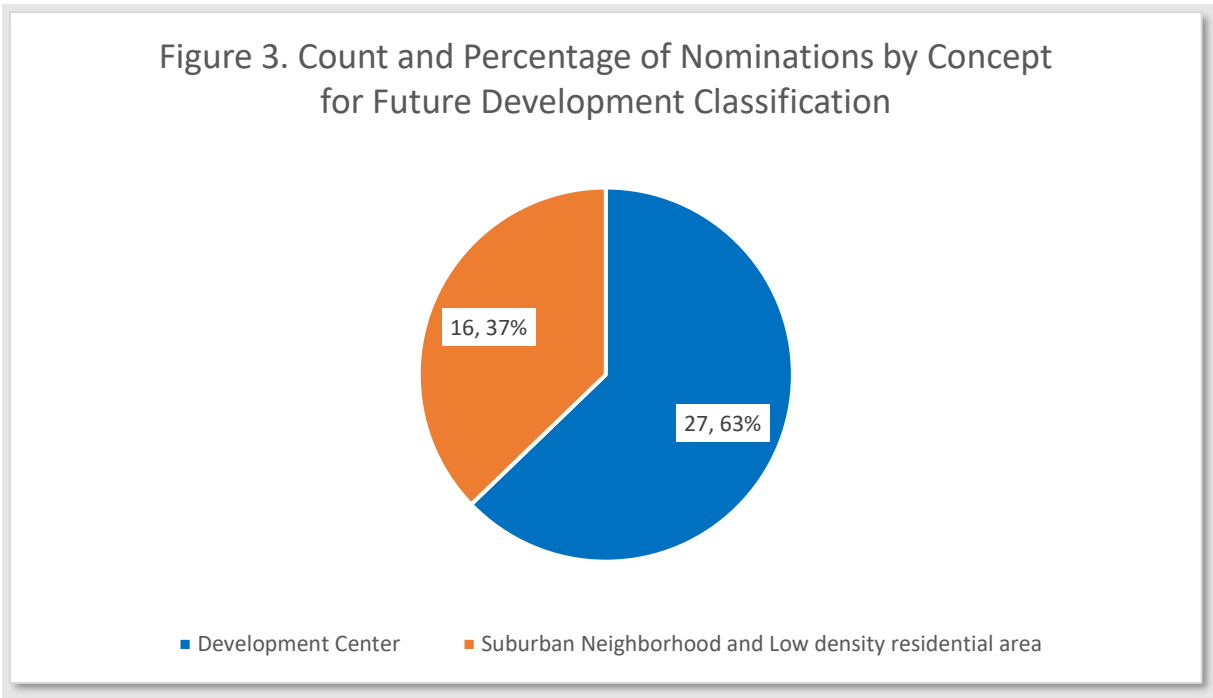
**Do Not Add to the Work Program.** A nomination that is not added to the work program would not advance for further review. Nominations that do not advance for review may be reconsidered in future SSPA cycles.

The staff recommended revisions to the Work Program, which are provided in the attached draft Work Program Mark Up (Attachment II), are based on the collective analysis of the SSPA nominations against Area Plan and Policy Plan guidance, prioritization based on the SSPA justification criteria and the urgency of review, the availability of staff resources to conduct the proposed Plan amendment and planning studies, and the status and resource requirements of currently authorized amendments and anticipated future additional Plan amendment authorizations.

### **Summary of Countywide SSPA Nominations and Trends**

Nominations were accepted in all nine Supervisor Districts as shown in Figure 1. While each nomination proposes plan changes in response to market conditions, owner needs, and specific site characteristics, several trends were identified that are relevant to the review of the full cohort of nominations.

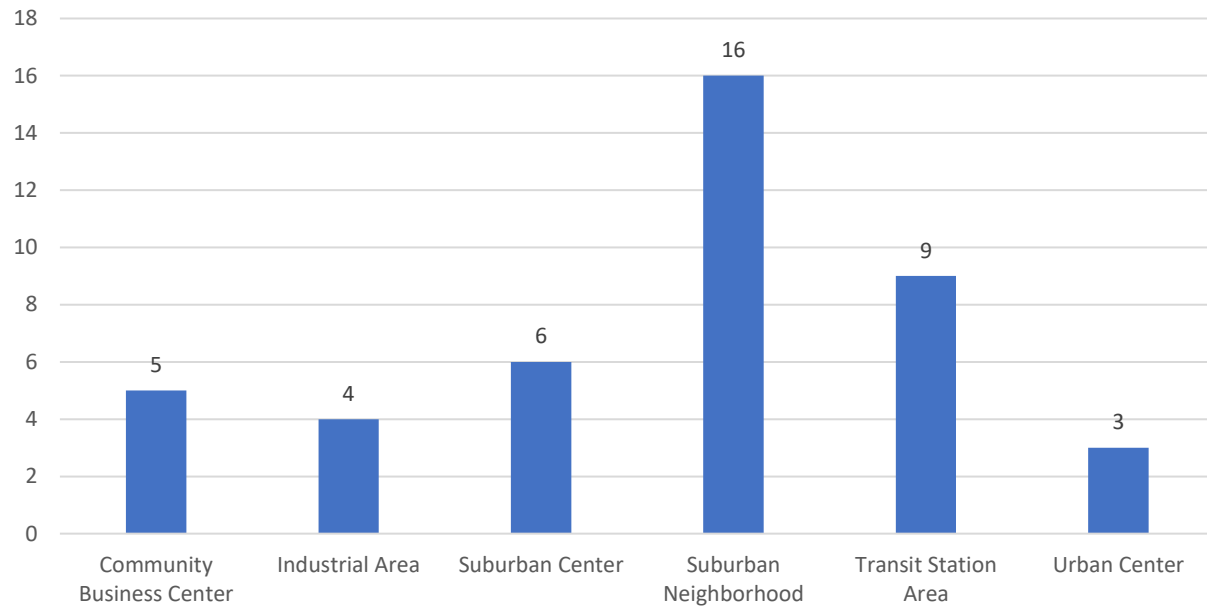
Relationship to Concept for Future Development and Location within Development Centers.



As shown in Figure 3, 27 of the 43 (63%) nominations are in one of the County’s development centers, which include the Tysons Urban Center, Transit Station Areas (TSAs), Community Business Centers (CBCs), Suburban Centers, and Industrial Areas. The number of nominations within each Land Use Classification Area is shown in Figure 4. The development centers constitute about 10 percent of the County’s land area, and the Concept for Future Development notes that the county’s policy direction is that almost all employment growth should occur within these areas. Except for the Industrial Areas, residential mixed-use development is also encouraged within all the development centers. Medium to high density residential development is also encouraged within the core areas of the development centers.

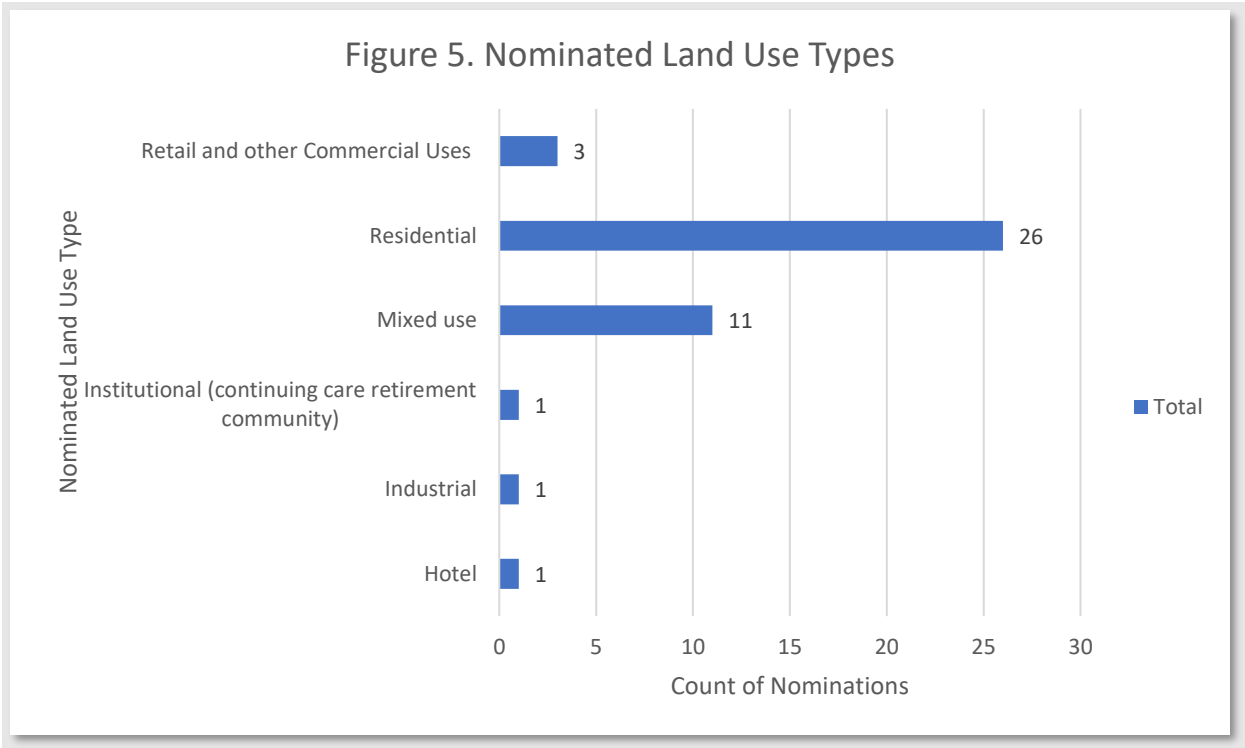
The remaining 16 nominations (37%) are located outside of development centers in areas classified by the Concept for Future Development as either Suburban Neighborhood or Low Density Residential areas. Suburban Neighborhood areas contain a broader mix of allowable residential densities and styles, and, where appropriate, neighborhood-serving commercial services, public facilities, and institutional uses. Within such areas, which are generally considered to be areas of little or no change expected, compatibility of the use, type, and density/intensity of development is one of the key considerations. Low Density Residential Areas are generally limited to low density, large lot residential and open space uses, and within such areas, the preservation of environmental resources through limiting development is a key consideration, along with compatibility.

Figure 4. Concept for Future Development Land Use Classification for Nominated Areas



Nomination Use Types and Forms.

The majority (86%) of the nominations propose plan changes that would facilitate residential development, either by increasing densities in areas already planned for residential use, by providing greater flexibility within mixed-use areas to accommodate a greater proportion of residential use compared to non-residential use, or by introducing residential use in areas currently planned for non-residential use. Figure 5, shown below, provides a summary of the nominated land uses types.



Only two of the 43 nominations propose to add additional office development potential, one in an Office designated area of the Tysons Urban Center at the northeastern edge of the North Central District, and the other in the Wiehle North Transit Station Mixed Use Sub-District TOD. For both nominations, the additional office potential is part of a mixed-use development. Several other nominations propose to retain existing office buildings as a part of a mixed-use concept, however, in these instances office is already planned for these areas, and the amendments are only needed in order to introduce residential use.

The types of residential use that have been nominated are shown below in Figure 6. The figure groups certain types of housing, such as traditional and stacked townhouses, together as attached residential, and groups together Continuing Care, Independent Living, and other types of age-restricted housing as “age-restricted”.

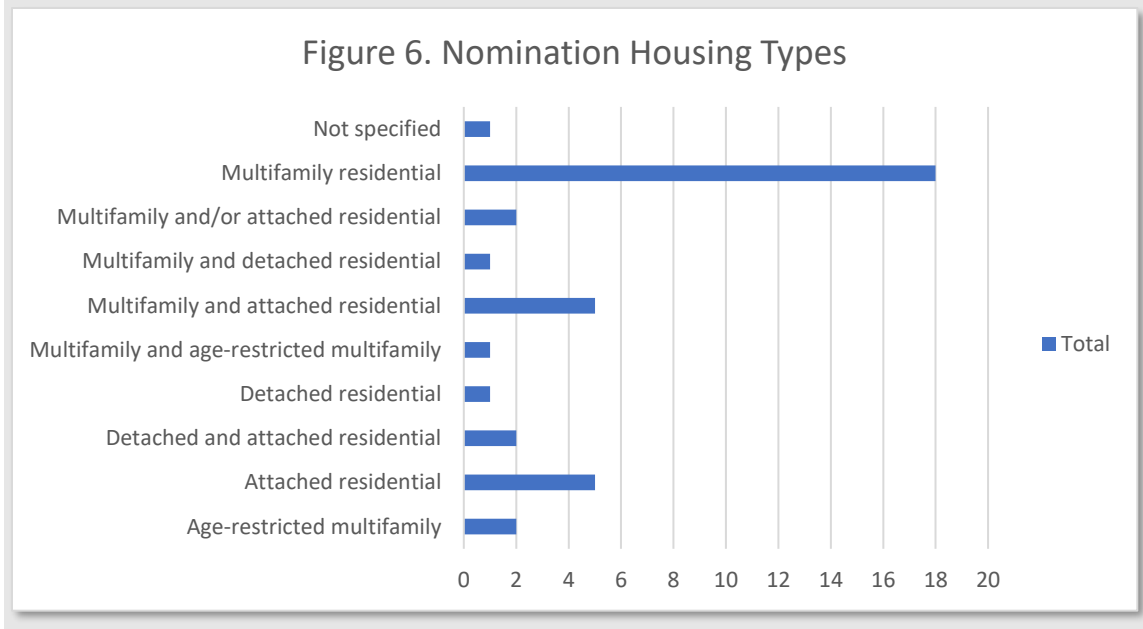
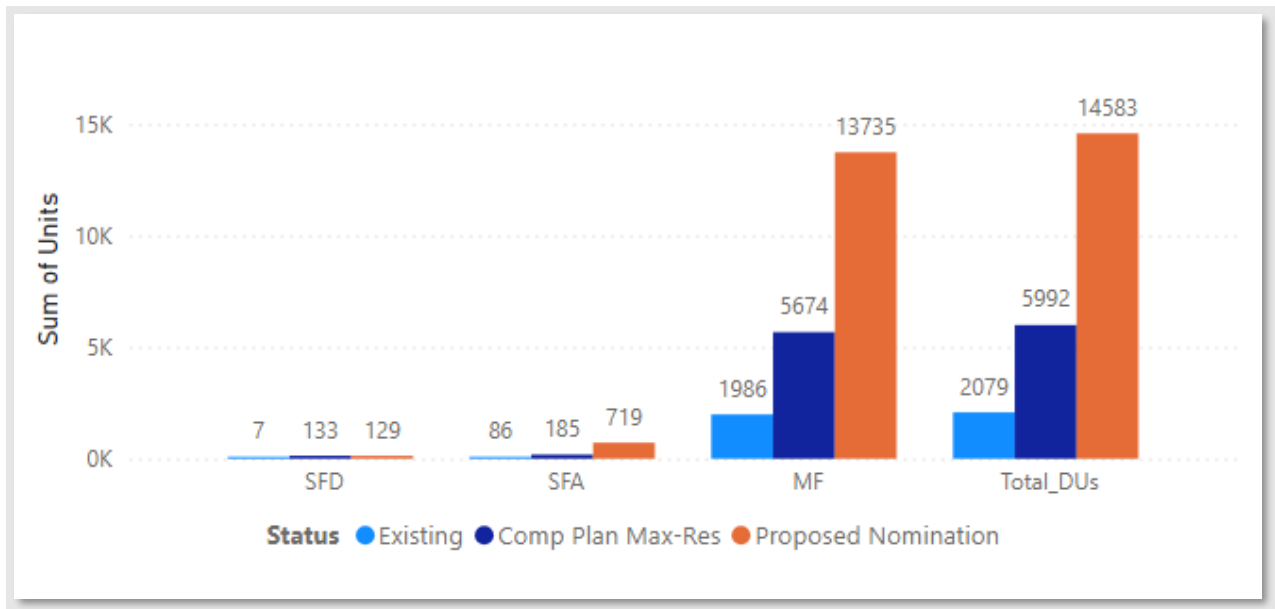


