

AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
 FOR FAIRFAX COUNTY, VIRGINIA  
 2007 EDITION**

**GENERAL LOCATION:** East of Loisdale Road, West of the CSX railroad tracks, North of Newington Road, South of Loisdale Park

**PARCEL LOCATION:** 90-4 ((1)) 4, 5, 6A, 7(pt.); 99-2 ((1)) 2A, 2, 3, 5, 5A, 7, 7A, 8

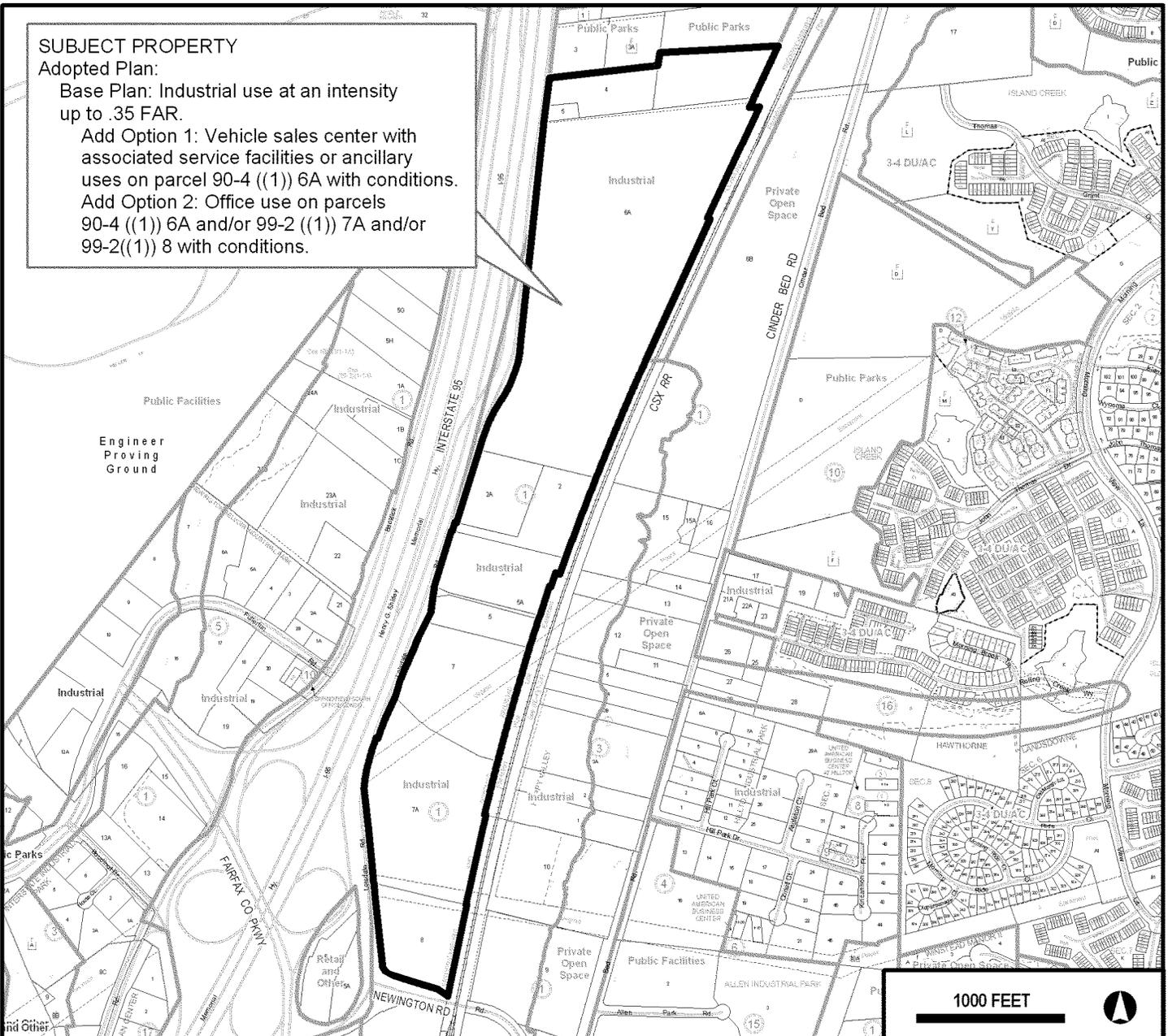
**PLANNING AREA AND DISTRICT:** IV, Springfield

**SUPERVISOR DISTRICT:** Lee

**ADOPTED:** April 6, 2010

**ITEM NO. ST09-IV-S1**

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2007 EDITION)**

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

**REPLACE:** Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, Amended through 1-12-2010; I-95 Corridor Industrial Area, Recommendations, Land Use, Land Unit K, page 26:

**“Land Unit K**

**Land Use**

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR at the baseline.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Specifically, documentation should be provided to verify that the former landfill site is suitable and safe for building prior to approval of any rezoning application on parcel 90-4 ((1)) 6A. If any area is found not to be suitable and safe, or if environmental issues cannot be resolved, these portions of the land unit should remain undeveloped.

As an alternative, if development suitability can be demonstrated, parcel 90-4 ((1)) 6A may be appropriate for a vehicle sales center with associated service facilities. Ancillary uses, such as those to serve customers may also be considered. These alternative uses may be appropriate provided the development will not produce peak hour vehicle trips on Loisdale Road in excess of those generated by the baseline recommendation. Additionally, development of the alternative uses should meet the following conditions:

- Development at an intensity up to .10 FAR on a minimum site size of 30 acres, with additional acreage incorporated as needed to maintain trip neutrality when compared to the baseline recommendation of industrial use at an intensity up to .35 FAR; and
- Construction of a publicly available athletic field(s) on parcels 90-4 ((1)) 4, 5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA. See Section S7, Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations.

