

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2011 EDITION**

GENERAL LOCATION: East of the Fairfax County Parkway, at the juncture of Richmond Highway and Backlick Road.

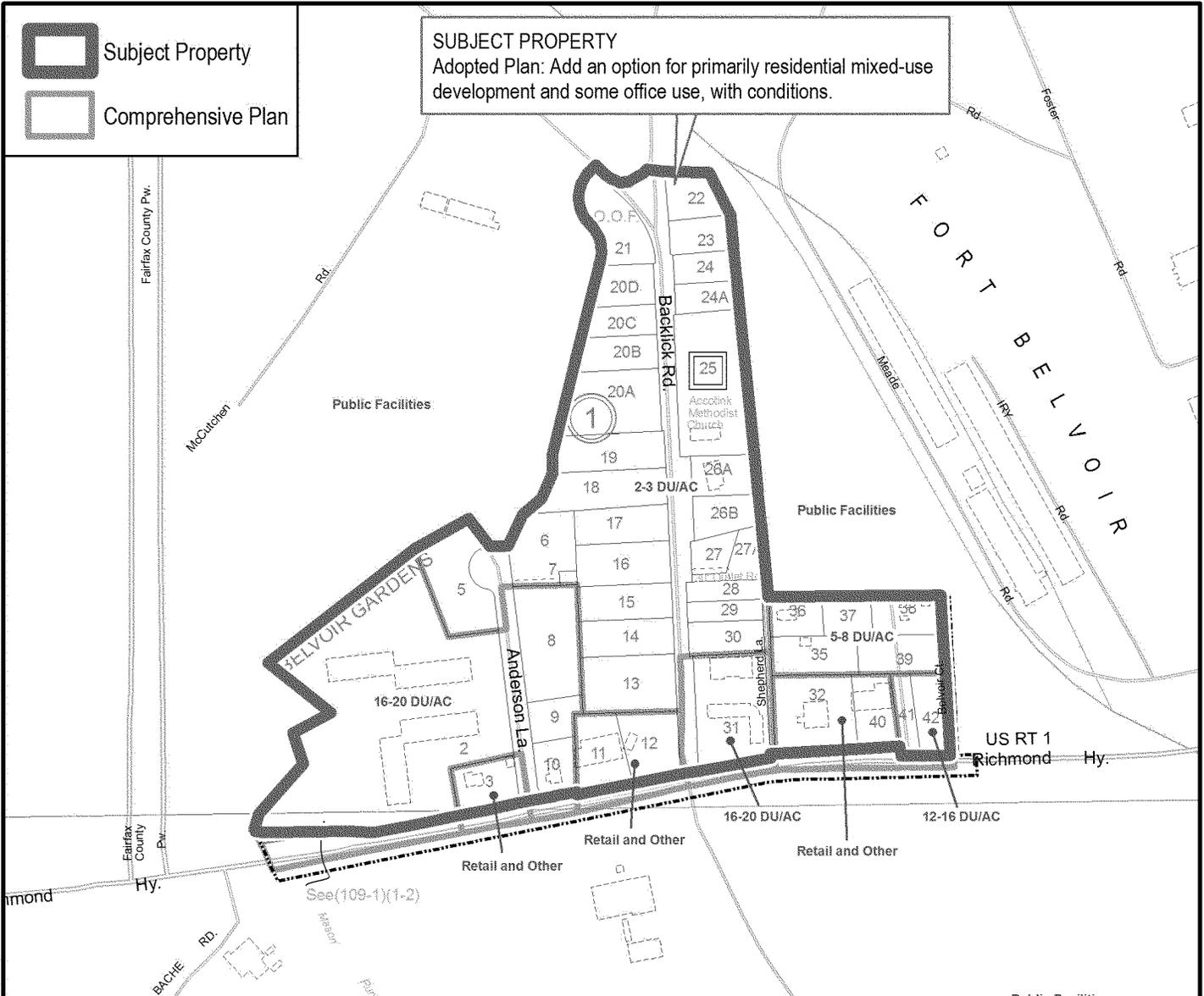
PLANNING AREA AND DISTRICT: IV, Lower Potomac

SUB-DISTRICT DESIGNATION:
 LP4-Fort Belvoir Community Planning Sector

PARCEL LOCATION: 109-1 ((1)) ALL

SUPERVISOR DISTRICT: Mount Vernon

ADOPTED: June 21, 2011 **ITEM NO.** ST11-IV-LP1
 FOR ADDITIONAL INFORMATION CALL (703) 324-1380



SUBJECT PROPERTY
 Adopted Plan: Add an option for primarily residential mixed-use development and some office use, with conditions.

