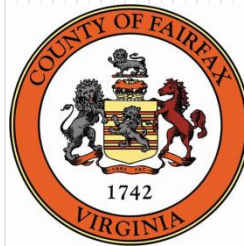


# Comprehensive Plan Updates

Marianne Gardner

Chief, Policy and Plan Development Branch



Fairfax County Department of Planning and Zoning

[www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz)



# The Comprehensive Plan

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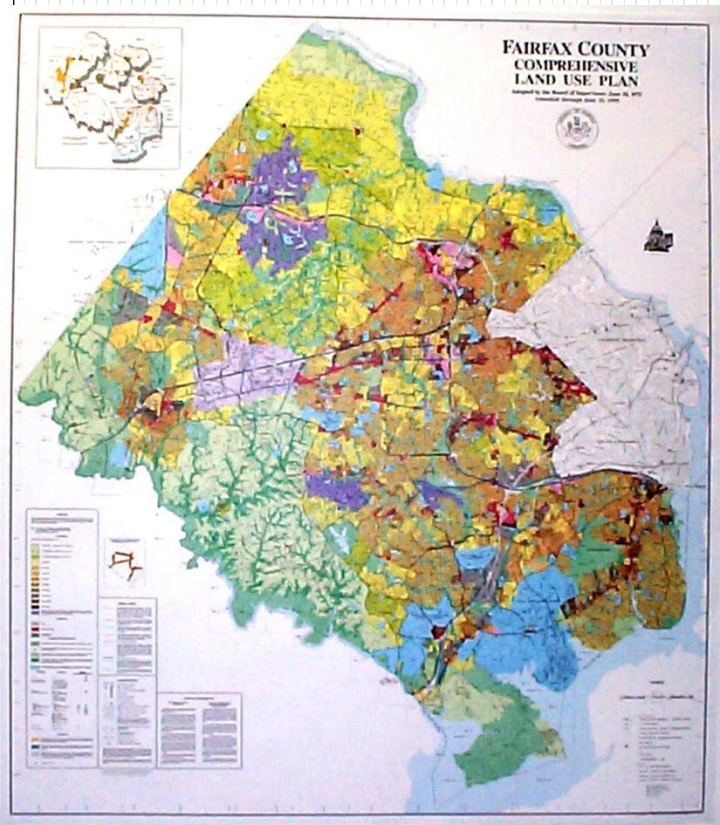
A guide for decisions about land-use and the natural environment

Guidance is an “envelope” within which development can occur

Long-range 20 to 30 year time frame

Implemented through zoning

# Comprehensive Plan Elements



Policy Plan

Land Use Map

Transportation Map

Area Plan Volume



# Amending the Comprehensive Plan

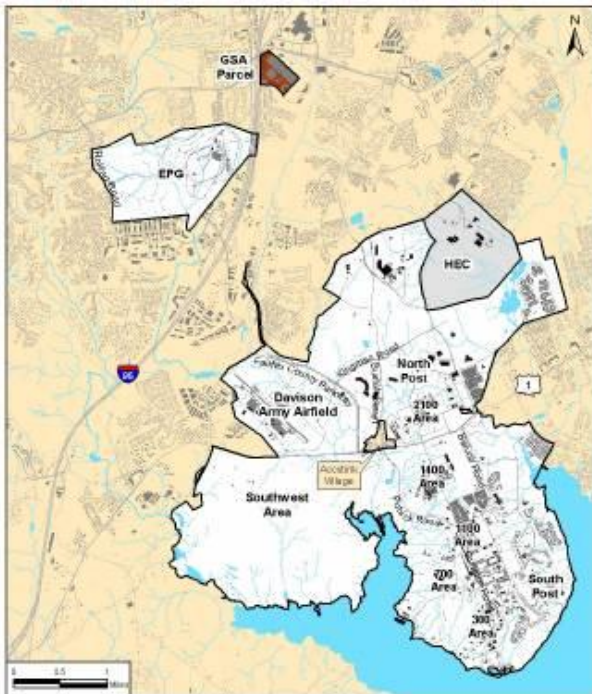
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- New Circumstance?

*BRAC-Related Area Plan Review*

*South County Area Plan Review*

# BRAC Response:

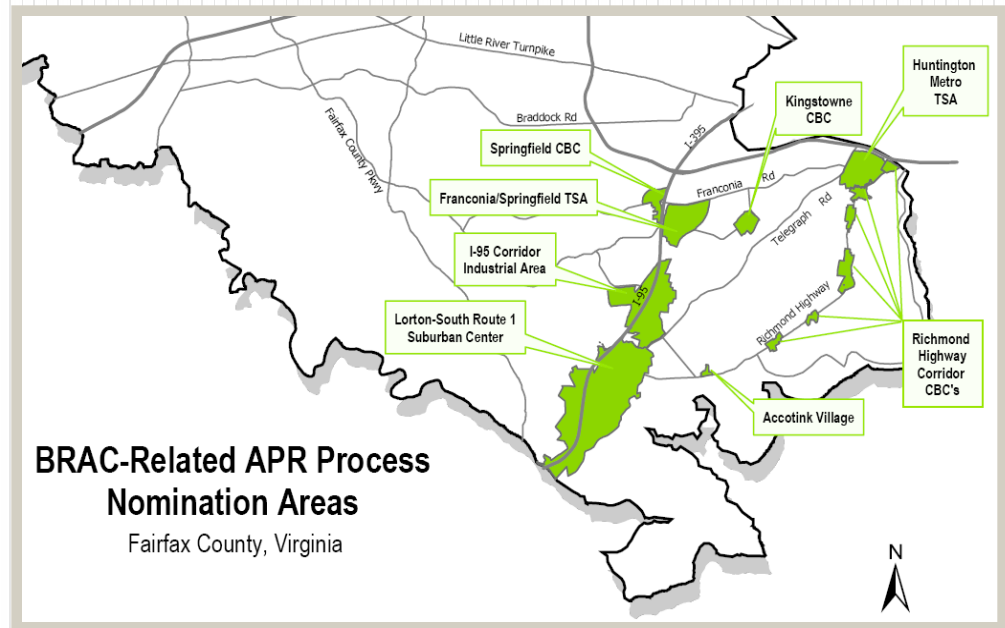


**Site Map**

Fort Belvoir, Virginia

Figure 1-2

**LEGEND**  
 Installation Property  
 GSA Parcel  
 HEC (Area not included within the scope of this EIS)  
 Sources: Fort Belvoir GIS, 2006; Fairfax County GIS, 2006

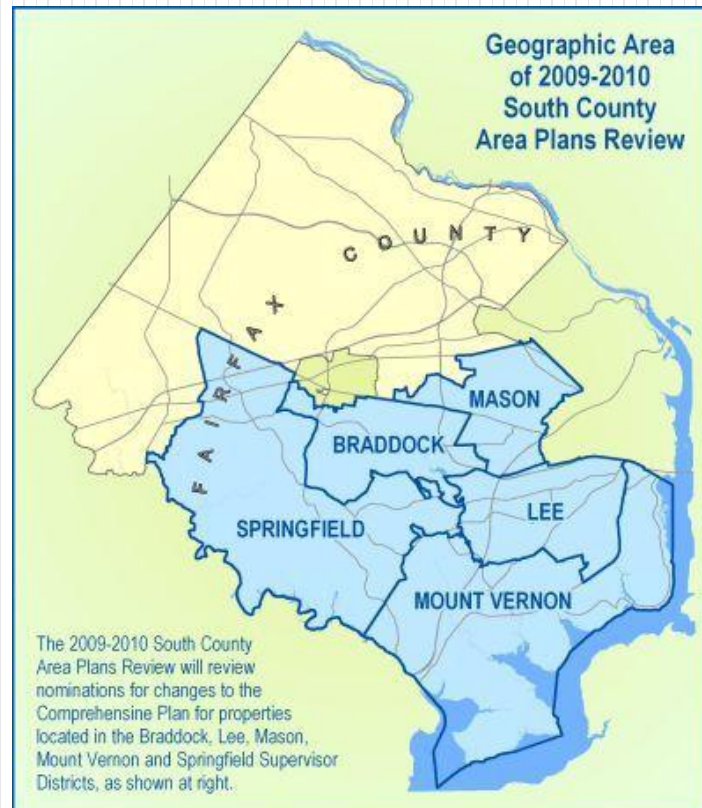


## BRAC-Related APR Process Nomination Areas

Fairfax County, Virginia



# South County Area Plan Review & Special Studies:



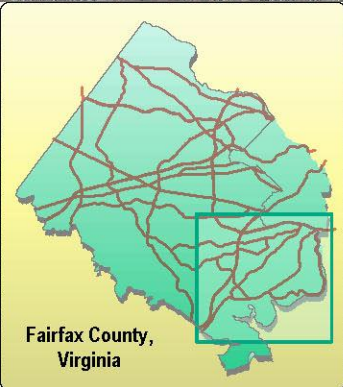
# Selected recent and proposed Comprehensive Plan Amendments

November 2010

## Key

● Plan Amendment and Description

○ under study Plan Amendment and Description



Springfield CBC Land Unit A  
S09-CW-3CP  
Office: 1.3M sf  
15 AC

FIS Land Unit H  
09-IV-2FS  
Office: 460K sf  
19.4 AC

FIS Metro (south)  
BRAC #08-IV-1FS  
Office & support retail: .50 FAR  
6 AC

Patriot Ridge  
S07-IV-S1  
Office: 1.6 FAR

Springfield CBC  
BRAC #08-IV-8FS  
Office & support retail: 2.0 FAR  
4.3 AC

Springfield Mall  
S06-IV-S1  
Office: 700K-1.1M sf  
78.5 AC

FIS Metro (south)  
BRAC #08-IV-2FS  
Office & support retail: 2.0 FAR  
6 AC

Loisdale Road  
ST09-IV-S1  
Office: .20 FAR  
23 AC

I-95 Ind. Area (east)  
BRAC #08-IV-9S  
Office/Ind on 65 AC: .20 FAR  
118.29 AC

Liberty View  
BRAC #08-IV-10S  
Office: 1.5 FAR  
11.5 AC

Huntington  
BRAC #08-IV-3MV  
Office: 370K sf

Huntington  
BRAC # 08-IV-9MV  
Office: 114K sf

North Gateway  
09-IV-1/15MV  
Office: Approx. 800Ksf

Huntington Metro Area  
09-IV-2/27 MV  
Office: Approx. 660K-1M sf

Kings Crossing CBC  
09-IV-25MV  
Office: 255K sf

Richmond Highway  
09-IV-21MV  
Office: 80K sf

Woodlawn CBC  
BRAC #08-IV-10, 11, 12 & 13MV  
Office, hotel, support retail: .70 FAR  
44 AC



Map prepared by DPZ November 2010  
Aerial Photo March 2009

# Comprehensive Plan Amendments

## Downtown Springfield



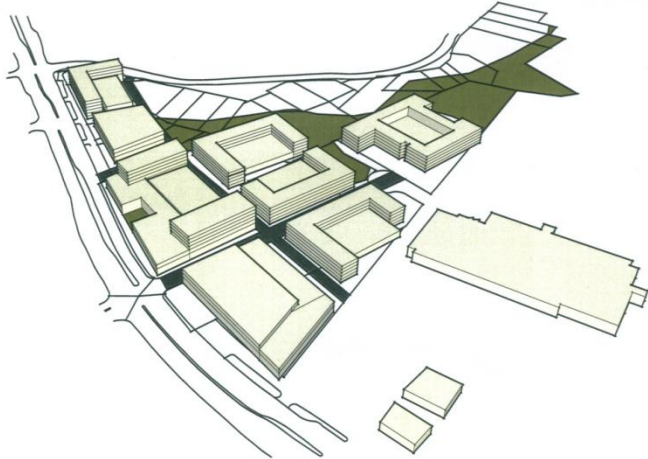
## Office Opportunities

- 1.3 million square feet
- Metro
- Shuttle Service
- New parking
- Hotels
- Fort Belvoir and Fort Belvoir North



# Comprehensive Plan Amendments

## Kings Crossing

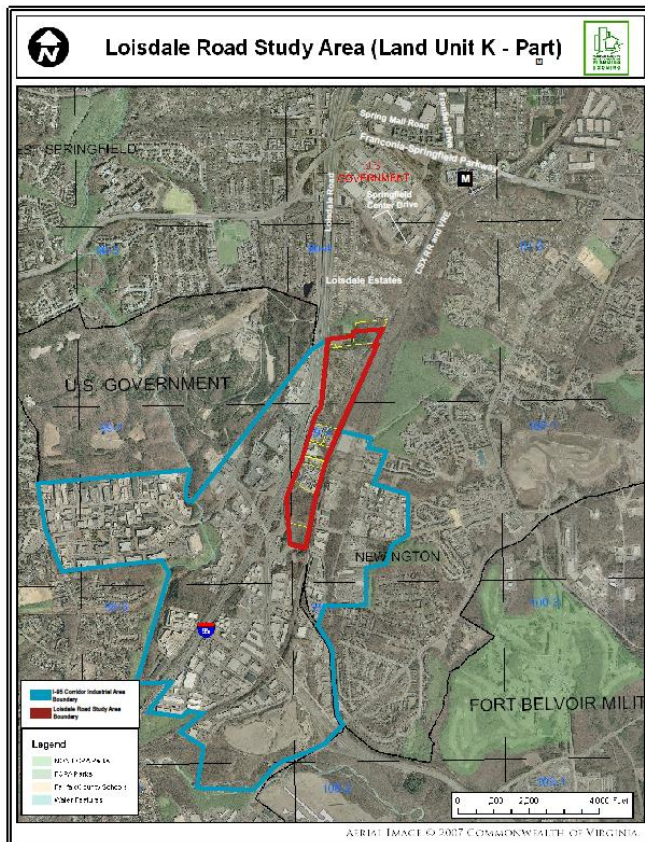


## Office Opportunities

- 255,000 square feet
- Metro
- REX bus service
- Visibility
- Partial consolidation possible
- Fort Belvoir

# Comprehensive Plan Amendments

## Loisdale Road



## Office opportunities

- 200,000 square feet
- Low scale
- Large set back area
- Interstate Access
- Fort Belvoir and Fort Belvoir North

# Comprehensive Plan Amendments

## Franconia Springfield Area Land Unit H



## Office Opportunities

- 470,000 sf
- Springfield Mall redevelopment
- Metro
- Interstate Access
- Fort Belvoir and Fort Belvoir North

# Comprehensive Plan Amendments

## Huntington Area



## Office Opportunities

- 370,000 sf
- Walking Distance to Metro
- Interstate Access
- Reverse office commute
- 114,000 sf



# Learn More

- See the DPZ Web site at [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) for:
  - APR Web site
  - The Comprehensive Plan
  - See the Plan's Glossary for definitions of planning terms
  - Information about other planning activities, the Zoning Ordinance and related zoning activities
- E-mail subscription service: go to County Web site to “E-Subscriptions” and sign up for “Comprehensive Plan Announcements”

[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)



# Talk to Planners

- Comprehensive Plan questions 703-324-1210
- Zoning application questions 703-324-1290
- Zoning Ordinance questions 703-324-1314