Within the land unit, if development suitability is demonstrated, as an alternative to industrial use at .35 FAR, up to 200,000 square feet of office use on parcels currently zoned R-1 (90-4 ((1)) 6A, 99-2 ((1)) 7A and 8) may be appropriate, excluding parcel 90-4 ((1)) 7 which is recommended for future active recreation facilities. Development of office use should meet the following conditions:

- Achievement of cohesive design in a campus-style setting;
- Intensity of development does not exceed .20 FAR;
- Any freestanding office building(s) is encouraged to meet at least U.S.Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification;
- Buffering and screening of uses from industrially planned areas; and
- Construction of publicly available athletic field(s) on parcels 90-4 ((1)) 4,5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA, see Section S7 – Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations.

Parcels located north and south of Newington Road (Tax Map 99-1((1)) 4, 5C, and 5D) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6). Parcels 99-1((1)) 5A, 6 are planned for a hotel use with supporting retail use up to .75 FAR provided the following conditions are met:

- The current access south of the Loisdale Road/Fairfax County Parkway is closed and a new four way signalized intersection is provided at the Loisdale Road/Newington Road intersection.
- A second access point south of the northern tip of parcel 99-1((1)) 6 along Loisdale Road is provided. Turning movement should be restricted to right-in and right-out.

As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1((1))5C may be appropriate for industrial use up to .35 FAR. Parcel 99-2 ((1)) 8 located north of Newington Road is planned for light industrial uses. To minimize noise and visual impacts, all business activities on Tax Map 99-1((1)) 5C and 99-2 ((1)) 8 should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials, and scale to foster high quality and attractive development. This is especially important for the façades of any buildings facing the Fairfax County Parkway on Tax Map 99-1((1)) 5C. A vegetated buffer of evergreen trees along the Parkway is desirable. Building facades facing Newington Road and/or Loisdale Road on parcel 99-2 ((1)) 8 should be similarly screened with a vegetated buffer of evergreen trees.

## **Transportation**

Loisdale Road is recommended for widening to four travel lanes from Springfield Center Drive south to Newington Road. A segment of Loisdale Road that is planned for this widening fronts houses in the Loisdale Estates residential community. The future improvement of Loisdale Road should minimize impacts to the Loisdale Estates community by maintaining the existing three lane section along the Loisdale Estates frontage (two travel lanes plus middle turn lane) until such time as congestion requires road widening along Loisdale Estates.

Before considering plans for widening the segment of Loisdale Road that fronts Loisdale Estates, the following should be considered:

- Using traffic signalization to control the flow of traffic through the area; and
- Implementing other traffic controls that will help manage traffic, reduce speed of vehicles, and improve safety.

If traffic congestion increases to a level that requires widening the entire segment of Loisdale Road from Springfield Center Drive to Newington Road, impacts of the widening to the Loisdale Estates community should be minimized. The following should be considered along the Loisdale Estates frontage:

- Reducing the width of travel lanes and omitting a median and turn lane;
- Acquiring right-of-way from the I-95 side of the roadway by removing the trail and combining it with a sidewalk section on the east side;
- Eliminating on-street parking; and
- Acquiring minimal right-of-way from properties that front Loisdale Estates.

If these steps are not possible, consider taking full lots for right-of-way and utilizing residual portions of property acquired for right-of-way to create a planted buffer to screen the remaining neighborhood from the impacts of the roadway.

The future improvement of Loisdale Road should seek to minimize cut through traffic impacts on the nearby residential communities.”

**MODIFY**

**FIGURE:** Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, Amended through 1-12-2010, S7 - Springfield East Community Planning Sector, Figure 40, "Parks and Recreation Recommendations, Sector S7," page 85:

**"FIGURE 40  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR S7**

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PARK CLASSIFICATION	RECOMMENDATIONS
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NEIGHBORHOOD PARKS:	
Loisdale	Consider future acquisition <u>or dedication</u> of Parcel 90 4((1)) <del>6A</del> 4, 5 and/or 7 to expand active recreation facilities contingent upon determination of landfill contents and <del>safely</del> -safety."

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**MODIFY**

**FIGURES:** Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, as amended through 1-12-2010, S7 – Springfield East Community Planning Sector, Figure 39, "Transportation Recommendations," page 83;

**AND**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area and Engineer Proving Grounds, as amended through 1-12-2010; Areawide Recommendations, Figure 3, "Franconia-Springfield Area, Transportation Recommendations," page 20, as follows:

Show Loisdale Road as an arterial (blue line) widened to four lanes from Springfield Center Drive south to Newington Road.

**TRANSPOR-  
TATION**

**PLAN MAP:** Fairfax County Comprehensive Plan, Transportation Plan Map, Adopted by the Board of Supervisors July 31, 2006, Amended through August 6, 2007, modify as follows:

Show Loisdale Road as a four-lane arterial (blue line) continuing past the terminus of the four-lane widening on Loisdale Road between Spring Mall Road and Springfield

Center Drive. Modify the existing widening on Loisdale Road between Spring Mall Road and Springfield Center Drive by changing the orange line to a blue line.

**PLAN MAP:** The Comprehensive Plan map will not change.