Figure 7. Existing, Comprehensive Plan Potential, and Proposed Residential Units by Type

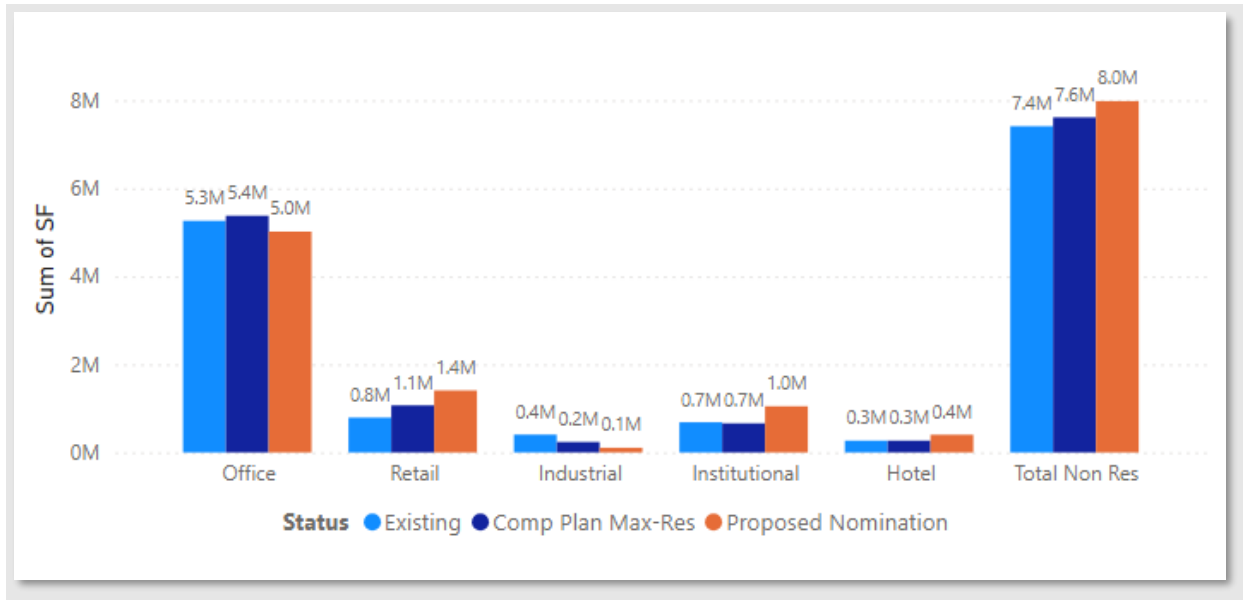


*\*\* SFD” means single family detached, “SFA” means single family attached including traditional and stacked townhouses, “MF” means multifamily, and “Total DUs” means total dwelling units*

As shown above in Figure 7, the nominations propose a total of 14,583 residential units, which is an additional 8,591 units above the current maximum residential Comprehensive Plan potential countywide. The maximum residential Comprehensive Plan potential indicates the maximum number of residential units the Comprehensive Plan recommends. When compared to existing residential units, the nominations propose an additional 12,504 units. The majority of these units are proposed in the county’s development centers.

While the nominations represent an increase in the number of residential units, the total square footage of non-residential use, in particular office and industrial, would decrease by 0.4 million square feet (400,00 SF) when compared to the current Comprehensive Plan potential. This is a result of many of the nominations proposing to replace existing uses and shift Comprehensive Plan potential to residential use; see Figure 8 below. The figure also shows that retail, institutional and hotel square footage increases slightly over existing and Comprehensive Plan potential with the proposed nominations.

Figure 8. Existing, Comprehensive Plan Potential, and Proposed Non-Residential Square Footage by Type



**Office-to-Residential.** Ten of the nominations (23%) propose to replan areas currently occupied by existing but underutilized or vacant office buildings to permit residential use, or mixed-use with a higher residential use component than currently recommended under the Plan. Many of these nominations cited changes to the office market brought about by the COVID-19 pandemic, obsolescence due to office building age/location, the growing demand for amenitized office space, and high office vacancies overall, as a major rationale for the nomination.

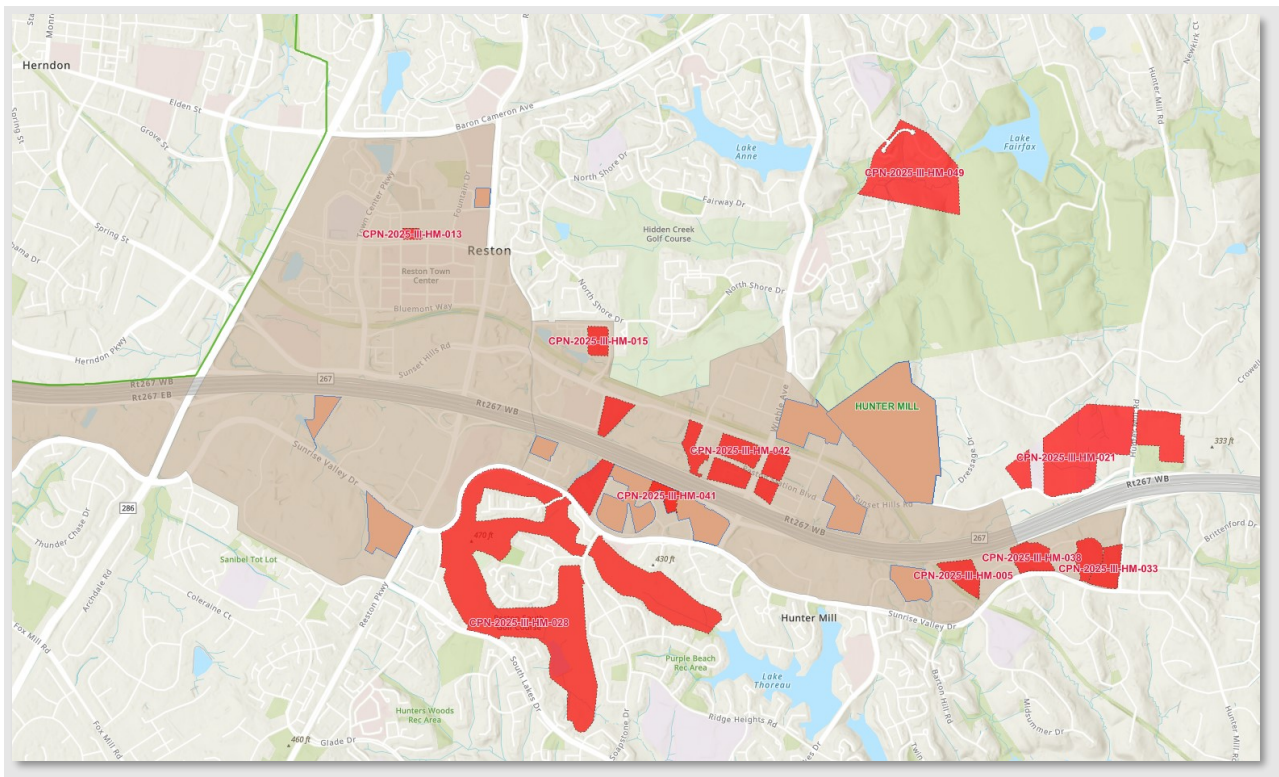
**Transit-Oriented Development.** Six of the nominations (14%) have land within ½ mile of an existing Metrorail station, and one nomination has land within ½ mile of a planned Bus Rapid Transit station. An additional seven nominations have land within one mile or less of a Metrorail Station; while these are outside of the county’s typical radius for Transit-Oriented Development, they could still be accessible by walking and cycling for some commuters. Metrorail-proximate nominations were located around the Wiehle-Reston East, Reston Town Center, Spring Hill, Tysons, McLean, and Dunn Loring-Merrifield Metrorail Stations.

**Affordable Housing Preservation.** Three of the nominations propose to retain existing market-rate affordable housing by committing some of the existing units to serve households with lower incomes, while also proposing infill development with market rate or additional affordable housing units. The Department of Housing and Community Development has developed

affordability assessments for these nominations, and it has been determined that each site contains units that would meet the rent qualifications for consideration under the Housing element of the Policy Plan’s Guidelines for Multifamily Affordable Housing Preservation (Preservation policy). In each instance, a nomination was submitted as an alternative in the event the proposal is not able to utilize the Preservation policy.

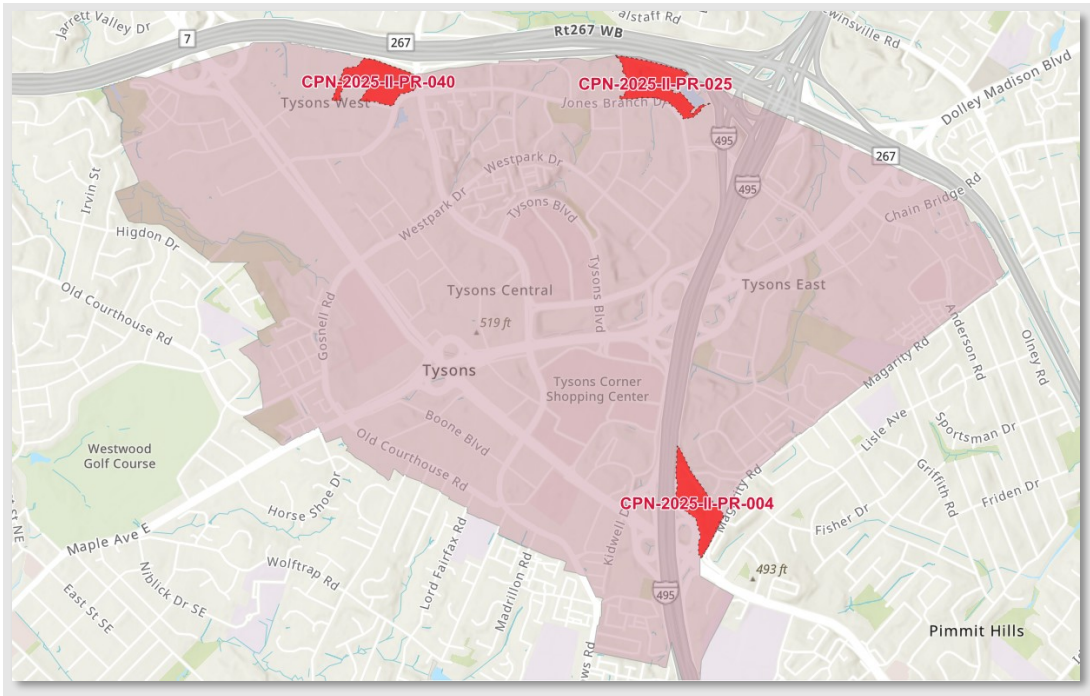
**Geographic Clusters.** Certain development centers received multiple nominations within clusters, including the Reston TSAs, the Merrifield Suburban Center, the Tysons Urban Center, Beltway South Industrial area, and Seven Corners CBC. Other development centers, such as the Dulles Suburban Center, received nominations that were not clustered. Geographic clusters are shown on Figures 9-13 below.

