

February 2019

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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3	4	5	6 PC Meeting View Agenda	7	8	9
10	11	12 Schools Committee 7:30 p.m. to 9:30 p.m. Bd. Conf. Room	13 PC Meeting View Agenda	14	15	16
17	18	19	20 CIP Committee 6:30 p.m. – 7:30 p.m. PC Meeting View Agenda CANCELLED	21 Environment Committee 7:30 p.m. – 8:30 p.m. Bd. Conf. Room Housing Committee CANCELLED	22	23
24	25	26	27 Telecom Committee 6:30 p.m. to 7:30 p.m. PC Meeting View Agenda	28 CIP Committee 6:30 p.m. – 7:30 p.m. Schools Committee 7:30 p.m. to 9:30 p.m. Bd. Conf. Room		

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Wednesday, February 6, 2019
Meeting Starts at 7:30 p.m.**

Posted: 2/7/19
Revised: 2/7/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN
None at this Time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-MA-005 Addendum</u> (Mason)	<u>CHRISTOPHER LAND, LLC</u> – Appl. under Sect. 3-204 and 9-306 of the Zoning Ordinance to permit independent living facilities. Located at 3400, 3402, 3404, 3406, 3408, 3410, 3414, 3416 and 3420 Gallows Rd.; 7812, 7814, 7816, 7818 and 7820 Libeau Ln. and parcel 59-2 ((1)) 43, Annandale, 22003 on approx. 9.03 sq. ft. of land zoned R-2. Tax Map 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43 and 43A.	Kelly Atkinson	D/OTO 2/13/19 (D/O from 1/30/19) (P/H from 1/9/19) (from 12/6/18) (from 10/4/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 2009-HM-017-02/CDPA 2009-HM-017/FDPA 2009-HM-017-02</u> (Dranesville)	<u>BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC</u> – Appls. to amend the uses, proffers, conceptual development plan and second final development plan for RZ 2009-HM-017, previously approved for mixed use, to permit mixed use to include a continuing care facility and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 3.01 overall including bonus density associated with workforce dwelling units. Located in the N.W. quadrant of Innovation Center Dr. and Magna Way, on approx. 3.01 ac of 14.68 ac. of land zoned PRM. Comp. Plan Rec: transit oriented development. Tax Map 15-2 ((1)) 13A1 (pt.).	Kelly Atkinson	APPROVAL REC
<u>SE 2018-MV-021</u> (Mount Vernon)	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 4-604 and 9-505 of the Zoning Ordinance to permit a restaurant with drive-through. Located at 8098 Rolling Rd., Springfield, 22153 on approx. 11.32 ac. of land zoned C-6. Tax Map 98-2 ((1)) 13B.	Harold Ellis	DEFER P/H TO INDEF.
SE 2018-MV-022 (Mount Vernon)	<u>MARIA DEL PILAR CHAVEZ CASALINO/PILI'S DAYCARE</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8477 Kitchener Dr., Springfield, 22153 on approx. 2,310 sq. ft. of land zoned PDH-3 and NR. Tax Map 98-4 ((6)) 471.	Jay Rodenbeck	P/H TO 3/6/19
RZ 2018-PR-011 (Providence)	<u>CROWN TYSONS PROPERTIES, LLC</u> – Appl. to rezone from I-4 and HC to C-7 an HC to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.80. Located on the N. side of Leesburg Pk. approx. 600 ft. E of the interchange with the Dulles Airport Access and Toll Rd. on approx. 3.6 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 29-1 ((1)) 17A. (Concurrent with SEA 78-D-075-03)	Daniel Creed	P/H TO 5/22/18 (from 11/29/18)

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Revised: 2/7/19

KEY
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SEA 78-D-075-03
(Providence)

CROWN TYSONS PROPERTIES, LLC – Appl. under Sect. 4-704 of the Zoning Ordinance to amend SE 78-D-075 previously approved for a vehicle sale, rental and ancillary service establishment to add land area, modify development conditions and permit site and building modifications. Located at 8600, 8602 and 8610 Leesburg Pk. Vienna, 22182, on approx. 12.31 ac. of land zoned C-7 and HC. Tax Map 29-1 ((1)) 15, 16 and 17A. (Concurrent with RZ 2018-PR-011)

Daniel Creed

P/H TO 5/22/18
(from 11/29/18)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 13, 2019
Meeting Starts at 7:30 p.m.