Subject Property
 Comprehensive Plan

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO JUNE 2011

AMENDMENT TO THE COMPREHENSIVE PLAN (2011 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, 2011 Edition, Area IV. Lower Potomac Planning District as Amended through 10-19-2010, LP4-Fort Belvoir Community Planning Sector, Land Use Recommendations, Recommendation #5, page 121:

“RECOMMENDATIONS

Land Use

...

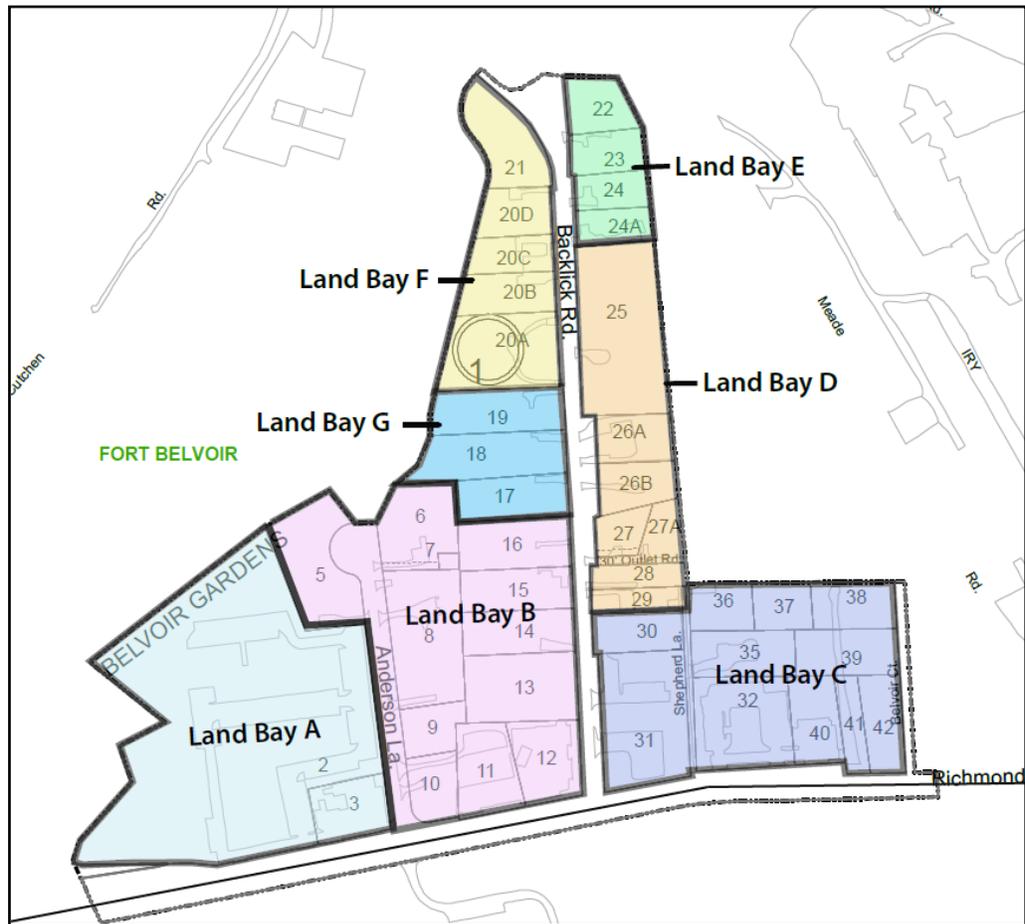
5. ~~The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:~~
 - A. ~~Neighborhood serving commercial use is planned along Route 1 (Tax Map 109 1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.~~
 - B. ~~Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.~~
 - C. ~~Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109 1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single family detached dwelling unit.~~
 - D. ~~Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109 1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109 1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109 1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109 1((1))8, 9 and 10) which contains single family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single family detached dwelling unit.~~
 - E. ~~The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic~~

district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.

