

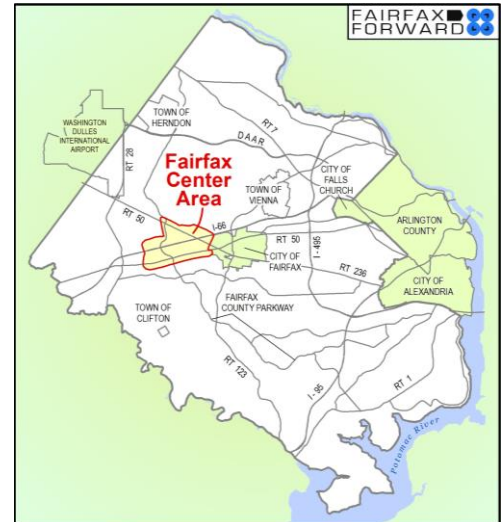
## Fairfax Center Area Study – Phase I: Sully District Highlights

The Department of Planning and Zoning is evaluating Comprehensive Plan guidance for the area, originally adopted in 1982. The study intends to:

- verify that factual information is current,
- assess the consistency of the recommendations with current policy and practice, and
- consider other potential Plan changes based on public input.

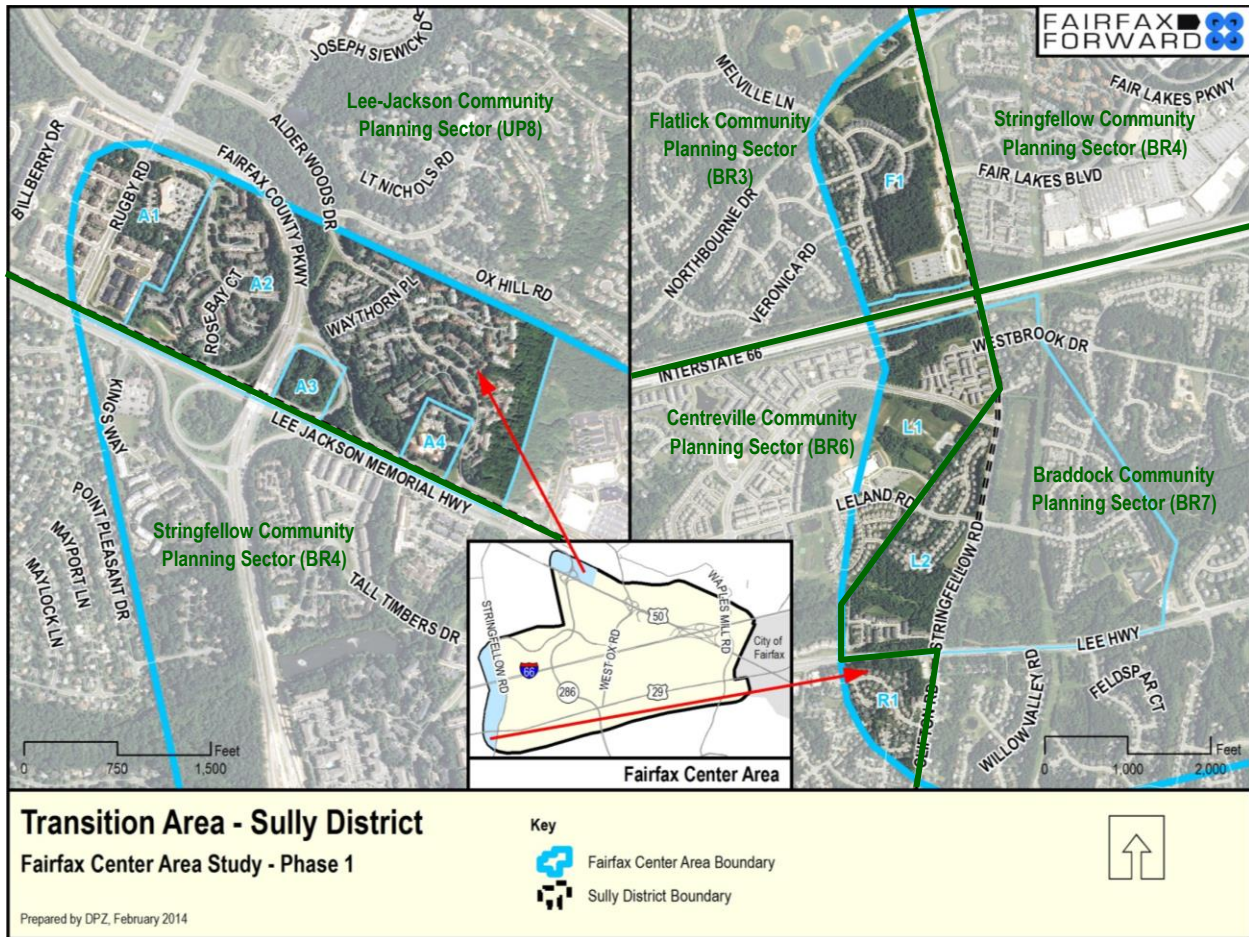
The study is being undertaken in two phases.

- Phase I: Focuses on transition areas (established low density residential areas and suburban neighborhoods)
  - Includes Sub-units A1, A2, A3, A4, F1, L1, L2 (part), and R1 (see map on reverse)
  - Examine current recommendations to ensure they remain up-to-date
  - Evaluate and incorporate changes based on public input
  - Concludes in Fall 2014
- Phase II: Focuses on the Suburban Center and areawide guidance
  - Includes the denser core of study area
  - Update facts and reflect buildout
  - Revise areawide guidance and development elements to current standards
  - Anticipated to begin at conclusion of Phase I (late 2014)



Highlights of Phase I recommendations in the Sully District portion of the Fairfax Center Area:

- This part of the Fairfax Center Area within Sully District is largely built-out and stable, therefore;
  - Update Plan text to reflect existing development; no changes in land use recommendations
  - Illustrate baseline land use recommendations on Comprehensive Land Use Plan Map
  - Carry forward existing recommendations for public facilities and parks, such as the Little Rocky Run stream valley
- The recommendations for these areas overlap with other areas within the Comprehensive Plan, therefore;
  - Relocate recommendations for this area to the underlying community planning sectors
    - Sub-units A1, A2, A3, and A4 to the Upper Potomac Planning District, Lee-Jackson Community Planning Sector
    - Other sub-units to the Bull Run Planning District
      - Sub-unit F1 – Flatlick Community Planning Sector
      - Sub-units L1 and R1 – Centreville Community Planning Sector
      - Sub-unit L2 – Braddock Community Planning Sector
  - Eliminate overlap between Centreville Area/Centreville Farms and Fairfax Center Area
  - Existing road fund boundary should remain in place



Stay informed about the progress of the Fairfax Center Area study:

- Study Website: [www.fairfaxcounty.gov/dpz/fairfaxcenter](http://www.fairfaxcounty.gov/dpz/fairfaxcenter)
  - Includes documents such as the Existing Conditions Report and the Community Outreach Report
- Study Listserv: [www.fairfaxcounty.gov/email/lists](http://www.fairfaxcounty.gov/email/lists) (look for “Fairfax Center Area planning study news” under Land Use & Development)
- Like us on Facebook: [www.facebook.com/fairfaxlanduse](http://www.facebook.com/fairfaxlanduse)
- Call us: 703-324-1380
- Email us: [DPZFairfaxCenter@fairfaxcounty.gov](mailto:DPZFairfaxCenter@fairfaxcounty.gov)

Important Dates:

- Staff report publication – September 4, 2014
- Planning Commission public hearing – September 18, 2014 @ 8:15 p.m.
- Board of Supervisors public hearing – October 28, 2014 @ 4:00 p.m.
- *Public hearings held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, VA 22035*