Posted: 2/15/19
 Revised: 2/15/19

KEY
 P/H – Public Hearing
 D/O – Decision Only

FEATURE SHOWN
None at this Time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Zoning Ordinance</u>	Article 6 – Density Provisions for the Reston PRC District	Leslie Johnson Regina Coyle Cathy Belgin	REC DENIAL <i>(P/H from 1/23/19)</i>
	<p>NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on January 23, 2019 At 7:00 p.m.</p> <p>in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Modify the maximum density provisions in Sect. 6-308 of the Planned Residential Community (PRC) District specifically for the Reston PRC District as follows:</p> <ol style="list-style-type: none"> 1) Increasing the maximum overall density permitted in the Reston PRC District from 13 persons (the current maximum) up to 15 persons per acre of gross residential and associated commercial areas. The amendment, which would apply to both paragraphs 1 and 4 of Sect. 6-308, is being advertised to allow consideration of any number from 13 to 15 persons per acre. 2) Allowing the Board to approve residential development at a density of up to 70 dwelling units per acre (the current maximum is 50 dwelling units per acre) for properties designated for high density on an approved development plan and located in a transit station area planned for mixed use within the Reston PRC District, if a proposal is implementing the site-specific density and other recommendations in the adopted Comprehensive Plan. The amendment is being advertised to allow consideration of any number from 50 to 70 dwelling units per acre. 3) Updating language throughout Sect. 6-308 to modernize terms such as “shall” and “shall not” for clarity. <p>All persons wishing to speak to this subject may call the Office of the Clerk to the Planning Commission, (703) 324-2865, to be placed on the Speakers' List or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).</p>		

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 13, 2019
Meeting Starts at 7:30 p.m.

Posted: 2/15/19
 Revised: 2/15/19

KEY
P/H – Public Hearing
D/O – Decision Only

SE 2018-MA-005
Addendum
 (Mason)

CHRISTOPHER LAND, LLC – Appl. under Sect. 3-204 and 9-306 of the Zoning Ordinance to permit independent living facilities. Located at 3400, 3402, 3404, 3406, 3408, 3410, 3414, 3416 and 3420 Gallows Rd.; 7812, 7814, 7816, 7818 and 7820 Libeau Ln. and parcel 59-2 ((1)) 43, Annandale, 22003 on approx. 9.03 sq. ft. of land zoned R-2. Tax Map 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43 and 43A.

Kelly Atkinson **DEFER D/O INDEF.**
 (D/O from 2/6/19)
 (D/O from 1/30/19)
 (P/H from 1/9/19)
 (from 12/6/18)
 (from 10/4/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PA 2018-III-DS1 (Sully)	COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. Plan Amendment 2018-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified.	Leanna O'Donnell	P/H TO 2/27/19