- F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.

5. The non-military area of Fort Belvoir known as the Village of Accotink is planned as follows:

<u>Land Bay</u>	<u>Base</u>		<u>Option</u>	
	<u>RESIDENTIAL USE (dwelling units per acre)</u>	<u>NON-RESIDENTIAL USE (square feet)</u>	<u>RESIDENTIAL USE</u>	<u>NON-RESIDENTIAL USE</u>
<u>A</u>	<u>20-30 du/ac</u>	<u>Retail: 109-1 ((1)) 3</u>	<u>N/A</u>	<u>N/A</u>
<u>B</u>	<u>2-3 du/ac; 16-20 du/ac: (109-1((1)) 8, 9, 10)</u>	<u>Retail: 109-1 ((1)) 11, 12</u>	<u>30-40 du/ac</u>	<u>25,000 sf retail; 16,000 sf office as an alternative to an equivalent amount of residential square feet</u>
<u>C</u>	<u>2-3 du/ac: 109-1 ((1))30 5-8 du/ac: 109-1 ((1)) 35, 36, 37 38, 39,41, 42 16-20 du/ac: 109-1 ((1)) 31</u>	<u>Retail: 109-1 ((1)) 32, 40</u>	<u>16-20 du/ac</u>	<u>30,000 sf retail (.1 FAR)</u>
<u>D</u>	<u>2-3 du/ac</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>E</u>	<u>2-3 du/ac</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>F</u>	<u>2-3 du/ac</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>G</u>	<u>2-3 du/ac</u>	<u>N/A</u>	<u>5-8 du/ac</u>	<u>N/A</u>



[Note: This figure will become figure 47 of the Lower Potomac Planning District. Subsequent figures will be renumbered]

Base Recommendation

Residential and neighborhood-serving retail uses are recommended for the Village of Accotink as shown on the Comprehensive Plan Map. The retail uses are not intended to be expanded or intensified. Residential densities range from 2-3 du/ac to 20-30 du/ac. Development of new residential use should provide appropriate consolidation, buffering and screening. Compliance with County ordinances and policies regarding workforce and affordable housing should be addressed.

The house at 9121 Backlick Road (parcel 109-1 ((1)) 29) and the lodge hall at 9012 Backlick Road (parcel 109-1 ((1)) 21) are recommended to be documented and evaluated for inclusion in the Fairfax County Inventory of Historic Sites. See the Heritage Resources section for further guidance. The Accotink United Methodist Church (Accotink UMC) is a local landmark as identified on the Fairfax County Inventory of Historic Sites, and should be preserved and protected. Development adjacent to and across from Accotink UMC should be compatible with the church in terms of scale, height, and visual impact.

Option for Redevelopment

As an option, redevelopment of a portion of the Village of Accotink is recommended to create a walkable community that provides a mix of residential use, neighborhood-serving retail uses, and limited office use linked through open spaces and sidewalks. A mix of multi-family residential units with integrated support retail is envisioned to be located near the intersection of Richmond Highway and Backlick Road, tapering to lower intensity uses to the north. In total, residential use should comprise at least 70 percent of the entire village. A limited amount of office use is also appropriate. Redevelopment should be phased, and full consolidation of all parcels within each land bay is encouraged with each phase of development. If complete consolidation is not achieved, the redevelopment design should demonstrate how these parcels can be integrated at the option level. In the interim, unconsolidated parcels should provide interparcel vehicular and pedestrian access.

Land Bays B and C: Land Bay B is planned for residential use at a density of 30-40 du/ac with approximately 25,000 square feet of ground floor retail use. In place of an equal amount of residential square feet, office use up to 16,000 square feet located above ground floor retail may be appropriate. Land Bay C is planned for residential use at 16-20 du/ac with approximately 30,000 of ground floor retail use. Buffering and screening should be utilized along property lines that are adjacent to the existing cell tower.

In both land bays, the retail component should be of a neighborhood-serving character. Residential buildings should provide convenient access to open space, recreational space, and community-serving retail uses. Building height may be a maximum of 60 feet along Richmond Highway provided the height of structures within the land bay is tapered to create a satisfactory transition to adjoining single family residences. Affordable and workforce housing should be provided through compliance with the Affordable Dwelling Unit Ordinance and other relevant County policies.

Ground floor commercial uses should have direct public access and display windows oriented toward pedestrian walkways, and where appropriate, to vehicular drives and/or streets. Storefront windows along the facades should reflect a pedestrian scale. Blank walls of buildings, loading areas, or rear-facades should be treated in such a way that does not detract from the pedestrian experience. Consideration should be given to accommodate entranceways, sidewalk cafes, or other urban design amenities.

In order to foster walkability, single-use, free-standing commercial structures should be avoided. Similarly, drive-through uses are discouraged. In the case where free-standing structures and drive-through uses are beneficial in the short run as interim improvements, the structures should be of an appropriate character and scale. These uses should comply with the Guidelines for Interim Improvement of Commercial Establishments and other applicable County

policies. The consolidation guidance in paragraph one under the Option for Redevelopment should be met.

Land Bay G: If the land bay is consolidated, residential use at a density of 5-8 du/ac may be appropriate. To the extent possible, building(s) should be oriented to Backlick Road. Parking should be located to the rear away from Backlick Road. The scale, height, and visual impact of development should be compatible with Accotink UMC.

Urban Design

High quality site design, architecture, landscaping, and lighting should contribute to the visual appeal of the area. With regard to landscaping, the use of native plant species that are common to Fairfax County is strongly encouraged. Buildings should be oriented to and aligned with the street on which they are located. Structures along Backlick Road should have minimal setbacks from the sidewalk to maintain the character of the area and create a walkable environment. Architectural design features such as variations of window and building details should be encouraged. To achieve a compatible transition from higher-density, mid-rise mixed-use development to low-density single family houses and/or institutional uses, buffering and screening should be utilized in the form of landscaping and/or through building design. Redevelopment adjacent to single-family detached and/or attached residential units should be compatible in terms of height, scale, and visual impact.

Surface parking should be limited to on-street or loading spaces. Underground parking is preferred; if structured parking is utilized, it should be consolidated into structures that are integrated into the streetscape in order to avoid adverse visual impacts to pedestrian or vehicular corridors and unconsolidated parcels. Façade treatments of parking structures should add visual interest to the streetscape. Measures should be incorporated to avoid a canyon-like appearance of structures.

Where appropriate, public art, historical markers, and/or interpretive signage should be installed to commemorate the history of the Village of Accotink and provide a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan.

Circulation and Access

Pedestrian connections are necessary within parcels and between development projects to create a pleasant environment. A walkable environment along Backlick Road and Richmond Highway should be created; this can be achieved through the inclusion of trees, street furniture, appropriate landscaping, wide sidewalks, and minimal buildings setbacks from the sidewalk and/or property line. A pedestrian circulation system should interconnect interior sections of developments with destinations at the edges along Richmond Highway. On the edges of properties, wide sidewalks should be provided to allow for safe and more active pedestrian movement. Each phase of development should include a circulation plan to integrate pedestrian and bicycle movement through the site and between areas exterior to the development. Safe pedestrian and bicycle movement

should be complemented through a system of walkways and crossings where possible. Individual vehicular access points onto Richmond Highway should be discouraged.

Transportation

Transportation demand management strategies should be implemented to mitigate adverse impacts on the adjacent roadway network and provided with each phase during the development review process. A traffic operational analysis of the intersection of Backlick Road and Richmond Highway is recommended prior to any action being taken to redevelop the study area.

The Transportation Plan Map recommends widening Richmond Highway to six lanes, adding a transitway on Richmond Highway, and including bicycle/pedestrian amenities. Coordination with Fairfax County and the Virginia Department of Transportation (VDOT) is needed to ensure that adequate right-of-way is provided to implement projects associated with the widening and other improvements, including placement of utilities. Redevelopment of the study area should accommodate transit operations. Safe and logical access and connectivity should be considered if transit service is expanded in the future.

A cul-de-sac located along Backlick Road at some point between the new development at Richmond Highway and the Beulah Road split may be appropriate to manage through traffic and should be analyzed. Resulting impacts to traffic operations due to the cul-de-sac at the intersections of Richmond Highway with the Fairfax County Parkway and Backlick/Pohick Road, in particular, should be evaluated. If a cul-de-sac is supported, ways to employ the cul-de-sac as a community focal point should be considered while respecting the historic context of the area and individual properties. A provision should be made for continuous access for emergency vehicles. Consultation with VDOT, Fort Belvoir, and other appropriate agencies should be undertaken during the study process.

Parks and Open Space

The option for redevelopment will generate the need for approximately 3 acres of additional parkland within the Village of Accotink. Playgrounds, basketball courts, an off-leash dog park, or other facilities should be included in the development plans for Land Bays B and C, and should be supported by a connected pedestrian network. The provision of publicly accessible outdoor spaces that are connected to park and recreation opportunities, such as fountains or other focal points of interest is recommended. If trails are proposed within the site, they should be constructed outside of the floodplain. Use of plant species native and common to Fairfax County is strongly encouraged. If on-site recreational needs cannot be accommodated, contributions to constructing a master planned park facility and/or replacing or improving aging park facilities at nearby parks is recommended.

Environment

Measures to preserve the existing Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) in accordance with applicable County and state policy and guidelines are encouraged. A portion of existing development in Land Bay A encroaches in the RPA. Restoration and reforestation of the RPA is encouraged to the greatest extent possible.

Low-Impact Development (LID) measures should be incorporated into stormwater management controls to reduce runoff and improve surface waters over existing conditions. Innovative measures and controls should be used to mitigate the impact of development on water quality and quantity. Redevelopment should also include other sustainable practices in accordance with the Environment section of the Policy Plan.

Commitment to LEED certification or equivalent for non-residential development is strongly encouraged. For residential development, ENERGY STAR[®] Qualified Homes, Earthcraft or an equivalent residential rating system is recommended.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through 10-19-2010, LP4-Fort Belvoir Community Planning Sector, Recommendations, Heritage Resources, page 122:

“Heritage Resources:

Part of the Pohick Church Historic Overlay District lies within this sector. The provisions of the Pohick Church Historic Overlay District (Appendix 1, A1-100 of the Zoning Ordinance) limit development to single-family residential, local-serving commercial and tourist-oriented uses. All improvements shall be designed to be compatible with the scale and appearance of the church complex. All development must be reviewed by the Architectural Review Board.

The remains of the Belvoir site, which is located in the southern region of Fort Belvoir near the Potomac River, continue to reflect an important element of local heritage and should be protected.

Pohick Church, Mount Air and Woodlawn Historic Overlay Districts abut Fort Belvoir. Protection of these historic resources should be considered in any redevelopment of the Fort Belvoir property.

Part of the Mount Air Historic Overlay District Lies within this sector. Regulations for this district are discussed in sector S6 of the Springfield Planning District.

Part of the Woodlawn Historic Overlay District lies within this sector. Regulations for this district are discussed in sector MV8 of the Mount Vernon Planning District.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage

resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Accotink United Methodist Church (Accotink UMC) and cemetery (Parcel 109-1 ((1)) 25) have noted historical significance and are listed on the Fairfax County Inventory of Historic Sites. They should be preserved and protected. Development adjacent to and across from Accotink UMC should be compatible with the church in terms of scale, height, and visual impact. The lodge hall at 9012 Backlick Road (Parcel 109-1 ((1)) 21) and a house at 9121 Backlick Road (Parcel 109-1 ((1)) 29) are recommended to be documented and evaluated for inclusion in the Fairfax County Inventory of Historic Sites. If the house at 9121 Backlick Road is determined eligible for listing on the inventory, restoration and reuse of the house should be explored. Where appropriate, public art, historical markers, and/or interpretive signage should be installed to commemorate the history of the Village of Accotink and provide a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan.

Prior to any zoning action, the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. There are known or predicted archaeological resources in this area related to Native American and historic occupation or use. There is a high potential that such resources may remain undisturbed. Staff from the Cultural Resource Management and Protection Section of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

PLAN MAP: The Comprehensive Plan map will change for parcel 109-1((1))2 from 16-20 du/ac to 20-30 du/ac. Parcels 109-1((1))41 and 42 will change from 12-16 du/ac to 5-8 du/ac.