**Figure 9. Reston Transit Station Areas (shown in brown) and Hunter Mill Road – Hunter Mill District (11 nominations)**



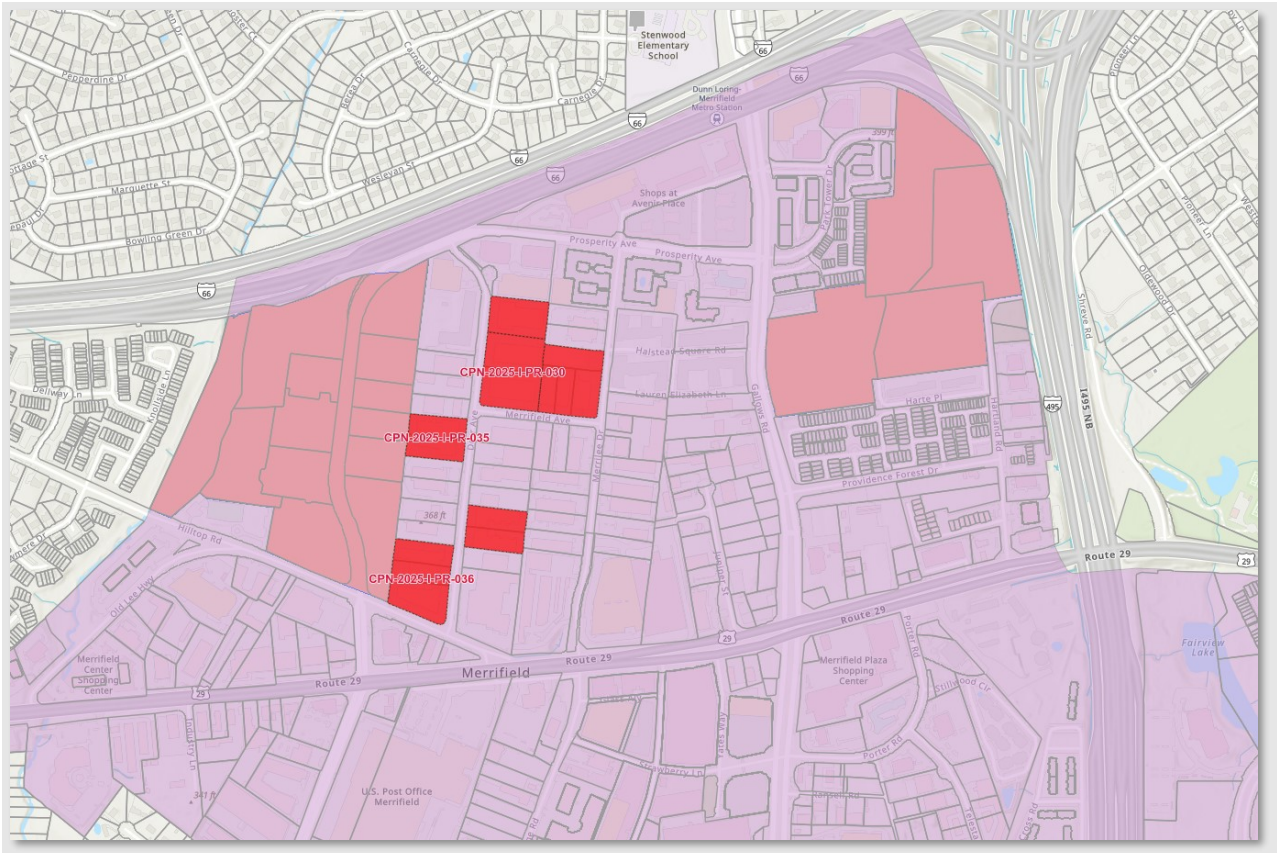
Eight nominations (shown in red) are proposed within the Reston TSAs, two are directly north and one is directly south of the TSAs. Each of the TSA nominations seeks residential development potential, or greater flexibility within a mixed-use recommendation, to facilitate infill or redevelopment within existing office campuses. The 10 areas shown in peach are SSPA sites currently on the Work Program within the Reston TSAs.

**Figure 10. Tysons Urban Center (shown in pink) – Providence District (3 nominations)**



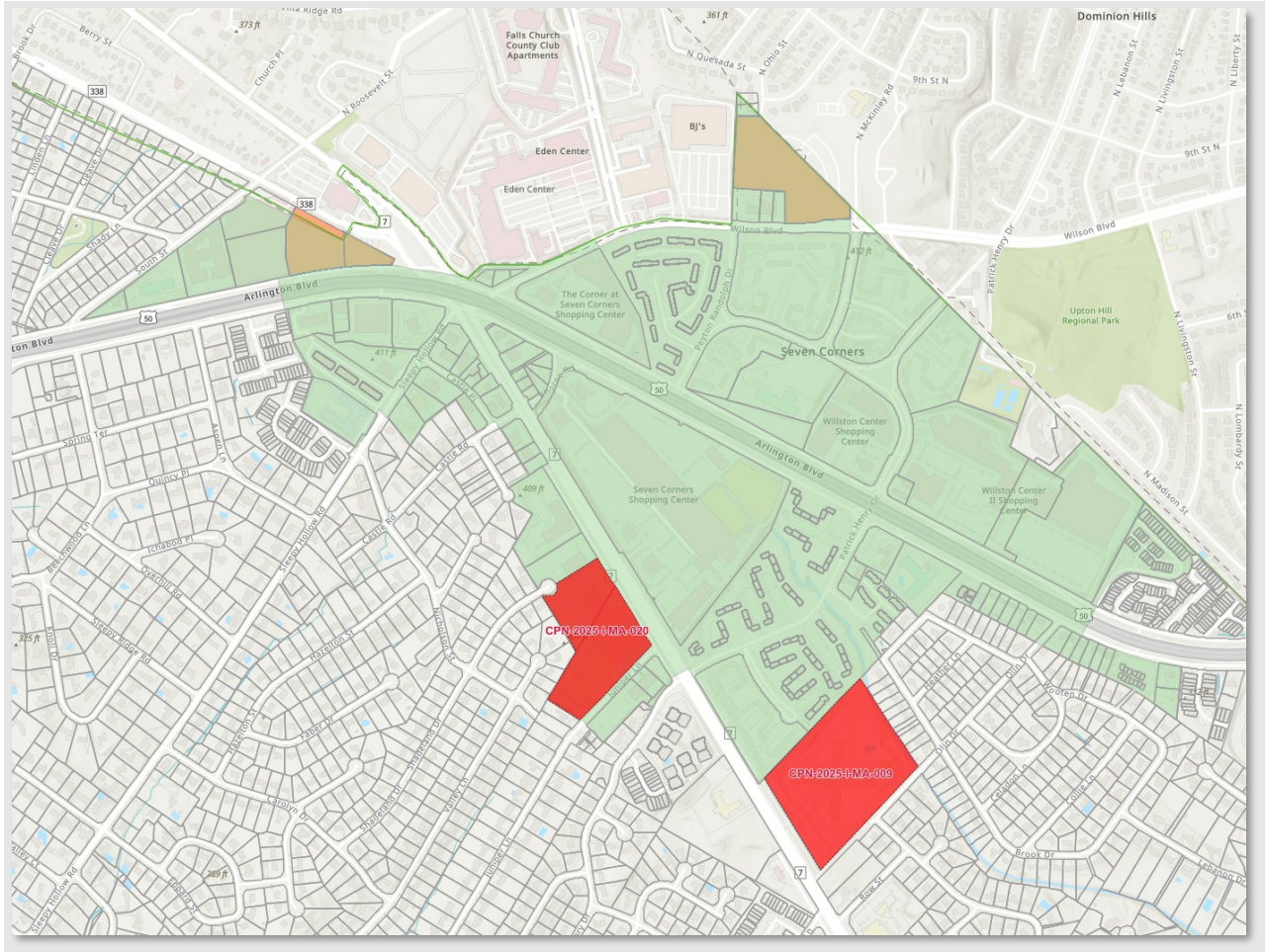
Three nominations are in the Tysons Urban Center and propose converting office-designated areas to residential use. One nomination seeks converting office into all residential use, while the other two nominations seek residential mixed-use with an office component.

Figure 11. Merrifield Suburban Center (shown in purple)– Providence District (4 nominations)



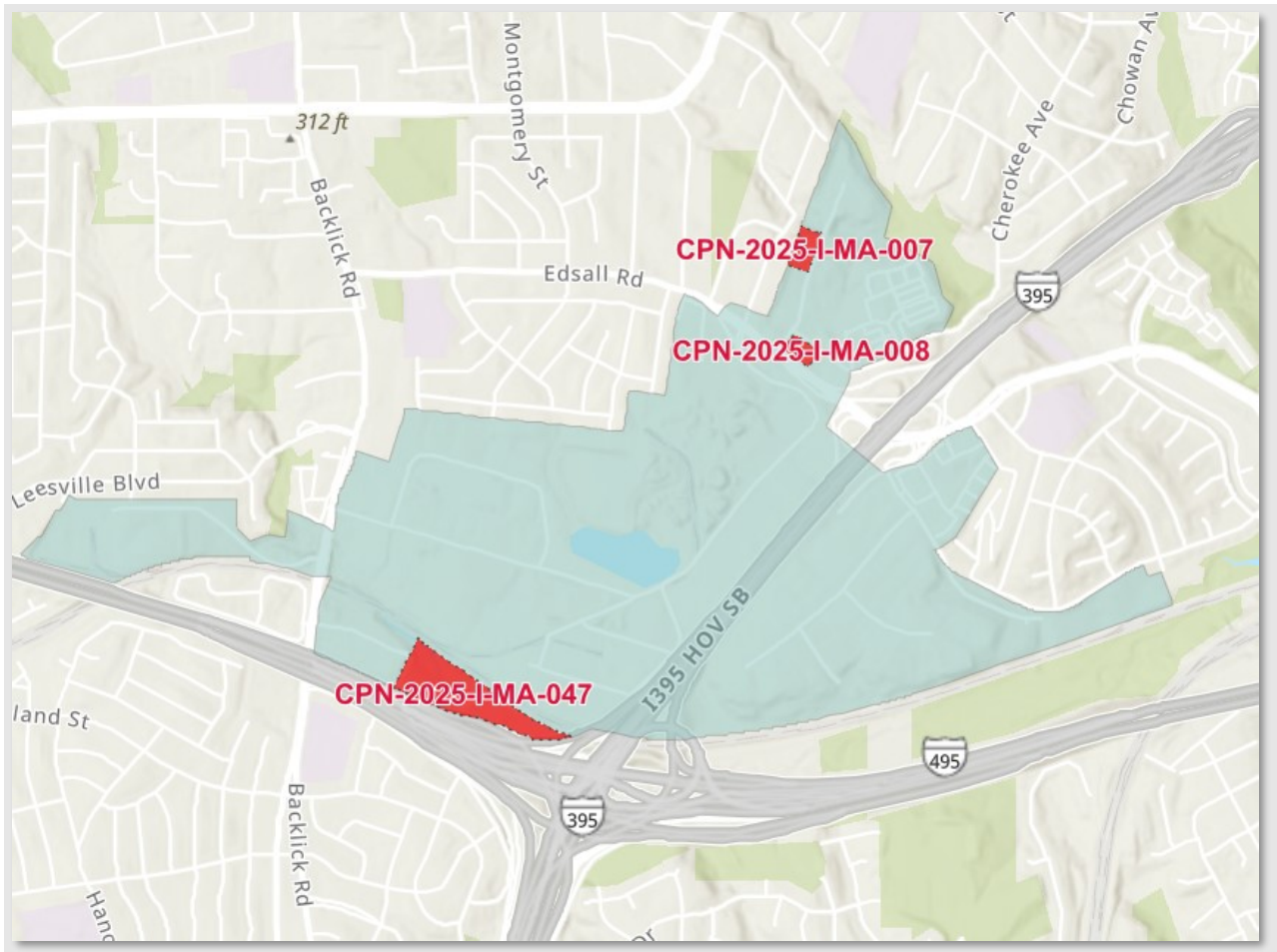
Four nominations are proposed for the Merrifield Suburban Center, two are located within the “Transit Station Core”, and two are in the “Areas Adjacent to the Core” land use category, between the dual cores of the Merrifield plan (the Metrorail station and the Town Center/Mosaic District). All the nominations propose residential mixed-use at higher densities than is contemplated under the current plan. The two areas shown in peach are SSPA sites currently on the Work Program within the Merrifield Suburban Center.

**Figure 12. Seven Corners Community Business Center (shown in green) – Mason District (2 nominations)**



Two nominations are proposed in the Seven Corners Community Business Center, one nomination proposes to convert a retail designated area to residential mixed-use, and one nomination seeks to increase the residential potential. The two areas shown in brown are SSPA sites currently on the Work Program within the Seven Corners Community Business Center.

Figure 13. Beltway South Industrial Area (shown in blue) – Mason District (3 nominations)



Three nominations are proposed in the Beltway South Industrial Area which propose to convert office to residential use, retail use, and vehicle sales, rental, service, and storage respectively.

### **Summary of Prioritization and Staff Recommendation on the Draft Work Program**

Staff recommends that 35 of the 43 SSPA nominations be added to the Work Program for further study in some form. Nominations that have been identified as Tier 1 priority are generally anticipated to begin late Summer 2025 as either individual site-specific amendments, or in the context of a combined review of a planning area, as staff resources are available. Tier 2 priority nominations are generally anticipated to be studied individually, and in most instances, the timing of the review would begin prior to the submission of a pre-application request or application for a rezoning or special exception on the nominated property, following discussion with the applicable Board member about any potential impact to review of Tier 1 items within the Supervisor District. This will allow for the focus to remain on high-priority items currently underway or where immediate planning work is needed. Tier 3 priority nominations are proposed to be added to the Work Program; however, study of these items would be deferred. Nominations that are not recommended to be added to the Work Program would not advance for further review.

Selection and Prioritization Criteria. In developing the staff recommendation on the nominations and their priority, several criteria identified below were used. Prioritization considerations are provided for each nomination in Appendix III, which includes staff's summary of Comprehensive Plan considerations, Policy Plan and other Board-adopted policies relevant to the nomination, anticipated staff resource level to complete the study, and whether the area, as submitted would warrant site-specific plan review or expansion of the study area.

- SSPA Justification Criteria

- Does the nomination address emerging community interests or changes in circumstances? As was the case in the 2022-2023 SSPA cycle, changes to the office market brought about by the COVID-19 pandemic and ensuing shift to work-from-home in certain employment sectors was a common justification for replanning areas planned for office, light industrial, and mixed-use in favor of residential or more heavily residential mixed-use. Additionally, the demand for housing, both market-rate and affordable, was a common justification.
- Does the nomination, generally, align with the Comprehensive Plan's Concept for Future Development, the Area Plans, and/or Policy Plan? As noted previously, a majority of the nominations were in development centers where mixed-use, and higher development intensities, are encouraged within the cores. Most nominations were generally consistent with the adopted Concept for Future Development. In a few instances, nominations propose uses or development intensities/densities that are not consistent with the land use classification system, such as introducing uses or densities that are significantly higher than and/or not compatible with the surrounding areas into areas classified by the Concept for Future Development as Suburban Neighborhoods and Industrial Areas.
- Does the nomination align with the goals of the County's Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, and other Board adopted policies? Many nominations for residential use cited the County's Strategic Plan, One Fairfax Policy, and Community-wide Housing Strategic Plan's goals and objectives as justification for the nomination. Affordable housing nominations cited the Board policy direction for supporting the production of new affordable housing units. Proposals for market rate developments, in particular those in development centers proposing multifamily and attached residential unit types, generally noted that the proposals would add both market-rate and affordable/workforce dwelling units in line with County policies and regulations. Mixed-use development proposals, especially those within walking distances to Metrorail station, noted the Strategic Plan's encouragement of transit-oriented development proposals, which can reduce single-occupant vehicle trips and support healthy livable communities.
- Does the nomination constitute a logical planning area? If the adopted Plan recommendation for the nominated site is similar to the surrounding area, there should be a compelling justification to consider a site-specific change in isolation. If the nominated site does not constitute a logically planned study area, it may be screened out or expanded into a small area planning study.

- Availability of staff resources
  - o Are staff and fiscal resources available to complete the study? The ability of staff to manage a dynamic Work Program is a key consideration for prioritization into three tiers. Staff resources devoted to nominations are shared with other key priorities, including area planning studies and countywide policy initiatives. Area planning studies, larger than individual SSPAs, may require coordination between nominators or county funding for transportation and other studies.
  - o Are staff resources spread across the county in a balanced manner? While not an SSPA criterion, the geographic distribution of the nominations and the work program in general provides an opportunity to consider how planning work is distributed across the county, especially in areas where special studies could cumulatively consider several nominations. Prioritization of studies within each Supervisor District occurs as Tier 3 amendments are re-tiered into active review.

Additional details about the recommendations are included on the proposed Work Program (Attachment II).

**Tier 1:** Nineteen nominations are identified as Tier 1 priority and are anticipated to be reviewed through six individual reviews and some groupings into planning studies. These include studies for land areas encompassing and surrounding the nominations submitted for the Merrifield Suburban Center, the Reston TSAs, the Tysons Urban Center, and lands on Route 7 adjacent to the City of Falls Church, referred to as the Gordon Road Triangle. Within this tier, site-specific review is recommended for one nomination for age-restricted housing in the Dranesville District.

**Tier 2:** Nine nominations are identified as Tier 2 priority.

**Tier 3:** Seven nominations are identified as Tier 3, and work would not begin until additional policy work or studies, community outreach, or significant revisions to the proposal, are in place in order to evaluate the land use change.

**Do Not Add to the Work Program:** Eight nominations are not recommended to be added to the Work Program. These nominations are not recommended by staff due to clear and significant policy issues, all of which relate to land use compatibility and/or environmental protection.

Attachment III provides links to the community meeting videos (for virtual meetings), links to the community meeting presentations (for in-person meetings), and summaries of public comments received at the meetings (both virtual and in-person meetings). Attachment III will be provided under separate cover.

## **Adopted Work Program and Other Anticipated Amendments**

At the time of publication of this document, the Work Program contains 54 Plan Amendments and studies, 36 of which are currently under review. Eighteen additional plan amendments are not actively being reviewed. The adopted Work Program can be found at:

[https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted\\_work\\_program.pdf#page=1](https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf#page=1)

In line with the tiering system used to prioritize the Work Program, the items on the adopted Work Program have been assigned a tier, including ongoing studies, amendments concurrent with redevelopment applications, and pending or deferred Plan amendments. In addition to the listed amendments, staff anticipates that three to five additional amendments may be authorized by separate Board action in the coming year. Resources for these potential amendments will need to be considered. Additionally, in order to make minor changes to the adopted Plan, such as editorial revisions to maps, charts, and figures, and to make corrections to typographical errors and similar non-substantive changes, staff recommends a standing Editorial Revisions Plan amendment to update the Plan on an annual basis, as needed.

## **Removal of Inactive Amendments and other Revisions**

The adopted Work Program includes nine amendments that are not actively being reviewed due to changes in circumstances that eliminate the need for their review. These amendments include the following:

- 2021-IV-MV1 (Brookside Motel), which was authorized outside of the SSPA cycle but is not actively being pursued.
- SSPA-2023-III-2UP (Dranesville United Methodist Church), which was authorized with the 2022-2023 Countywide SSPA cycle but was not pursued by the nominator.
- SSPA-2023-IV-2MV (Cityside Huntington) which was authorized with the 2022-2023 Countywide SSPA cycle but was not pursued by the nominator.
- 2018-IV-MV3 (Beacon/Groveton and Hybla Valley/Gum Springs Areas), which was authorized in 2018 but has not been funded.
- 2018-IV-MV6 (Richmond Highway Corridor – Suburban Neighborhood Study), which was authorized in 2018 but has not been funded.
- S11-CW-3CP(B) (Parks Comprehensive Plan Update), which was authorized in 2011 and has been superseded by the Policy Plan update.
- SSPA 2023-I-5J (Fallfax), which was authorized with the 2022-2023 Countywide SSPA cycle but was not pursued by the nominator.
- SSPA 2023-IV-9S (Inova – Springfield Center Drive), which was authorized with the 2022-2023 Countywide SSPA cycle but was not pursued by the nominator. Replanning of this site may take place in the context of the authorized Springfield TSA/CBC Study.
- SSPA 2023-IV-8S (Frontier Drive), which was authorized with the 2022-2023 Countywide SSPA cycle but was not pursued by the nominator. Replanning of this site may take place in the context of the authorized Springfield TSA/CBC Study.

- 2018-IV-MV2 (8800 and 8850 Richmond Highway), which consists of two sites, one of which was recently purchased by the County for a park, the other of which consists of the IMP Building. The prior amendment for 8800 Richmond Highway is proposed to be revised to replan the site for public parks. The prior amendment for 8850 Richmond Highway, consisting of the IMP building, is not supported and is recommended for removal from the work program.

Staff recommends removing these amendments from the Work Program.

**Staff Recommendation on the 2025 Comprehensive Plan Amendment Work Program**

Staff recommends the proposed 2025 Comprehensive Plan Amendment Work Program as shown on Attachment II on pages 32-50. Additions to the Work Program are shown in underline. Recommended rescissions are shown in ~~strikethrough~~.

## 2025 SSPA Nomination Log and Recommended Tiers

Nomination Number	Supervisor District(s)	Parcel ID Number(s)	Parcel Address(es)	Current Comprehensive Plan Recommendation for Nominated Property:	Summary of Proposed Comprehensive Plan Change	Staff Recommendation	Comments
<a href="#">CPN-2025-II-BR-019</a>	Braddock	56-2 ((1)) 52 and 56-2 ((4)) 11	11325 ROUTE 29 FAIRFAX, VA 22030	Tax Map Parcel 56-2((1))52: Office use at 0.25 FAR. Tax Map Parcels 56-2((4))11: Residential use up to 3 du/ac.	Self-storage use	Do Not Add to Work Program	
<a href="#">CPN-2025-II-DR-003</a>	Dranesville	31-3 ((1)) 83, 77A, and 81B	1733 and 1735 KIRBY RD, and 6258 Park Road, MCLEAN VA 22101	Residential use at 1-2 du/ac	Continuing Care Facility at a max. 1.3 FAR	Tier 1	
<a href="#">CPN-2025-III-DR-034</a>	Dranesville	16-3 ((20)) 5	n/a	Mixed-use, predominantly residential with a mix of other uses including office, hotel and supporting retail within 1.0 and 2.0 FAR.	Multi-family residential Use at 1.0- 2.0 FAR.	Tier 3	Pending additional information on land use mix to determine if Plan Amendment is needed.
<a href="#">CPN-2025-IV-FR-006</a>	Franconia	82-3 ((4)) 2B	6404 TELEGRAPH RD and 6408 Highland Drive, ALEXANDRIA VA 22310	Neighborhood-serving commercial uses up to 0.25 FAR	Attached residential use at 12 du/ac	Do Not Add to Work Program	
<a href="#">CPN-2025-IV-FR-016</a>	Franconia	100-1 ((1)) 9E, 9F, 9D, 9G, 9H, 9C	7920, 7915, 7880 Heneska Loop and 7905 Hilltop Village Center Drive and Heneska Loop	Retail and commercial mixed-use up to 0.30 FAR	Multi-family residential Use at 0.41 FAR	Tier 2	
<a href="#">CPN-2025-IV-FR-031</a>	Franconia	91-3 ((8))1, 2, 3, 4, 5A, and 91-3 ((8)) A and B	7301, 7313, 7317, 7213 AND 7221 BEULAH ST AND 6328 AND 6324 Steinway St ALEXANDRIA, VA 22315	Residential use at 1-2 du/ac	Attached and detached residential use up to 8 du/ac	Tier 2	
<a href="#">CPN-2025-III-HM-005</a>	Hunter Mill	027-1 ((01)) 0011 and 12	1851 and 1835 ALEXANDER BELL DR, RESTON VA 20191	Office, light industrial, institutional and R&D uses up to 0.50 FAR.	Attached residential use at 20 du/ac	Tier 1 – Reston Planning Study	Expand scope to include land area between Hunter Mill Road and W&OD trail
<a href="#">CPN-2025-III-HM-013</a>	Hunter Mill	17-1 ((17)) 3	1841 EXPLORER ST, RESTON VA 20190	125 multi-family residential units	Multi-family residential use up to 350 units	Tier 3	Subject to additional information and discussion regarding impact to PRC zoning.
<a href="#">CPN-2025-III-HM-015</a>	Hunter Mill	17-4 ((40)) C	11600 American Dream Way, Reston VA 20190	Mixed-use up to 0.50 FAR	Attached residential use	Tier 2	

Nomination Number	Supervisor District(s)	Parcel ID Number(s)	Parcel Address(es)	Current Comprehensive Plan Recommendation for Nominated Property:	Summary of Proposed Comprehensive Plan Change	Staff Recommendation	Comments
<a href="#">CPN-2025-III-HM-021</a>	Hunter Mill	18-3 ((03)) 0002A, 18-4 ((01)) 0022, 18-4 ((08)) 0001A, 18-4 ((08)) 0002, 18-3 ((02)) 0004, 18-3 ((01)) 0004, 18-4((01)) 0026B1, 18-4 ((08)) 0003, 18-3 ((03)) 0003A, 18-3 ((01)) 0005, 18-3 ((02)) 0002A, 18-3 ((02)) 0006, 18-3((02)) 0001, 18-3 ((02)) 0004A	1620, 1621 Hunter Mill Road, 1631 Crowell Road, 1627 Crowell Road, 10736 Sunset Hills Road, 1628 Hunter Mill Road, 1627 Hunter Mill Road, 1623 Crowell Road, 1624 Hunter Mill Road, 1630 Hunter Mill Road, 10718 Sunset Hills Road, 10800 Sunset Hills Road, 10728 Sunset Hills Road, and 10700 Sunset Hills Road,	Residential use at 0.20-0.50 du/ac	Detached residential use at 1.5 du/ac	Tier 3	Pending accommodation / resolution of the transportation plan for the vicinity
<a href="#">CPN-2025-III-HM-028</a>	Hunter Mill	17-4 ((11)) 4A, 26-2 ((5)) 4, and 26-2 ((2)) 8	11875 Sunrise Valley Drive, Reston VA 20191	Private recreation use	Attached residential use and open space	Do Not Add to Work Program	
<a href="#">CPN-2025-III-HM-033</a>	Hunter Mill	27-1 ((01)) 0013, 27-1 ((01)) 0010E, and 18-3 ((01)) 0007D	10690 PARKRIDGE BLVD RESTON, VA 20191	Office, Industrial and Institutional Uses at 0.50 FAR	Multi-family and attached residential use	Tier 1 - Reston Planning Study	
<a href="#">CPN-2025-III-HM-038</a>	Hunter Mill	27-1 ((1)) 1 B	10800 PARKRIDGE BLVD RESTON, VA 20191	Office, Industrial and Institutional Uses at 0.50 FAR	Attached residential use	Tier 1 - Reston Planning Study	
<a href="#">CPN-2025-III-HM-042</a>	Hunter Mill	17-4 ((1)) 17E, 17-4 ((24)) 3, 17-4 ((20)) 1 – 8 and 10, 17-4 ((41)) A - C and 17-4 ((20)) C, 17-4 ((18)) 1B and 1A and 17-4 ((24)) 4A	1820 Reston Row Plz, Reston, VA 20190	Mixed-use up to a 3.0 FAR	Mixed-Use from 2.5 to 5.0 FAR	Tier 1 - Reston Planning Study	
<a href="#">CPN-2025-III-HM-048</a>	Hunter Mill	17-4 ((1)) 10	11600 Sunrise Valley Drive, Reston, VA 20191	Residential Mixed-use at 1.5 FAR	Multi-family and attached residential up to 1.5 FAR	Tier 1 - Reston Planning Study	
<a href="#">CPN-2025-III-HM-049</a>	Hunter Mill	18-1 ((1)) 8A and 9A	11023 BECONTREE LAKE DR RESTON, VA 20190	Multifamily residential use at 4-5 du/ac	Attached residential use up 7.6 du/ac	Tier 3	Pending additional details regarding land use, density, and additional community engagement to include applicability of Preservation Policy

Nomination Number	Supervisor District(s)	Parcel ID Number(s)	Parcel Address(es)	Current Comprehensive Plan Recommendation for Nominated Property:	Summary of Proposed Comprehensive Plan Change	Staff Recommendation	Comments
<a href="#">CPN-2025-III-HM-043</a>	Hunter Mill	27-1 ((1)) 10D	10701 PARKRIDGE BLVD RESTON, VA 20191	Office, Industrial and Institutional Uses at 0.50 FAR	Multi-family and attached residential use up to 1.35 FAR	Tier 1 - Reston Planning Study	
<a href="#">CPN-2025-I-MA-002</a>	Mason	81-1 ((1)) 13	6326 EDSALL RD, ALEXANDRIA VA 22312	Residential use at 3-4 du/ac	Attached residential use up to 12 du/ac	Tier 2	
<a href="#">CPN-2025-I-MA-007</a>	Mason	71-4 ((26)) 4A	5300 SHAWNEE RD, ALEXANDRIA VA 22312	Office use up to 0.50 FAR	Multi-family residential use at 16 to 20 du/ac	Do not add to the work program	
<a href="#">CPN-2025-I-MA-008</a>	Mason	80-2 ((1)) 52 and 57	5505 and 5515 CHEROKEE AVE, ALEXANDRIA VA 22312	Office and industrial use up to 0.30 FAR	Retail and other commercial uses	Tier 2	
<a href="#">CPN-2025-I-MA-009</a>	Mason	51-3 ((1))24	6166 LEESBURG PIKE, FALLS CHURCH VA 22044	Residential use at 16-20 du/ac	Additional attached residential use up to 101 units. Existing 310 multi-family units to remain.	Tier 2	
<a href="#">CPN-2025-I-MA-010</a>	Mason	59-4 ((6))-10, 19B; 60-3 ((12))-5; 7-11-((2))4	7616 LITTLE RIVER TPKE 4112, 4114 and 4116 Woodland Road, ANNANDALE VA 22003	Low- and mid-rise office and retail uses	Mixed-use up to 1.9 FAR	Tier 1	
<a href="#">CPN-2025-I-MA-020</a>	Mason	51-3 ((11)) 190A and Parcel 51-3 ((23))	6211 Leesburg Pike, Falls Church, VA	Retail use up to 0.45 FAR	Attached and multi-family up to 63 du/ac	Tier 1	
<a href="#">CPN-2025-I-MA-022</a>	Mason	71-2 ((10)) 1, 2, 11, and 12	4600 and 4604 Randolph Drive, 6675 Little Turnpike, and 4605 Columbia Road, Annandale, VA 22003	Retail use with an option for office use up to 0.40 FAR.	Residential mixed-use up to 2.75 FAR.	Do not add to work Program	
<a href="#">CPN-2025-I-MA-023</a>	Mason	62-3 ((2)) A and B	5521 Leesburg Pike, Falls Church VA 22041	Mixed-use up to 570 dwelling units with community serving retail use	Multi-family residential use up to 1,309 unit and approx. 37,000 SF of non-residential use	Tier 1	Expand study area to include B4 subunit
<a href="#">CPN-2025-I-MA-024</a>	Mason	72-3 ((1)) 40	5100 Lincoln Avenue, Alexandria, VA 22303	Residential use at 4-5 du/ac	Additional multi-family residential use up to 131 units. Existing 128 multi-family units to remain.	Tier 3	Evaluate applicability of Preservation Poilcy

Nomination Number	Supervisor District(s)	Parcel ID Number(s)	Parcel Address(es)	Current Comprehensive Plan Recommendation for Nominated Property:	Summary of Proposed Comprehensive Plan Change	Staff Recommendation	Comments
<a href="#">CPN-2025-I-MA-047</a>	Mason	80-2 ((1)) 22A and 22B	6800 and 6850 Versar Center SPRINGFIELD, VA 22151	Office use up to 0.35 FAR	Vehicle sales, rental, service, and vehicle storage use	Tier 2	
<a href="#">CPN-2025-I-MA-050</a>	Mason	072-4 ((1)) 15, 72-4 ((1)) 17A, Tax Map 72-4 ((1)) 14	6261, 6227, AND 6229 LITTLE RIVER TPKE ALEXANDRIA, VA 22312	Mixed-use, predominately residential use with ground floor retail	Retail use up to 20,000 SF, multi-family residential use up to 665 unit, and senior living/hotel use up to 150,000 SF	Tier 1	
<a href="#">CPN-2025-IV-MV-029</a>	Mount Vernon	83-3 ((1)) 22A and 22B1	6211 NORTH KINGS HWY ALEXANDRIA, VA 22303	Retail use up to 30,000 gross SF	Multi-family residential use up to 200 units and approx. 30,000 SF of non-residential use	Tier 2	
<a href="#">CPN-2025-IV-MV-053</a>	Mount Vernon	99-1 ((1)) 5E1 and 5E2	n/a	Industrial use up to 0.35 FAR	Hotel and self-storage use up to 0.70 FAR	Do Not Add to Work Program	
<a href="#">CPN-2025-IV-MV-018</a>	Mount Vernon	108-1-((1)) 1B, 30, and 30A; 108-1-((2)) B1, C, and D	n/a	Planned for residential use up to 2-3, du/ac, 5-8 du/ac, and 8-12 du/ac	Multi-family residential use up to 200 units and up to 8 detached residential units	Do Not Add to Work Program	
<a href="#">CPN-2025-II-PR-004</a>	Providence	39-2 ((1)) 62A and 62B	2000 and 2010 CORPORATE RDG, MCLEAN VA 22102	Office use	Attached residential use up to 203 units	Tier 1 – Planning Study	Study of Tysons office-designated areas, transportation, and park systems
<a href="#">CPN-2025-II-PR-040</a>	Providence	29-1((1)) 67A, 68 and 69	1430 Spring Hill Rd, McLean, VA 22102	Office use adjacent to the DAAR.	Residential mixed-use up to 1.5 FAR	Tier 1 – Planning Study	Study of Tysons office-designated areas, transportation, and park systems
<a href="#">CPN-2025-I-PR-014</a>	Providence	40-3 ((1)) 4	2251 Pimmit Drive, Falls Church, VA 22043	Residential use at 16-20 du/ac	Additional multi-family and attached residential use up to 576 units. Existing 415 multi-family units to remain.	Tier 3	Evaluate applicability of Preservation Policy
<a href="#">CPN-2025-II-PR-025</a>	Providence	29-2 ((15)) C1	7950 JONES BRANCH DR MCLEAN, VA 22102	Office use up to 1.0 FAR	Mixed-use up to 2.0 FAR	Tier 1 – Planning Study	Study of Tysons office-designated areas, transportation, and park systems
<a href="#">CPN-2025-I-PR-030</a>	Providence	49-1((13))23A and 24A	2719 DORR AVE FAIRFAX, VA 22031	Option 1: Office with support retail and service uses up to 0.85 FAR. Option 2: mixed-use and/or residential use up to 1.35 FAR.	Mixed-use up to 2.5 FAR	Tier 1 – Land Unit C Study – Merrifield	Study of land use in Sub-units C1, C3, C4, and C7, Land Unit C grid of streets, park systems, and associated areawide guidance

Nomination Number	Supervisor District(s)	Parcel ID Number(s)	Parcel Address(es)	Current Comprehensive Plan Recommendation for Nominated Property:	Summary of Proposed Comprehensive Plan Change	Staff Recommendation	Comments
<a href="#">CPN-2025-I-PR-035</a>	Providence	49-1 ((13)) 8 and 9	2800 Dorr Ave, Fairfax, VA 22031	Option 1: Office with support retail and service uses up to .85 FAR. Option 2: mixed-use and/or residential use up to 1.35 FAR.	Mixed-use up to 3.0 FAR	Tier 1 – Land Unit C Study – Merrifield	Study of land use in Sub-units C1, C3, C4, and C7, Land Unit C grid of streets, park systems, and associated areawide guidance
<a href="#">CPN-2025-I-PR-036</a>	Providence	49-1 ((13)) 1, 2, 3, 29, and 30	2832 Dorr Ave, Fairfax VA 22031	Warehouse and industrial uses at current intensities	Mixed-use up to 3.0 FAR	Tier 1 – Land Unit C Study – Merrifield	Study of land use in Sub-units C1, C3, C4, and C7, Land Unit C grid of streets, park systems, and associated areawide guidance
<a href="#">CPN-2025-I-PR-039</a>	Providence	49-1 ((16)) 2, 3, 4, 5 and 49-1 ((13)) 21A	8302 Merrifield Ave, Fairfax, VA 22031	Mix of uses, including residential, retail, industrial, office, and warehouse uses. Redevelopment options (1) office with support retail and services up to a 0.85 FAR to 1.1 FAR, respectively, and (2) mixed-use and/or residential use up to a 1.35 FAR to 1.8 FAR, respectively.	Mixed-use up to 3.2 FAR	Tier 1 – Land Unit C Study – Merrifield	Study of land use in Sub-units C1, C3, C4, and C7, Land Unit C grid of streets, park systems, and associated areawide guidance
<a href="#">CPN-2025-I-PR-046</a>	Providence	40-3 ((12)) 8A, 8B, 11, and 13; 40-3 ((1)) 110, 111, 111A, 111B, and 111C	118 Gordons Rd, Falls Church, VA 22046	Neighborhood-serving commercial uses up to a 0.25 FAR	Mixed-use up to 3.0 FAR	Tier 1	
<a href="#">CPN-2025-III-SP-032</a>	Springfield	55-4 ((1)) 11, 11A, 14	12716 Lee Highway, Fairfax VA 22030	Residential use at 1 du/ac with an option of residential use at 2 du/ac	Independent living facility use up to 117 units	Do Not Add to Work Program	
<a href="#">CPN-2025-III-SU-017</a>	Sully	035-1 ((4))(19) C2	13224 FRANKLIN FARM RD Fairfax, VA 20171	Residential use at 1-2 du/ac	Multi-family residential use up to 27 du/ac	Tier 3	Requires significant redesign, community engagement, density reduction, tree preservation, stormwater information, and noise study.
<a href="#">CPN-2025-III-SU-037</a>	Sully	34-4 ((12)) 2	14050 THUNDERBOLT PL CHANTILLY, VA 20151	Planned for campus-style office, and industrial/flex use up to 0.35 FAR. No free-standing retail use.	Allow free-standing retail uses on the property.	Tier 2	Expand scope to review similar text on other sites within land unit.

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## Proposed Revisions to the 2023 Fairfax County Comprehensive Plan Amendment Work Program

### 2023 Fairfax County Comprehensive Plan Amendment Work Program

**Adopted by the Board of Supervisors on April 11, 2023, as amended through March 18, 2025**

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as “Tier 1” are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as “Tier 2” may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as “Tier 3” are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.

Staff-recommended revisions are shown with **highlighted, bolded strikethroughs** (for amendments to be rescinded and removed from the Work Program) **and underlines** (for amendments to be added or revised).

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
<b>Policy Amendments</b>				
Policy Plan Amendments -- 2022-CW-2CP <i>PLUS No. PA-2022-00009</i>	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. Initial efforts will focus on the Land Use, Environment and Transportation elements, and the potential addition of equity and community health policies to the Policy Plan.	
Manufactured Housing – 2022-CW-1CP <i>PLUS No. PA-2022-00006</i>	Countywide	10/11/2022	Consideration of a one-for-one replacement policy for manufactured housing units being redeveloped, as well as strengthening existing manufactured housing language in the Plan, identifying inconsistencies in manufactured housing policies, and assessing the Area Plans to determine if changes are needed for existing recommendations for the manufactured housing communities in the County.	
Heritage Resources -- 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for Inventory of Historic Sites on an annual basis, if needed.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
Public Facilities Plan Map Amendment – 2013-CW-5CP <i>PLUS No. PA-2020-00003</i>	Countywide	7/9/2013	Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: -- Coordinate with other local and state utilities, such Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. -- Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. -- Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – This authorization will be incorporated with the Tier 1 Public Facilities Policy Plan update.	
Public Facilities Policy Plan -- 2020-CW-1CP <i>PLUS No. PA-2020-00026</i>	Countywide	7/14/2020	Considerations a Comprehensive Plan amendment to update the Comprehensive Area Plans and references to public facilities, including reviewing the alignment of those updates with the CIP.	
<b>Editorial Amendment</b>	<b>Countywide</b>	<b>6/10/2025</b>	<b>Update recommendations in the Policy Plan, Area Plans, Glossary, and Comprehensive Plan Maps to make editorial changes on an annual basis, as needed.</b>	
<b>Areawide Studies</b>				
Fairfax Center Area Land Unit K 2024-II-1FC <i>PLUS No. PA-2024-00006</i>	Springfield	06/25/2024	Comprehensive Plan amendment to consider a planning study for Land Unit K of the Fairfax Center Area and the areas served by its sewer pump stations, with specific consideration for future land uses, open spaces, interparcel access, the surrounding transportation network, and supporting infrastructure.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
Fairfax Center Area, Phase III, Core Area – 2013-III-FC1 (C) <i>PLUS No. PA-2020-00007</i>	Braddock	12/6/2016	Pursue a third phase of the Fairfax Center Area Suburban Center Study to evaluate and update Plan recommendations for the Core Area. This study will include a transportation analysis and may also include editorial updates for the Fairfax Center Area to ensure that Plan recommendations account for existing and entitled development. The study should include Tax Map Parcel 56-2 ((1)) 1C (Reserve at Fairfax Ridge) for an increase in intensity up to 0.42 FAR to accommodate additional residential uses mixed use development and potential inclusion in the Core Area. Also informing this Plan Amendment is the Government Center Visioning effort, authorized by the Board on June 28, 2022, which reimagines the campus’ 1987 master plan in harmony with current County policy, priorities, and its location within the Core Area, and consider topography and pedestrian connectivity to the adjacent Fairfax Corner development (CPN22 BR-002).	
Centreville Study – 2022-III-BR1 <i>PLUS No. PA-2022-00008</i>	Sully	10/25/2022	Comprehensive Plan amendment to consider updating Plan guidance for the Centreville Area, including the Centreville Suburban Center. -- Phase I: Public engagement initiatives and evaluation of existing conditions -- Phase II: Consideration and evaluation of new land use policy recommendations	
Lorton Visioning -- 2021-IV-LP1 <i>PLUS No. PA-2021-00011</i>	Mount Vernon	1/26/2021	Consideration of a Comprehensive Plan amendment for land use in the LP2 Lorton-South Route 1 Suburban Center, generally comprising Tax Maps 107-1, 107-2, 107-3, 107-4, 108-1, 108-3, 113-1, 113-2, 113-3, 113-4, 114-1. The focus should be placed on the Lorton Road area east of Silverbrook Road including the Lorton Town Center, and the Route 1 corridor from Fort Belvoir to the Occoquan River. The Comprehensive Plan amendment should reflect the community’s future vision. As part of the study, new or improved placemaking and connectivity opportunities should be considered in the context of the immediate area’s many unique historic, cultural, natural, recreational and transportation assets to ensure a comprehensive evaluation of additional ways to embrace and link to these distinct places.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
Innovation Center TSA North Study SSPA 2023-III-1UP <i>PLUS No. PA-2023-00002</i>	Dranesville	4/11/2023	Consideration of a Plan amendment for Dulles Suburban Center, Land Unit L, encompassing the northern portion of the Innovation Center Station, including, but not limited to, specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process (CPN22-DR-001, CPN22-DR-002, and CPN22-DR-004).* The location of transportation improvements associated with the review of this study should be carefully considered to ensure adherence to the County’s Transit-Oriented Development Guidelines.  *Note, SSPA sites consist of: <ul style="list-style-type: none"> <li>• Dulles Greene SSPA 2023-III-18UP</li> <li>• Innovation Avene SSPA 2023-III-19UP</li> <li>• Rock Hill Road SSPA 2023-III-20UP</li> </ul>	
Springfield TSA/CBC Study SSPA 2023-IV-1S <i>PLUS No. PA-2023-00003</i>	Franconia	4/11/2023	Consideration of a Plan amendment for the Springfield Transit Station Area and Community Business Center to consider the recommendations of the Springfield Market Study.	re-authorized 7/25/2023
Franconia Triangle (S-9 Beulah Community Planning Sector Recommendation Area #3) Study SSPA 2023-IV-2S <i>PLUS No. PA-2023-00006</i>	Franconia	4/11/2023	Consideration of a Plan amendment for Recommendation area #3 of the S-9 Beulah Community Planning Sector, including but not limited to specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process (CPN22-LE-003).	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
<p><b>Reston TSA Study</b>  <b>SSPA 2023-III-6UP</b>  <b>PLUS No. PA-2023-00031</b></p>	<p><b>Hunter Mill</b></p>	<p><b>4/11/2023</b>  <b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for the Reston Transit Station Areas, including, but not limited to, the proposed changes authorized in the 2022-2023 and 2025 SSPA processes.</b>  <b>Consideration of a Plan amendment for land areas accepted into the 2022-2023 Countywide SSPA process for the Reston Transit Station Areas, including, but not limited to, specific considerations for the proposed land use mix, density/intensity, consolidation recommendations, and other proposed changes (CPN22-HM-001, 002, 003, 004, 005, 006, 007, 009, 010, 014). *Note, SSPA sites consist of: • Lake Fairfax Business Center SSPA 2023-III-9UP • Commerce Metro Center SSPA 2023-III-10UP • Samuel Morse Drive SSPA 2023-III-11UP • 1950 Roland Clarke Place SSPA 2023-III-12UP • Reston Corner SSPA 2023-III-13UP • 1760 Reston Parkway SSPA 2023-III-14UP • 12120 Sunrise Valley Drive SSPA 2023-III-15UP • Association Drive SSPA 2023-III-16UP • Preston White Drive SSPA 2023-III-17UP</b></p>	<p>re-authorized &amp; re-tiered 7/25/2023</p>
<p>Route 29 Corridor from Jermantown Road/Rust Road to Buckleys Fate Drive/Summit Drive                  2024-CW-T1                  PLUS No. PA-2024-00008</p>	<p>Countywide</p>	<p>12/3/2024</p>	<p>Consider a Comprehensive Plan amendment to include recommendations of the Route 29 Corridor Study with alternative transportation recommendations that would be more compatible with the current vision for the Fairfax Center Area and with recent developments.</p>	
<p>Penn Daw CBC Land Unit C Study                  SSPA 2023-IV-1MV                  PLUS No. PA-2023-00004</p>	<p>Mount Vernon</p>	<p>4/11/2023</p>	<p>Consideration of a Plan amendment for Penn Daw CBC Land Unit C, including, but not limited to specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process (CPN22-MV-007).</p>	<p>Re-tiered from tier 3 to tier 1 on 2/4/2025.</p>
<p><b>Tysons Office Designated Areas</b></p>	<p><b>Providence, Dranesville, Hunter Mill</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan Amendment for the Tysons Urban Center to update land use recommendations for the Office Designated Land Use Category, transportation and Parks Conceptual Plans, and associated areawide guidance.</b></p>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
<b>Merrifield Land Unit C</b>	<b>Providence</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for the Merrifield Suburban Center, including but not limited to updates to the land use recommendations for Sub-units C1, C3, C4, and C7, the areawide grid of streets, park systems, and other associated areawide guidance.</b>	
<b>Gordon Road Triangle</b>	<b>Providence</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for Rec #3 of the Jefferson North Community Planning Sector including, but not limited to, residential mixed-use up to 3.0 FAR to be coordinated with the planning for adjoining portions of the site in the City of Falls Church, and ongoing and planned transportation improvements.</b>	
<b>Site-Specific Amendments</b>				
<b>Brookside Motel— 2021-IV-MV1 PLUS No. PA-2021-00023</b>	<b>Mount Vernon</b>	<b>12/7/2021</b>	<b>Consideration of a Comprehensive Plan for multifamily residential use on Tax Map Parcels 83-3 ((1)) 57A and 59, after a floodplain study and Resource Protection Area (RPA) delineation have been completed and approved by staff to locate the pre-development 100-year floodplain and RPA, respectively. Review of the proposed amendment should be reviewed concurrently with a rezoning application.</b>	
<b>Dranesville United Methodist Church— SSPA 2023-III-2UP PLUS No. PA-2023-00007</b>	<b>Dranesville</b>	<b>4/11/2023</b>	<b>Consideration of a Plan amendment for Tax Map Parcels 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A for an affordable independent living facility with up to 90 units, along with retention of the existing church building and other approved (yet to be built) uses, including a nursery school and childcare.</b>	
Merrifield at Dunn Loring Station Apartments -- SSPA 2023-I-2J <i>PLUS No. PA-2023-00011</i>	Providence	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 49-2 ((1)) 39, 40, 48 and 53 for residential mixed-use up to 1.9 FAR, consisting of residential, office, hotel, and office uses.	
Prosperity Business Campus -- SSPA 2023-1-3J <i>PLUS No. PA-2023-00012</i>	Providence	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4 for residential mixed-use up to 1.35 FAR on Sub-unit D1.	Formerly named Sequoia Capital
Park Center – SSPA 2023-III-1BR <i>PLUS No. PA-2023-00014</i>	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 43-2 ((2)) 39C for office use up to 0.69 FAR.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
Hunters Branch Office Complex – SSPA 2023-II-2V <i>PLUS No. PA-2023-00036</i>	Providence	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 48-4 ((1)) 1E and 1G for Residential or mixed-use development up to a density of 65-80 du/ac, including the potential for adaptive reuse of the existing office building for partial redevelopment, or redevelopment of the entire site for multi-family residential uses. Specific considerations should include the mix of uses, appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections to the Vienna Metrorail Station, Pan Am Shopping Center, and other nearby destinations.	Reauthorized and re-tiered 11/21/2023
Roger Bacon Drive 2023-III-UP8 <i>PLUS No. PA-2023-00043</i>	Hunter Mill	12/5/2023	Consideration of a Plan amendment for Tax Map 17-4 ((15)) 2 for residential mixed-use up to 2.5 FAR. This Plan amendment also considers a plan grid of streets linking Roger Bacon Drive, Michael Faraday Court and Lake Fairfax Business Center and includes the following parcels: Tax Map 17-4 ((16)) 1 – 23, 17-4 ((15)) 4, 17-4 ((15)) (5) 1, 3A, 4 and A; 18-3 ((5)) 7, 7A, 8B and G. Additionally, the analysis of the impacts will be considered in coordination with the proposed Plan amendment for Lake Fairfax Business Center. The Plan amendment should also prioritize increased connectivity to the Wiehle-Reston East Metrorail Station and the W&OD Trail, consider adopted watershed plans, and ensure the preservation of the existing Resource Protection Area (RPA) adjacent to Lake Fairfax Park.	
Penn Daw Fire Station, Emergency and Affordable Housing 2023-IV-MV3 <i>PLUS No. PA-2023-00044</i>	Mount Vernon	12/5/2023	Consideration of a Plan amendment for Tax Map Parcels 93-1 ((17)) 5, 6, 7, 8, A and B for the collocation of a new fire station, community shelter, and affordable housing.	
<u>Western Annandale CBC</u> <u>CPN-2025-I-MA-010</u>	<u>Mason</u>	<u>6/10/2025</u>	<u>Consideration of a Plan Amendment for Tax Map Parcels 59-4 ((6))-10, 19B; 60-3 ((12))-5; 7-11-(2))4 for a mix of uses up to 1.9 FAR.</u>	
<u>Sears Site CPN-2025-I-MA-020</u>	<u>Mason</u>	<u>6/10/2025</u>	<u>Consideration of a Plan Amendment for Tax Map Parcels 51-3 ((11)) 190A and 51-3 ((23)) for residential use at up to 63 du/ac with community serving retail.</u>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier 1</b>				
<b>Food Star CPN-2025-I-MA-023</b>	<b>Mason</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for Baileys Crossroads Community Business Center Subunit B4 for multifamily residential use up to 1,309 units and approx. 37,000 SF of non-residential use</b>	
<b>Lincolnia CPN-2025-I-MA-050</b>	<b>Mason</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for Tax Map Parcels 72-4 ((1)) 15, 72-4 ((1)) 17A, and 72-4 ((1)) 14 for retail use up to 20,000 SF, multi-family residential use up to 665 unit, and senior living/hotel use up to 150,000 SF and increase in maximum building heights.</b>	
<b>Vinson Hall (CPN-2025-II-DR-003)</b>	<b>Dranesville</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for 31-3 ((1)) 83, 77A, and 81B for continuing care facility use up to 1.3 FAR.</b>	
Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 2</b>				
Fair Lakes Study (Phase II) SSPA 2023-III-1FC <i>PLUS No. PA-2023-00005</i>	Springfield	4/11/2023	Consideration of a Plan amendment for Sub-unit E1 of the Fairfax Center Suburban Center. Phase II will consist of visioning and evaluation of a revised Comprehensive Plan for Fair Lakes, including but not limited to specific consideration of land use and density/intensity changes for Tax Map Parcel 55-2 ((01)) 9A, 55-2 ((1)) 19, 20 and 55-2 ((22)) B, C, and 55-2 ((1)) 11C1.	re-authorized on 3/4/2025
Fairfax Center Suburban Center Sub-Unit J1 and J2 and Evergreen Investment Co. LLC -- SSPA 2023-II-2F <i>PLUS No. PA-2023-00015</i>	Braddock	4/11/2023	Consideration of a Plan amendment for Sub-Units J1 and J2 of the Fairfax Center Suburban Center to evaluate the mix of uses and allowable densities, including specifically Tax Map Parcel 56-2 ((1)) 29A 36 for residential mixed use up to 1.97 FAR consisting of up to 200 multifamily units to facilitate the introduction of townhome and multifamily residential use on the parcel and a potential repurposing of the existing office building. Specific considerations should include the relationship of residential uses to the office uses in the broader area, and additional consideration of the density, bulk, mass, and orientation of the buildings and amenities to adjacent properties, amenities to serve new residents and the planned transportation improvements in the area such as the Route 50/Waples Mill Road interchange at the site and the results of the Route 29 Corridor Study (see also PA 2024-CW-T1).	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 2</b>				
Church of the Good Shepherd - SSPA 2023-II-3F <i>PLUS No. PA-2023-00030</i>	Braddock	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 69-4 ((1)) 6A2 for residential use up to 2-3 dwelling units per acre for approximately 8 9 detached residences, while retaining the existing church. Specific considerations on the church site should include opportunities to consider affordable housing, tree preservation, usable open space, shared access with the adjacent religious use, parking availability, and other factors to achieve compatibility with the surrounding neighborhood	re-tiered from tier 3 to tier 2 on 6/10/2025
7600 Leesburg Pike SSPA 2023-II-1M <i>PLUS No. PA-2023-00016</i>	Dranesville	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 40-1 ((1)) 39 for an option for residential use up 12-16 du/ac, consisting of 122-162 townhome units with maximum height of 50 ft.	Formally named Elm Street Communities
<del>Cityside Huntington -- SSPA 2023-IV-2MV <i>PLUS No. PA-2023-00008</i></del>	<del>Mount Vernon</del>	<del>4/11/2023</del>	<del>Consideration of a Plan amendment for Tax Map Parcels 83-3 ((1)) 90 and 90B for residential use at 50-65 dwelling units per acre provided that additional units above the current plan are committed, long-term affordable housing.</del>	<del>re-tiered from tier 1 to tier 2 on 5/7/2024</del>
Cavalier Club -- SSPA 2023-I-2B <i>PLUS No. PA-2023-00019</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 43 to add an option to allow mix of uses, including 20,000 square feet of retail and an increase in residential density to 20+ du/ac (approximately 300 new multifamily dwelling units). The existing residential structure is proposed to remain.	
Gallows Road -- SSPA 2023-I-1A <i>PLUS No. PA-2023-00020</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, and 35 to add an option for planned density of 3-4 dwelling units per acre. Specific considerations should include potential interparcel multimodal access, stormwater improvements, and consideration of environmental features. The inclusion of parcel 59 – 2 ((11)) 29B will ensure the opportunity to consider the full extent of the transition from the proposed development to the townhouse community to the west.	
Shoppes of Lorton Valley -- SSPA 2023-III-1P <i>PLUS No. PA-2023-00021</i>	Mount Vernon	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel Tax Map Parcels 106-2 ((7)) 1, 4, 5 and 106-2 ((1)) 9A to remove the recommendation discouraging free-standing retail structures and allow a drive-thru facility within the existing shopping center parking lot. Specific considerations should include opportunities to improve pedestrian connections and vehicle circulation and queuing.	
Boston Boulevard – Costco -- SSPA 2023-IV-4S	Mount Vernon	4/11/2023		

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 2</b>				
<i>PLUS No. PA-2023-00022</i>			Consideration of a Plan amendment for Tax Map Parcel 99-1 ((12)) 24 for retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station. Specific considerations should include stormwater improvements to protect Accotink Creek, opportunities to improve pedestrian connections, and vehicle circulation and queuing.	
Fair Oaks Business Park – SSPA 2023-III-2FC <i>PLUS No. PA-2023-00025</i>	Springfield	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23 for residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750- 900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses. Specific considerations should include the provision of residential-serving amenities, future connectivity with planned uses in the land unit and in the City of Fairfax and ensuring that adjacent properties fronting on Route 50 can develop in line with the adopted plan.	
Fairfax Ridge Road – SSPA 2023-III-3FC <i>PLUS No. PA-2023-00026</i>	Springfield	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 46-4 ((1)) 15B; 56-2 ((1)) 15C and 15D for residential use up to 1.5 FAR, consisting of two new multifamily buildings containing up to 400 residential units and up to 70 feet in height. The existing office building would be demolished and the existing parking structure would be retained and utilized for residential parking.	
A&A Contracting – SSPA 2023-III-2BR <i>PLUS No. PA-2023-00027</i>	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 33-2 ((1)) 1 for warehouse or surface parking for vehicle storage up to 0.35 FAR. Specific considerations should include the delineation and preservation of the Cub Run Environmental Quality Corridor, stormwater improvements, and viable interparcel access. Authorization amended to allow the consideration of additional uses: “warehouse, contractor’s office and shop, new vehicle storage, vehicle storage yard, and/or storage yard up to a 0.35 floor area ratio (FAR)”	authorization amended on Feb 18, 2025
Discovery Square – SSPA 2023-III-4UP <i>PLUS No. PA-2023-00028</i>	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 24-4 ((1)) 6C1 to amend Dulles Suburban Center, Land Unit D-3, Option B, to allow a mix of uses. The mix could include approximately, but not limited to, 29,000 square feet of retail, as well as 50 townhouses and 4 live/work units or alternatively retail and multi-family housing with flexibility to consider an intensity up to 0.8 FAR.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 2</b>				
Lincoln Park – SSPA 2023-III-5UP <i>PLUS No. PA-2023-00029</i>	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 24-4 ((1)) 6F and 6E for residential use with approximately 177 units at 18 dwelling units per acre (du/ac).	
7426 Idylwood Road 2024-I-1J <i>PLUS No. PA-2024-00001</i>	Providence	2/20/2024	Consideration of a Plan amendment for Tax Map Parcels 40-3 ((1)) 6, 7, 7A and 9 to add an option for medium density residential development, with suitable conditions related to site design recognizing retention of the existing Church.	
Ox Road/Hoos Road 2024-III-1P <i>PLUS No. PA-2024-00005</i>	Mount Vernon	4/16/2024	Consideration of a Comprehensive Plan amendment to consider detached residential use on Tax Map Parcels 106-4((1))17, 18, 19 (part), 27 and 27A, with specific considerations for tree preservation and buffering from Ox Road, watershed and noise impacts, multimodal connectivity, and open spaces and parks. The amendment will be reviewed in coordination with a concurrent development application.	
<b>Hilltop Village CPN-2025-IV-FR-016</b>	<b>Franconia</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for Tax Map parcels 100-1 ((1)) 9C, 9D, 9E, 9F, 9G, and 9H for an option for residential mixed-use up to 0.41 FAR, to include approximately 280 multifamily units. Specific considerations should include amenities, pedestrian and bicyclist circulation, and open space and recreation to serve new residents, integrating new uses within the existing shopping center, and coordination with Fort Belvoir.</b>	
<b>Beulah Street CPN-2025-IV-FR-031</b>	<b>Franconia</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for Tax Map parcels 91-3 ((8)) 1, 2, 3, 4, 5A, and 91-3 ((8)) A and B for residential use up to 8 du/ac. Specific considerations should include compatible transitions to the surrounding residential neighborhoods, pedestrian and bicyclist connectivity, transportation impacts, and on-site amenities to serve new residents.</b>	
<b>Edsall Road (Bren Mar Park) CPN-2025-I-MA-002</b>	<b>Mason</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for 81-1 ((1)) 13 for residential use up to 12 du/ac.</b>	
<b>Cherokee Ave (Sheetz) CPN-2025-I-MA-008</b>	<b>Mason</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for 80-2 ((1)) 52 and 57 for retail and other commercial uses.</b>	
<b>The Jefferson CPN-2025-I-MA-009</b>	<b>Mason</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for 51-3 ((1))24 for up to 101 additional attached residential units. Existing 310 multi-family units to remain.</b>	
<b>Versar Vehicles CPN-2025-I-MA-047</b>	<b>Mason</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for 80-2 ((1)) 22A and 22B for vehicle sales, rental, service, and storage.</b>	
<b>Raising Caines CPN-2025-III-SU-037</b>	<b>Sully</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for Dulles Suburban Center Subunit E1 to allow free-standing and drive through retail uses.</b>	
<b>Lidl CPN-2025-2025-IV-MV-029</b>	<b>Mount Vernon</b>	<b>6/10/2025</b>	<b>Consideration of a Plan Amendment for 83-3 ((1)) 22A and 22B1 to add an option for multi-family residential use up to 200 units, in addition to the existing 30,000 SF</b>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 2</b>				
			<b>non-residential use with consideration for coordination with the future BRT station, appropriate site access, building orientation, urban parks, and multimodal improvements.</b>	
<b>11600 American Dream Way CPN-2025-III-HM-015</b>	<b>Hunter Mill</b>	<b>6/10/2025</b>	<b>Consideration of a Plan amendment for 17-4 ((40)) C to add an option for attached residential use up to 150 units.</b>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 3</b>				
<b>Parks Comprehensive Plan Update— S11-CW-3CP(B) PLUS No. PA-2020-00001</b>	<b>Countywide</b>	<b>12/6/2011</b>	<b>Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans as a part of district planning studies.</b>	
Transportation – County Transit Network Study – 2013-CW-T4 <i>PLUS No. PA-2020-00005</i>	Countywide	7/9/2013	Evaluate potential amendments resulting from countywide transit study: -- Phase I: Modification of Countywide Transportation Plan recommendations -- Phase II: Modification of activity center recommendations --	
<b>8800 and 8850 Richmond Highway-- 2018-IV-MV2 PLUS No. PA-2020-00008</b>	<b>Mount Vernon</b>	<b>3/6/2018</b>	<b>Comprehensive Plan amendment to consider public parks for Tax Map parcels 109-2 ((1)) 18C, 19, and 20. Comprehensive Plan amendment to consider residential use up to eight dwelling units per acre for Tax Map parcels 109-2 ((1)) 18C, 19, and 20, and up to thirty dwelling units per acre for Tax Map parcel 109-2 ((1)) 13A (CPN22-MV-005).</b>	
<b>Beacon/Groveton and Hybla Valley/Gum Springs Areas-- 2018-IV-MV3 PLUS No. 2020-00009</b>	<b>Mount Vernon</b>	<b>3/20/2018</b>	<b>Comprehensive Plan amendment to evaluate the effect of the planned Metrorail extension on the areas within one-half mile of the potential station locations at Beacon/Groveton and Hybla Valley/Gum Springs areas. The evaluation may consider land use and development around the stations, including the effect on the surrounding neighborhoods. Elements such as access and connectivity should be considered. The Beacon Hill Apartments should be considered as a site of</b>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 3</b>				
			<del>particular interest for potential redevelopment and the preservation of workforce housing.</del>	
<p><del>Frontier Drive – SSPA 2023-IV-8S PLUS No. PA-2023-00040</del></p>	<p><del>Franconia</del></p>	<p><del>7/25/2023</del></p>	<p><del>Consideration of a Plan amendment for Tax Map Parcels 90-2 ((1)) 86A, including, but not limited to, the land use mix and density for that was accepted into the 2022-2023 Countywide SSPA process (residential mixed use up to 2.0 FAR, CPN22-LE-008).</del></p>	<p><del>re-tiered from tier 1 to tier 3 on 5/7/2024</del></p>
<p><del>Richmond Highway Corridor – Suburban Neighborhood Study – 2018-IV-MV6 PLUS No. 2020-00010</del></p>	<p><del>Mount Vernon</del></p>	<p><del>3/20/2018</del></p>	<p><del>Evaluate the planned land uses within the suburban neighborhood areas between Community Business Centers along Richmond Highway.</del></p>	
<p>SNA Between South County Center and Woodlawn CBCs (Engleside Trailer Park / Ray’s Mobile Home Colony) – SSPA 2021-IV-1MV – PLUS No. PA-2021-00003</p>	<p>Mount Vernon</p>	<p>1/26/2021</p>	<p>Consideration of revisions to the plan option for Recommendation Area #3 of the Suburban Neighborhood Area (SNA) between South County Center and Woodlawn CBCs to increase the planned density from 16-20 du/ac to 20-30 du/ac, as well as adjusting the recommended neighborhood retail and/or office use component. The amendment should consider the requested density only with substantial if not full consolidation of the Land Unit and with the replacement of the existing affordable residential units on-site in the redevelopment on a 1:1 basis. Review of the amendment should begin subsequent to the conclusion of the Affordable Housing Preservation Task Force and should consider, as part of the evaluation, any resulting Board action, including any countywide changes to County policy regarding mobile/manufactured housing, resulting from this effort. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.</p>	
<p>Mount Vernon Highway Between Hybla Valley/ Gum Springs and South County Center CBCs -- SSPA 2021-IV-2MV PLUS No. PA-2021-00004</p>	<p>Mount Vernon</p>	<p>1/26/2021</p>	<p>Consideration of a Comprehensive Plan amendment to evaluate the recommended land use and density planned in Recommendation Area #5 of the Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs). Specific considerations should include an increase in the planned density of the residentially planned parcels fronting on Mount Vernon Highway from 2-3 du/ac to 5-8 du/ac. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.</p>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 3</b>				
Van Dorn TSA Land Units D and E (part) -- SSPA 2021-IV-1RH <i>PLUS No. PA-2021-00008</i>	Franconia	1/26/2021	Consideration of a Comprehensive Plan amendment for Land Unit D of the Van Dorn Transit Station Area to evaluate residential mixed-use development with office and self-storage as secondary uses, up to 850,000 square feet (SF), on 5605 Oakwood Road, and residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, on 5400-5604 Oakwood Road, as a modification to the adopted Plan option for office mixed-use. Limited supportive commercial uses and modification of the phasing limitations within Land Unit D may be evaluated. The implications of the proposed land use changes on the northern portion of Land Unit E (Tax Map Parcel # 0812 01 0025A) and the effect of the proposed land use change on the planned connection between Oakwood Road to Vine Street (as referred to in the Fairfax County Capital Improvement Plan 2021-2025, Page 213) also should be studied. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	
Rose Hill Shopping Center -- SSPA 2023-IV-1RH <i>PLUS No. PA-2023-00033</i>	Franconia	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 82-3 ((1)) 41E for mixed-use consisting of multifamily residential and retail use. Specific considerations should include the appropriate land use mix and density level, adequate transitions in building height and scale, screening and buffering, and multimodal access and circulation.	
Vine Street – SSPA 2023-IV-2RH <i>PLUS No. PA-2023-00034</i>	Franconia	4/11/2023	Consideration of a Plan amendment for Land Unit B of the Van Dorn TSA for residential mixed-use. Specific considerations should include accommodating the results of the I-495 Express Lane VDOT Study and evaluating the existing options in the adopted plan for synthesis.	
Pistone's -- SSPA 2023-I-4J <i>PLUS No. PA-2023-00035</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 2 and 3 for Plan option for mixed-use, including up to 450 residential units and retail use for a total of up to 450,000 square feet (or 2.9 FAR of the current property area). Specific considerations should include right of way impacts from the potential Seven Corners Ring Road.	
Church Street -- SSPA 2023-I-1B <i>PLUS No. PA-2023-00018</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 61-2 ((17)) (A) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40 for mixed-use up to 1.0 Floor Area Ratio (FAR) [approximately 82,000 square feet (sf)], including 60 multifamily dwelling units and approximately 18,000 sf of ground floor, community-serving retail.	re-tiered from tier 2 to tier 3 on 6/10/2025

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
<b>Tier 3</b>				
<p><b>Fallfax</b>  <b>SSPA 2023 I-5J</b>  <b>PLUS No. PA 2023-00037</b></p>	<p><b>Providence</b></p>	<p><b>4/11/2023</b></p>	<p><b>Consideration of a Plan amendment for Shreve West Community Planning Sector Recommendation #1B, for an option for residential mixed use up to 1.9 consisting of multifamily residential and ground floor retail uses. Specific considerations should include avoidance of flood prone areas, stormwater improvements, the appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections along Route 29.</b></p>	
<p><b>Inova Springfield Center Drive</b>  <b>SSPA 2023 IV-9S</b>  <b>PLUS No. PA 2023-00041</b></p>	<p><b>Franconia</b></p>	<p><b>7/25/2023</b></p>	<p><b>Consideration of a Plan amendment for Tax Map Parcel 90-4 ((1)) 11C, including, but not limited to, the land use mixes and densities that were accepted into the 2022-2023 Countywide SSPA process (residential and/or continuing care facility with potential ancillary ground floor retail up to 1.5 FAR, CPN LE-004).</b></p>	<p><b>re tiered from tier 1 to tier 3 on 7/30/2024</b></p>
<p><b>Arrowbrook CPN-2025-III-DR-034</b></p>	<p><b>Dranesville</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for a 1.8-acre portion of Tax Map Parcel 16-3 ((20)), to allow for up to 132 multifamily dwelling units and to remove the constraints of planned ratios guiding the mix of residential and non-residential uses.</b></p>	
<p><b>Brookfield CPN-2025-III-HM-021</b></p>	<p><b>Hunter Mill</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for Tax Map Parcels 18-3 ((03)) 2A, 18-4 ((01)) 22, 18-4 ((08)) 1A, 18-4 ((08)) 2, 18-3 ((02)) 4, 18-3 ((01)) 4, 18-4 ((01)) 26B1, 18-4 ((08)) 3, 18-3 ((03)) 3A, 18-3 ((01)) 5, 18-3 ((02)) 2A, 18-3 ((02)) 6, 18-3 ((02)) 1, 18-3 ((02)) 4A for detached residential use up to 1.5 FAR with consideration for accommodating the adopted transportation plan for the vicinity.</b></p>	
<p><b>Colvin Woods CPN-2025-III-HM-049</b></p>	<p><b>Hunter Mill</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for Tax Map Parcels 18-1 ((1)) 8A and 9A to add an option for attached or multifamily residential use up to 7.6 du/ac.</b></p>	
<p><b>1841 Explorer Street, CPN-2025-III HM-013</b></p>	<p><b>Hunter Mill</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for Tax Map Parcels 17-1 ((17)) 3 for multi-family residential use up to 350 units.</b></p>	
<p><b>Strawbridge Square, CPN-2025-I-MA-024</b></p>	<p><b>Mason</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for Tax Map 72-3 ((1)) 40 for up to 131 additional affordable multi-family residential units.</b></p>	
<p><b>Eaves Fairfax Tower CPN-2025-I-PR-014</b></p>	<p><b>Providence</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for Tax Map Parcel 40-3 ((1)) 4 for up to 576 additional multi-family and attached residential units. Existing 415 multi-family units to remain.</b></p>	
<p><b>Community of Faith CPN-2025-III-SU-017</b></p>	<p><b>Sully</b></p>	<p><b>6/10/2025</b></p>	<p><b>Consideration of a Plan amendment for Tax Map Parcels 035-1 ((4))(19) C2 for multifamily residential use with consideration for compatible density and building height, tree preservation, stormwater management, and transportation generated noise.</b></p>	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
<b>Amendments Adopted Since April 11, 2023</b>				
Renaming of Lee District to Franconia District 2022-CW-3CP <i>PLUS No. PA-2022-00010</i>	Countywide	12/6/2022	Considered editorial changes in the Comprehensive Plan to revise references to the Lee District as the Franconia District.	April 11, 2023 <i>Adopted # 2017-49 &amp; 2017 P-16</i>
6235 and 6245 Brandon Ave -- 2021-IV-FS1 <i>PLUS No. PA-2021-00018</i>	Franconia	6/22/2021	Considered a Comprehensive Plan for self-storage use up to an intensity of 3.0 FAR (175,000 square feet), with community-serving retail or alternative, non-residential use on the ground-floor, in conjunction with neighboring parcel Tax Map 80-4 ((1)) 5C1. Special consideration to innovative architecture that does not present as traditional self-storage and a site layout and other measures that would achieve the goals of the Springfield Community Business Center.	June 27, 2023 <i>Adopted # 2017-50</i>
Villa Park Road -- 2021-IV-S2 <i>PLUS No. PA-2021-00013</i>	Franconia	3/23/2021	Considered a Comprehensive Plan amendment for residential use up -- to a density of 8.5 dwelling units per acre (up to 49 dwelling units) for the subject -- property (Tax Map Parcel 90-2 ((4)) 19 and 20).	July 25, 2023 <i>Adopted # 2017-51</i>
West Falls Church, Transit Station Area (TSA), Sub-Unit A-2 -- 2023-II-M1 <i>PLUS No. PA-2023-00001</i>	Dranesville	3/21/2023	Considered a Comprehensive Plan amendment for sub-unit A-2 of the West Falls Church TSA. The plan amendment should consider a land use shift from planned institutional use to office use. The proposed change should not increase the planned FAR and it should be demonstrated that any proposed changes meet the broader goals of the West Falls Church TSA Plan. The Plan Amendment should be reviewed concurrently with the zoning application.	July 25, 2023 <i>Adopted # 2017-52</i>
Route 7 Bus Rapid Transit BRT- 2021-CW-T1 <i>PLUS No. PA-2021-00020</i>	Countywide	7/27/2021	Considered a Comprehensive Plan to include recommendations of the preferred alignment and associated potential stations of the Route 7 BRT Study. The plan amendment will include: -- -- Defining the two additional lanes along Route 7 recommended in the current Comprehensive Plan (from 1-66 to International Drive) for exclusive use by median-running BRT; -- -- Repurposing two existing lanes along International Drive (from Route 7 to Lincoln Circle) for exclusive median-running BRT; -- -- Defining the BRT route from the West Falls Church Metrorail Station to Tysons along Route 7 (from 1-66) to Spring Hill Metrorail Station (via International Drive); and -- -- Potential station locations along this segment of the BRT route.	July 25, 2023 <i>Adopted # 2017-53 &amp; 2017 P-17</i>
Pan Am Shopping Center -- 2021-II-V1 <i>PLUS No. PA-2021-00024</i>	Providence	12/7/2021	Considered a Comprehensive Plan for mixed-use development on Tax Map Parcel 48-4((1))12F with a broader mix of uses than what exists today. The plan further states that any development or improvements should respect the adjacent Thompson Cemetery (Tax	September 12, 2023 <i>Adopted # 2017-54</i>

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
<b>Amendments Adopted Since April 11, 2023</b>				
			Map 48-4((1))13A) as well as the floodplain on the site. Review of the proposed amendment should consider reviewed concurrently with a rezoning application.	
Reston Area Study -- 2020-III-UP1 <i>PLUS No. PA-2020-00023</i>	Hunter Mill	1/14/2020	Considered a Comprehensive Plan amendment: -- Projected population thresholds for Reston, and how to ensure that population, infrastructure and the environment are all in balance -- Land use in the village centers (Hunters Woods, South Lakes and North Point) – including clarification of what type of future redevelopment proposals might require an amendment to the Comprehensive Plan -- The adequacy of existing plan language to generate additional affordable housing, and improvements to plan language to encourage preservation and enhancement of existing communities that now provide affordable housing -- The adequacy of existing and planned pedestrian and bicycle infrastructure for accessing Silver Line stations -- The adequacy of existing Comprehensive Plan guidance to facilitate urban-scale mobility and development design in the TSAs while protecting the stability of nearby neighborhoods -- Existing Comprehensive Plan transportation improvements to ensure that they are aligned with planned development -- How the Comprehensive Plan could better facilitate enhancement of Reston’s natural environment, encourage energy efficiency and support sustainable green neighborhoods -- How the Comprehensive Plan could address concerns about monopolization of ownership in Reston, and ways to encourage diverse ownership and/or management over the long term -- Whether the historic practice of promoting privately-owned and managed open space sufficiently addresses public needs during the next 50 years of Reston.	September 12, 2023 <i>Adopted # 2017-55</i>
Bailey’s CBC, Sub-unit B5 – 2022-I-B1 <i>PLUS No. PA-2022-00005</i>	Mason	5/10/2022	Considered a Comprehensive Plan Amendment for Sub-Unit B-5 of the Baileys Town Center District for a mix of residential and commercial uses with a strong emphasis on parcel consolidation, design, and open space in addition to building heights ranging from four to up to 14 stories for the subject property. The Carousel Court Apartments, on the south side of Seminary Road, are part of Land Unit B-5 but will not be considered for a change in land use or density.	November 21, 2023 <i>Adopted # 2017-56</i>
Agape House -- SSPA 2023-III-3UP <i>PLUS No. PA-2023-00013</i>	Sully	4/11/2023	Considered a Plan Amendment for Tax Map Parcel 34-4 ((12)) C7 for an option for affordable independent living, continuing care, and/or other age-restricted uses, up to 250 units. Specific considerations should include the provision of open space, onsite amenities, multimodal connections around the site, and access to services.	January 24, 2024 <i>Adopted # 2017-57</i>

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
<b>Amendments Adopted Since April 11, 2023</b>				
Topgolf Site, Kingstowne Area- 2015-IV-RH1 <i>PLUS No. PA-2020-00006</i>	Franconia	10/20/2015	Considered an amendment to the Comprehensive Plan for Tax Map parcels 91-2 ((1)) 35A and 35B to consider a mix of residential uses, up to approximately 275 residential units, and up to 20,000 gross square feet of retail uses. Consider also that the retail development may be increased up to 70,000 gross square feet to accommodate an appropriate retail anchor, such as a grocery store.	January 24, 2024 <i>Adopted # 2017-58</i>
Public Facilities Policy Plan -- 2020-CW-1CP <i>PLUS No. PA-2020-00026</i>	Countywide	7/14/2020	Considered a Comprehensive Plan amendment to update the Public Facilities Policy Plan and reviewing the alignment of the Policy Plan update with the CIP. The effort will begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School's Committee recommendations.	Phase I May 7, 2024 <i>Adopted # 2017 P-18</i>
Cornerstones -- 2022-III-FC1 <i>PLUS No. PA-2022-00003</i>	Sully	2/22/2022	Considered a Comprehensive Plan option for affordable housing at a density of up to 35 du/ac for a 1.12-acre county-owned property (Tax Map Parcels 46-3 ((1)) 8 and 9B), located northwest of the interchange of Route 50 and West Ox Road, within the Fairfax Center Area Suburban Center. The site is currently planned for low-density residential use at the baseline level or office use at the overlay level. Cornerstones, Inc. proposes construction of a 34-unit multifamily building with on-site supportive services that would serve low and very low-income individuals. The Plan Amendment will be reviewed concurrently with a rezoning application once it is submitted. A noise impact study shall also be a key component in the review of the amendment.	June 11, 2024 <i>Adopted # 2017-59</i>
Judicial Complex -- 2022-II-F1 <i>PLUS No. PA-2022-00007</i>	Providence	10/11/2022	Considered a Comprehensive Plan amendment will consider the expansion of public facility uses, including new residential uses that may include affordable and supportive housing, and other land uses supportive of the 2021 Judicial Complex Master Plan for Tax Map parcels 57-3 ((1)) 17 and 57-4 ((1)) 14. It is anticipated that the Plan amendment will be reviewed concurrently with a zoning application once it is submitted.	June 11, 2024 <i>Adopted # 2017-60</i>
Fair Lakes Study (Phase I) SSPA 2023-III-1FC <i>PLUS No. PA-2023-00005</i>	Springfield	4/11/2023	Considered a Plan amendment for Sub-unit E1 of the Fairfax Center Suburban Center. Phase I of a planning study of Sub-unit E1 of the Fairfax Center Area – land use and density/intensity changes for Tax Map Parcel 45-4 ((11)) A2 and editorial sub-unit revisions.	September 10, 2024 <i>Adopted # 2017-61</i>

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
<b>Amendments Adopted Since April 11, 2023</b>				
For-Sale Workforce Dwelling Unit Policy & Program 2023-CW-1CP <i>PLUS No. PA-2023-00042</i>	Countywide	12/5/2023	Considered a Comprehensive Plan amendment based on the WDU For-Sale Policy Task Force recommendations. Consistency between the for-sale and the rental WDU programs should be considered, as well as an additional focus on the effectiveness of the 100% AMI tier. The proposed amendment should include options and ranges, as appropriate, for the Board's consideration. In drafting the proposed amendment, staff should engage a diverse group of stakeholders for input. Revisions to the Countywide and Tysons Urban Center WDU Administrative Policy Guidelines should be considered in line with the proposed Plan Amendment.	September 10, 2024 <i>Adopted # 2017 P-19 &amp; 2017-62</i>
Springfield Boulevard – SSPA 2023-IV-6S <i>PLUS No. PA-2023-00038</i>	Franconia	7/25/2023	Considered a Plan amendment for Tax Map Parcels 80-4 ((1)) 16, 17,18,19, and 20B and Tax Map parcels 90-2 ((1)) 4A, 4B, and 4C, including, but not limited to, the land use mixes and densities that was accepted into the 2022-2023 Countywide SSPA process (residential mixed-use, CPN22-LE-006). The opportunity to study parcels 80-4 ((1) 14, 14A, 15 and 16A (Amherst Avenue, CPN22-LE-009) should be considered for possible coordination.	November 19, 2024 <i>Adopted # 2017-63</i>
Amherst Avenue – SSPA 2023-IV-7S <i>PLUS No. PA-2023-00039</i>	Franconia	7/25/2023	Considered a Plan amendment for Tax Map Parcels 80-4 ((1) 14, 14A, 15 and 16A (CPN22-LE-009) to consider opportunities for redevelopment and possible coordination with the adjacent plan amendment study area (Springfield Boulevard, CPN22-LE-006).	November 19, 2024 <i>Adopted # 2017-63</i>
Alliance Center -- SSPA 2023-I-1J <i>PLUS No. PA-2023-00010</i>	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcels 49-3 ((34)) 2929 and 2932 for residential mixed-use up to 3.0 FAR, consisting of multifamily units and ground floor non-residential uses.	January 14, 2025 <i>Adopted # 2017-64</i>
Briarwood Farm -- SSPA 2023-II-1V <i>PLUS No. PA-2023-00024</i>	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcel 48-2 ((7)) (33) 4, 5, 6, 11, 12, 13 and 14 for Residential uses at up to 4-5 du/ac.	March 18, 2025 <i>Adopted# 2017-65</i>
AT&T Oakton -- SSPA 2023-II-1F <i>PLUS No. PA-2023-00009</i>	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcel 47-2 ((1)) 58 for residential mixed-use up to 1.0 FAR, consisting of single-family attached and multifamily dwellings, office use, and community serving retail use. Specific considerations should include evaluating the site as the potential Core for the Flint Hill Suburban Center, achieving compatible transitions to adjacent residential areas, tree preservation, and multimodal access and circulation.	March 18, 2025 <i>Adopted# 2017-66</i>