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, February 20, 2019

Posted: 1/4/19
Revised: 2/27/19

KEY
P/H – Public Hearing
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

MEETING CANCELLED

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
None at this time			

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
FDPA 78-C-118-02/ SE 2018-SU-016 (Sully)	LB Franklin Farm LLC (13360 Franklin Farm Road) (Restaurant with drive through Road)	Z. Fountain	P/H to 3/14/19
RZ 2018-SU-023 SEA 94-Y-023 (Sully)	Pohanka Virginia Properties, LLC (North side of Vernon Street, east side of Walney Road and west side of Elmwood Street) (Automobile dealership)	K. Atkinson	P/H to 3/14/19
CSP 2015-SU-002 (Sully)	CH Realty VII – JLB Fairfax Trinity, LLC (West side of Trinity Parkway, approx., 1,000 ft. north of its intersection with Lee Highway) (Comprehensive sign plan)	E. Estes	P/H to 3/14/19
Code Amendment (Countywide)	Code Amendment Update: Update Appendix Q (Land Development Services Fee Schedule of The Code of the County of Fairfax, Virginia (Code) regarding (ePlans) and Other Updates	T. Dhakal	P/H to 3/14/19
PCA/CDPA 2013-MV-001/ FDPA 2013-MV-001 (Mount Vernon)	Wesley Huntington Landlord, LLC (Southeast quadrant of the intersection of Biscayne Drive and Huntington Avenue) (Amend proffers associated with RZ 2013-MV-001)	J. Rodenbeck	P/H to 3/14/19

-continued on the next page-

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 20, 2019

Posted: 1/4/19
 Revised: 2/27/19

KEY
P/H – Public Hearing
D/O – Decision Only

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>SE 2018-DR-010</u> <i>(Dranesville)</i>	VIP Walker Road, LLC <i>(East side of Walker Road, north of its intersection with Colvin Run Road)</i> <i>(Assisted living/Medical Care Facility)</i>	K. Posusney	P/H to 3/14/19 <i>(from 2/6/19)</i>
<u>PCA 84-C-048</u> <i>(Hunter Mill)</i>	Prince Towne, LLC <i>(North side of West Ox Road approx. 600 feet east of Fairfax County Parkway)</i> <i>(Residential)</i>	H. Ellis	P/H to 3/14/19 <i>(from 1/9/19)</i> <i>(from 12/6/18)</i>
<u>Plan Amendment</u> <i>(Lee)</i>	PA 2018-IV-S1 Lewin Park	N. Knight	P/H to 3/14/19 <i>(from 2/13/19)</i>
SE 2018-MV-007 <i>(Mount Vernon)</i>	National Trust for Historic Preservation in the United States <i>(8907, 8900, 9000 Richmond Hwy., Alexandria VA and VDOT Surplus Row right of way)</i> <i>(Cultural center)</i>	H. Ellis	P/H to 3/20/19 <i>(from 12/6/18)</i> <i>(from 11/15/18)</i>
SEA 2010-LE-025 <i>(Lee)</i>	Costco Wholesale Corporation <i>(7940 Richmond Hwy.)</i> <i>(Add service station and increase sign area)</i>	W. Suder	P/H to 7/10/19
CSPA 2009-HM-019 <i>(Hunter Mill)</i>	Comstock Reston Station Holdings, LLC <i>(1860 Wiehle Avenue, 1886 and 1893 Metro Center Drive, Reston, VA)</i> <i>(Comprehensive Sign Plan Amendment)</i>	H. Ellis	P/H to 2/27/19
RZ/FDP 2018-PR-015 PCA 88-D-005-10 <i>(Providence)</i>	1500 Westbranch Holdings, LLC <i>(Southwest corner of the intersection of Jones Branch Drive and Westbranch Drive)</i> <i>(Residential mixed use)</i>	K. Posusney	P/H to 3/14/19

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, February 27, 2019

Meeting Starts at 7:30 p.m.

Posted: 2/28/19
Revised: 2/28/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

None at this Time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA C-637-05</u> (Dranesville)	<u>POMEROY INVESTMENTS INC., TR.</u> – Appl. to delete land area from RZ- C-637 previously approved for industrial uses. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 37.20 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B. (Concurrent with RZ/FDP 2017-DR-012).	Kelly Atkinson	DEFER D/O TO 4/3/19 (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>RZ 2017-DR-012</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to rezone from R-1 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.15 (including density associated with ADU/WDU). Located in the NE corner of the intersection of Sunrise Valley Dr., and Frying Pan Rd. on approx. 39.42 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B and 24-2 ((1)) 5. (Concurrent with FDP 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	DEFER D/O TO 4/3/19 (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>FDP 2017-DR-012</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to approve the final development plan for RZ 2017-DR-012 to permit mixed use development with an overall Floor Area Ratio of 0.90 including bonus density associated with ADU/WDU. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 21.26 ac. of land zoned I-5 and R-1 to be rezoned to PRM per RZ 2017-DR-012. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B pt. and 24-2 ((1)) 5pt. (Concurrent with RZ 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	DEFER D/O TO 4/3/19 (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSPA 2009-HM-019</u> (Hunter Mill)	<u>COMSTOCK STATION RESTON HOLDINGS, LC</u> – Appl. to amend the comprehensive sign plan for CSP 2009-HM-019. Located at 1860 Wiehle Ave. 1886 and 1893 Metro Center Dr., Reston, 20190 on approx. 12.47 ac. of land zoned PDC. Comp. Plan Rec: Transit Station and Mixed Use. Tax Map 017-4- ((1)) 17A, 17L1, 17L2,17L3 and 17-4 ((24)) 3.	Harold Ellis	APPROVED (from 2/20/19)
<u>SE 2018-MA-008</u> (Mason)	<u>TRUSTEES OF LINCOLNIA UNITED METHODIST CHURCH AND FLOR D. BREA D/B/A LUCA’S RAINBOW BILINGUAL DAYCARE CENTER</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a place of worship with a child care center with a maximum of 25 children. Located at 6335 Little River Tnpk., Alexandria, 22312, on approx. 2.37ac. of land zoned R-2 and HC. Tax Map 72-3 ((1)) 60.	Zachary Fountain	APPROVAL REC (from defer indef.)

FAIRFAX COUNTY PLANNING COMMISSION

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KEY
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SEA 91-S-031-02
(Springfield)

VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION ENERGY – Appl. under Sect(s). 3-C04 of the Zoning Ordinance to amend SE 91-S-031 previously approved for an electric substation and telecommunications facility to permit modifications to site design and development conditions. Located at 12895 Clifton Creek Dr., Clifton, 20124, on approx. 95.11 ac. of land zoned R-C and WS. Tax Map 75-3 ((1)) 10.

Harold Ellis

APPROVAL REC

(from 1/30/19)
(from 15/5/18)
(from 11/15/18)
(from 10/18/18)
(from 10/4/18)

SEA 88-D-008
(Providence)

VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA – Appl. under Sects. 3-104, 5-402, 9-014, 9-101 and 10-104 of the Zoning Ordinance to amend SE 88-D-008 previously approved for an electrical substation to allow site modifications and an increase in fence height. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with 2232-P18-20)

Kelly Posusney

D/O TO 3/13/19

2232-P18-20
(Providence)

VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA – 2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the redevelopment of an existing electric substation. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with SEA 88-D-008)

Kelly Posusney

D/O TO 3/13/19

RZ/FDP 2018-PR-015
(Providence)

1500 WESTBRANCH HOLDINGS, LLC – Appls. to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce housing and approval of the conceptual and final development plan. Located in the SW corner of the intersection of Jones Branch Drive and Westbranch Dr. on approx. 5.86 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) A5. (Concurrent with PCA 88-D-005-10).

Kelly Posusney

P/H TO 3/14/19
(from 2/20/19)

PCA 88-D-005-10
(Providence)

1500 WESTBRANCH HOLDINGS, LLC - Appl. to amend the proffers for RZ 88-D-005 previously approved for office use to delete land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce hosing. Located in the SW corner of the intersection of Jones Branch Drive and Westbranch Dr. on approx. 5.86 ac. of land. Comp. Plan Rec: Residential Mixed Use. Providence District. Tax Map 29-4 ((7)) A5 (Concurrent with RZ/FDP 2018-PR-015).

Kelly Posusney

P/H TO 3/14/19
(from 2/20/19)

PA 2018-III-DS1
(Sully)

COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps

Leanna
O'Donnell

D/O TO 3/6/19
(from 2/13/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, February 27, 2019

Meeting Starts at 7:30 p.m.

Posted: 2/28/19
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KEY
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43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified.