



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S11-CW-1CP
April 26, 2012

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: All

PLANNING AREA: All

PLANNING DISTRICT: All

SUB-DISTRICT DESIGNATION: All

PARCEL LOCATION: All

PLANNING COMMISSION PUBLIC HEARING:
Thursday, May 10, 2012 @ 8:15 P.M.

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, June 19, 2012 @ 4:00 P.M.

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**

For additional information about this amendment call (703) 324-1210.



Reasonable accommodation is available upon 7 days advance notice. For additional information about accommodation call (703) 324-1334.

MAP NOT APPLICABLE

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STAFF REPORT FOR PLAN AMENDMENT S11-CW-1CP

INTRODUCTION

The Comprehensive Land Use Plan Map with the five text volumes (four Area Plans and the Policy Plan volumes), the Countywide Transportation Plan Map and the Countywide Trails Map, comprise the Fairfax County Comprehensive Plan. An update to the Comprehensive Land Use Plan Map is the focus of this Plan amendment. The proposed revisions to the map reflect Plan recommendations current as of the publication of this staff report. The map also includes proposed updates to reflect existing conditions, such as public facilities and public parks, which have changed since the last adoption. This amendment will result in a modified printed paper format and a new online format of the map. The online format will allow for more routine updates of the Comprehensive Land Use Plan Map and the associated maps concurrent with any future amendments that are adopted by the Board of Supervisors (BOS).

APPROACH

The most recent adoption of the Plan Map by the BOS occurred in June 1995 (referred to as the 1995 Plan Map). Each feature in the legend of the 1995 Plan Map was evaluated and digitally reconstructed using Geographic Information Systems (GIS) technology. The features were rebuilt by various county and non-county agencies with consultant assistance. The Department of Planning and Zoning (DPZ) rebuilt the land use components of the map. The update of other existing and planned features on the map, such as some public facilities and special areas, were undertaken by the agencies that administer the respective facilities and services, or were otherwise prepared by DPZ. Extensive coordination with various county and non-county agencies occurred as part of the update, and recommendations from these agencies are attached to the staff report as appendices.

The evaluation resulted in a number of revisions, summarized at the end of this report in the Recommendations section. The revised Plan Map is attached to this staff report in Appendix I in an 8.5" by 11" paper format. Higher resolution maps are available online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Large-scale, printed maps are available for viewing at the office of the Department of Planning and Zoning, Suite 700, 12055 Government Center Parkway, Fairfax, Virginia 20035. The recommendations and the map attached as Appendix I have been revised since the original publication on October 6, 2011. Proposed updates to the Countywide Transportation Map have been removed and will be brought forward in a future item to the BOS. The land use recommendations have been reviewed and updated as well.

A number of follow-on considerations are listed after the Recommendations section in this report. These considerations emerged during research into this amendment and involve further analysis that is outside the scope of this Plan amendment. The analysis will involve work on the corresponding Comprehensive Plan text, which staff will coordinate with the appropriate county and non-county agencies. Staff recommends that continued work be completed on these issues and coordination with the Planning Commission and the BOS should occur about future action.

ANALYSIS OF LAND USE PLAN MAP CATEGORIES

Land Use

The land use category on the Plan Map shows baseline land use recommendations for Residential, Commercial, Industrial, Open Space and Recreation, Public Facilities, Governmental and Institutional, and Other uses. Mixed-use, Alternative use, the Fairfax Center Area, and Mobile Home Parks comprise the category of Other uses. As stated on the 1995 Plan Map, the map is used in conjunction with the land use recommendations in the Area Plans volumes of the Comprehensive Plan text or when no specific land use recommendation is stated. In the event of a conflict arising between recommendations on the map and the Area Plans text, the recommendations in the Area Plans text take precedence over the map.

Residential, Commercial, Industrial, and Other uses

The 1995 Plan Map legend classifies Residential, Commercial, Industrial, and Other uses by color, pattern, and symbol. Residential uses are further divided into twelve density ranges and as designations for Residential Planned Communities, and Commercial uses are further divided into Office and Retail and Other uses. Several of the classifications, such as Residential Planned Communities, Mixed Use, Alternative Uses, and the Fairfax Center Area have definitions on the legend of the 1995 Plan Map. The existing density ranges, colors, and definitions for both residential and non-residential uses remain on the revised map. The only modification to the legend regarding these features involves a change from the term “Retail and Other” to “Retail and Other Commercial Uses” to add clarification.

All amendments to the 1995 Plan Map that have been adopted by the BOS through April 12, 2012 are illustrated on the revised map. Appendix II contains a map of amendment locations since 2003, which is the year that GIS was introduced for map construction. As shown in Appendix II, relatively few amendments adopted in recent years have affected the land use designations on the Plan Map because most amendments involve adding development alternatives or options to the baseline recommendations in the Plan. These alternatives or options are not illustrated on the Plan Map. The phrase “Baseline Recommendations” has been added to the title of the map to help clarify this point.

Mobile Home Parks

Mobile Home Parks are represented by the symbol “MH.” There are five mobile home parks that are illustrated on the revised map. The Area Plans and the Policy Plan continue to recommend specific guidance about these areas, and the map provides location information to support this guidance.

Open Space and Recreation

The 1995 Plan Map illustrates the geographic extent of Public Parks, Private Open Space, and Private Recreation as tones of green colors and patterns and describes these features with

individual definitions. As described in the map legend, the Public Parks feature includes land planned for public parks and open space uses. These areas may be owned by the Fairfax County Park Authority (FCPA) or other regional, federal, or private entities. The revised map maintains the Public Parks as a feature on the map. Additions to this feature include areas that have been acquired (not leased) by the FCPA since 1995, do not have another specific land use recommendation in the Plan text that would conflict with the Public Parks recommendations, and were not previously planned as Private Open Space on the 1995 Plan Map, as mapped in Appendix III. The FCPA concurs with this recommendation.

The 1995 Plan Map's Private Open Space feature is defined as, "portions of Environmental Quality Corridors, which should not be developed and portions of the 100-year floodplain not planned for public use." The revised map reflects acquisition of Private Open Space by the FCPA as Public Parks and updates the definition in the legend to reflect current policy. The revised definition, shown in Appendix III, reads "Private Open Space: Areas planned to remain undeveloped and not otherwise planned for Public Parks or Private Recreation. Boundaries are not intended to be precise or comprehensive. Consult the Comprehensive Plan text, particularly the Environmental Quality Corridor guidance and the Environmental section of the Policy Plan, for further guidance."

The Private Recreation feature on the map depicts privately-owned land developed with recreational facilities such as golf courses, tennis clubs, and country clubs. Staff research resulted in eight site changes on the revised map. The proposed changes reflect three criteria: 1) align slightly skewed private recreation boundaries to Tax Map parcel lines, as per Area Plan recommendations and existing uses; 2) revise former private recreation uses that were developed with residential uses under Plan options, to reflect current residential use and density; and, 3) reflect acquisitions by the FCPA, as stated previously, as Public Park use. A complete list and maps of these changes, and FCPA recommendations, are found in Appendix III.

The final feature within the Open Space and Recreation category is the Proposed Public Park designation as symbolized by an encircled letter "P." This symbol is more commonly referred to as a "floating P." The 1995 Plan Map contains 12 Proposed Public Park features. These 12 features are distributed across the county, added as Plan amendments occurred. The features do not represent specific properties where proposed public parks will be located (or owned by the FCPA), specific types of public parks, or the level at which the public park is planned in the Plan text. Recommendations corresponding to eight "floating P" features in the Area Plans text are located at the community planning sector level, while the remaining features are located in the Overview sections at the planning district level. Appendix III lists the Area Plans references to the Proposed Public Parks features. The "floating P" layer is confusing as the symbol is ill-defined on the map. Staff recommends removing the Proposed Public Park "P" feature from the revised map. More detailed information about the proposed public park, such as the type of parks (e.g., neighborhood parks or urban parks) is provided in the Plan text and would be used when recommendations are needed.

Public Facilities, Governmental, and Institutional Uses

The 1995 Plan Map illustrates the land use category of existing and proposed Public Facilities, Governmental, and Institutional uses, as well as existing pipelines and transmission lines. Public Facilities, Governmental, and Institutional uses are facilities required to support the services and functions provided by the county or public utility companies. Such facilities are essential to support the community and its development and to enhance the overall quality of life. Public facilities include water and sewer utilities, police and fire protection, educational and cultural services, and human service providers.

Most of the land uses in the Public Facilities, Governmental and Institutional category, shown on the 1995 Plan Map, have two components: a blue shape (polygon) showing the geographic boundaries of the land use recommendation for public facilities, governmental, and institutional uses, and a set of symbols that identify the type of existing or proposed public facilities in the county. Existing facilities appear as symbols, such as the letter “G” for Governmental and Public Safety Facilities, or a shape, such as a circle, square, and triangle, for elementary, intermediate/ secondary, and high schools, respectively. Symbols for the proposed facilities are similar to the existing facility but have a circle around the symbol, such as a “ⓐ” for proposed Governmental and Public Safety Facilities. Proposed facilities depicted this way include police substations, fire and rescue stations, community centers, electric substations, and water treatment plants.

A number of updates were made to this feature. To insure completeness and accuracy of these features on the revised map, the appropriate agency or organization with jurisdiction for each type of facility was contacted. Fairfax County Public Libraries, Public Schools, Health Department, Community Services Board, Neighborhood and Community Services, Department of Public Works and Environmental Services, and Fairfax Water verified the locations of existing and proposed facilities on the 1995 Plan Map and identified new facilities or sites for the revised map.

Existing Public Facilities, Governmental, and Institutional facilities depicted on the 1995 Plan Map and proposed facilities, with specific locations referenced in the Area Plans, remain on the revised map with their blue polygons and appropriate symbols. The symbols for public facilities owned and operated by Fairfax County, but located in the City of Fairfax and the towns of Clifton, Herndon and Vienna, also continue to be shown on the revised map. New county-owned facilities opened or planned since 1995 have been added to the map if the facility is referenced in the Public Facilities section of the Plan text or was reviewed through the 2232 process. The Crosspointe Fire Station, which opened in 2005, is an example of this type of facility. The facilities that are proposed to be added are listed in Appendix IV.

Some Public Facility, Governmental, or Institutional uses on the 1995 Plan Map do not exist at the noted locations, as listed in Appendix IV. If the land is publicly owned, then the symbols were removed. In the case of privately owned land, the land area is replanned on the revised map to reflect surrounding uses. For privately owned properties, land owners received notification of the recommendations. In addition, the specific names of pipelines and

transmission lines were removed from the map because more specific information is shown on the county's property identification and zoning maps.

The remaining features, represented within the Public Facilities, Governmental, and Institutional land use category are Historic Sites and Historic Districts. Historic Sites and Historic Districts are illustrated on the 1995 Plan Map by the letter "H" and a dotted line, respectively. These features and symbol remain on the revised map with an update to reflect the most recent Plan amendments related to these features, including Adopted Comprehensive Plan Amendment Numbers 2011-09, adopted April 12, 2012. Updates include boundary changes and additions to historic overlay districts and modification to location of historic properties. The references in the legend on the map were updated from "Historic Sites" to "Inventory of Historic Sites Property" and from "Historic District" to "Historic Overlay District," to reflect current Plan text.

Adjacent Jurisdictions

Land use recommendations of several jurisdictions that are surrounded by Fairfax County, consisting of the City of Fairfax and the towns of Vienna, Herndon, and Clifton are illustrated on the 1995 Plan Map. Fairfax County does not manage land use planning for these areas. The land use categories and density ranges as defined by each jurisdiction are different than those categories used by Fairfax County. Appendix V shows several of the plan map legends of these jurisdictions.

The recommendations shown on the 1995 Plan Map are planning staff's interpretations of the recommendations from the adopted plans of the other jurisdictions, using Fairfax County's plan map classifications. The interpretations do not accurately reflect the exact terminology used on these jurisdictions' plan maps and may cause confusion about jurisdiction and land use recommendations. Therefore, the revised map removes the illustration of the land use recommendations for the City of Fairfax and the towns of Clifton, Herndon and Vienna in favor of showing these jurisdictions in white, which is the representation of other adjacent jurisdictions, such as City of Falls Church and Arlington County.

Special Areas

Development Center Boundary

Development Center Boundaries are depicted on the 1995 Plan Map under the Special Area category as a dotted line. Development Center Boundaries on the map include the Tysons Corner Urban Center, Suburban Centers, Transit Station Areas, Community Business Centers and Industrial Areas, as depicted on the Concept Map for Future Development. The map legend states that other detailed recommendations are found in the Area Plans volumes of the Comprehensive Plan. The term "Development Center Boundary" has been change to "Mixed-Use Center and Industrial Area Boundaries" on the revised map to reflect current Plan text. The boundaries for these areas continue to be shown on the revised map, as amended through the most recent Plan amendment, Adopted Amendment Number 2011-09, adopted by the BOS on

April 12, 2012. The notes about these areas also remain on the revised map, updated with the new term.

City and Town Boundary and Planning Area Boundary

Two other special areas shown on the Plan Map as perforated lines are the City and Town Boundary and the Planning Area Boundary. These boundaries remain on the revised map as Special Areas. The City and Town Boundary lines were amended on the revised map as per minor boundary adjustments with adjacent jurisdictions. The Planning Area Boundaries are unchanged since 1995 and are included on the revised map.

Redevelopment Areas, Conservation Areas, and Community Improvement Areas

Redevelopment Areas, Conservation Areas, and Community Improvement Areas are shown as Special Areas and are depicted by varying dotted lines on the 1995 Plan Map. These areas are referenced in the Area Plans volumes of the Comprehensive Plan, and the programs are administered by the Department of Housing and Community Development (DHCD).

Redevelopment Areas: The Fairfax County Redevelopment and Housing Authority (FCRHA) may implement the goals and objectives of an area-specific Redevelopment Plan within designated Redevelopment Areas. The goals and objectives of these plans include designating, acquiring, demolishing, and disposing of blighted lands and structures, and funding and implementing the rehabilitation of existing structures and community improvements, such as curbs and gutters, new roads, water lines, sewer lines, and utilities. The FCRHA may fund Redevelopment Plan programs through the sale of bonds and through the use of Federal and State financing sources, per approval by the BOS.

There are three Redevelopment Areas shown on the 1995 Plan Map: Groveton, Gum Springs, and Woodley Hills Estates. The Groveton and Gum Springs plans do not have expiration dates, while the plan for Woodley Hills Estates will expire in February of 2019. The areas are referenced in the Area Plans and the associated plans are useful in development review. These areas also are not mapped elsewhere on a countywide map. The Redevelopment Areas are retained on the revised map.

Conservation Areas: The FCRHA established Conservation Area Plans to preserve affordable housing in stable residential areas. The boundaries of Conservation Areas relate to neighborhood boundaries identified by a community association and/or homeowners association. The plans are designed to protect the residential character and prevent encroachment of non-residential uses into the neighborhoods. Conservation Areas may overlap with Redevelopment Areas, and may also include accompanying Community Improvement Plans, which identify and allow for specific improvements to be made, in conjunction with the preservation of the area.

There are 15 identified Conservation Areas shown on the 1995 Plan Map, as listed in Appendix VI. Eight of these areas have not expired and are referenced during review of proposed development. The plans for the remaining seven areas have expired. All 15 of the Conservation

Areas are referenced in the Plan text and are not mapped elsewhere on a countywide map. These areas remain on the revised map, until an update of the Plan text to reflect expiration can be accomplished.

Community Improvement Areas: Community Improvement Areas are created through the adoption of Community Improvement Plans tailored to residential areas. These plans are referenced in the Area Plans recommendations, and are designed to provide public improvements to the designated areas. The improvements include curbs and gutters, new roads, water lines, sewer lines, and utilities in residential areas that lack these facilities. Community Improvement Areas can be stand-alone areas or part of Conservation Areas. See Appendix VI for a list of Community Improvement Areas depicted on the 1995 Plan Map. The areas do not have expiration dates; however, the sources of funding, including county bonds, assessments, and Federal Government's Community Development Block Grant program, are exhausted. All of the Community Improvement Areas on the 1995 Plan Map and referenced in the Area Plans volumes remain on the revised map, until an update of the Plan text to reflect expiration can be accomplished.

Airport Noise Contour

Another special area on the 1995 Plan Map is the Airport Noise Contour. This feature comprises a set of contour lines proximate to Washington Dulles International Airport. The contour lines illustrate the approximate boundary of noise levels associated with aircraft noise including Day-Night Average Sound Level (DNL) 65 decibels (dBA), DNL 70 dBA, and DNL 75 dBA. Corresponding Plan text is found under the heading "Land Use Planning within the Dulles Airport Noise Impact Area," in the Area III Plan Overview section, as amended through July 27, 2010 (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/overview.pdf>), as well as the Environmental section of the Policy Plan and the Area Plans.

The BOS amended the Comprehensive Plan text guidance in 1997, as part of Adopted Amendment Number 95-21. The Plan amendment revised the Plan text, realigned the contours, and added a DNL 60 dBL contour. The revised map incorporates the contours as amended through Adopted Amendment 95-21. The current definition as stated on the 1995 Plan Map and the symbology remain on the revised map.

Allowable Building Height Boundary

The Allowable Building Height Boundary, also referred to as the Airport Building Heights Area Perimeter, is another Special Area defined on the 1995 Plan Map. This boundary references text in the Area III Plan Overview section under the heading "Allowable Height of Structures in the Vicinity of Dulles Airport," and illustrates the outer edge of the Federal Aviation Administration (FAA) Part 77 Imaginary Surfaces in proximity to the three runways at Dulles Airport. This boundary line represents a three-dimensional, sloped aerial surface, projecting from the edges of a runway, through which surrounding objects such as buildings should not protrude and hazardous obstructions should not exist. The complete Comprehensive Plan text is found here: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/overview.pdf> .

The Allowable Building Height Boundary has been updated on the revised map to include the FAA Part 77 Imaginary Surface of a fourth runway that opened in 2008. Additionally, a fifth runway is planned parallel to the existing southern runway, for which an FAA Part 77 Imaginary Surfaces was created and is represented on the revised map. This update identifies the full extent of land subject to the related Plan text recommendations. As documented in Appendix VI, the Metropolitan Washington Airports Authority (MWAA) recommends that the Plan Map continue to show the outer boundary of the FAA Part 77 Imaginary Surfaces, and the surfaces continue to be identified on the revised map as the Allowable Building Height Boundary, consistent with the Plan text.

Potential Dam Failure Impact Area

A set of dashed lines, shown on the 1995 Plan Map, represents Potential Dam Failure Impact Areas, and show the linear extent of downstream impact on a stream by a breach in a state-regulated dam in Fairfax County. The definition for this feature in the legend refers to the Environment section of the Policy Plan for further information. Applicable Policy Plan text regarding Environmental Hazards is found in Objective 6 of the 2011 version of the Comprehensive Plan, Policy Plan, Environment section, as amended through July 27, 2010, page 12: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/environment.pdf>.

As per state code requirements, the Fairfax County Department of Public Works and Environmental Services (DPWES) maintains Dam Break Inundation Zone Maps for most of the state-regulated dams in Fairfax County. In addition to showing the extent of streams affected by a dam failure, these maps also show areas or zones adjacent to the streams that could be inundated by a dam breach. These maps are favored over the Plan Map as guidance, as the linear representation of dam failure impact areas shown on the Plan Map are deficient in terms of both the number of dam impact areas, as well as the depiction of the impacts by a line rather than a zone. The revised map does not show this feature in favor of using the Dam Breach inundation Zone maps, adopted and maintained by DPWES, when recommendations are needed. The removal from the map does not eliminate or diminish the importance of the guidance about these areas in the Plan text.

Transportation

The 1995 Plan Map depicts a number of transportation-related features including: existing and planned roadways and railways, public transit facilities and lines, roadway improvements, interchange improvements, planned number of lanes, and pedestrian and roadway overpasses. The map also defines and illustrates Enhanced Public Transportation Corridors and Virginia Byways. These features will continue to be shown on the revised map, duplicated from the Countywide Transportation Plan Map, adopted by the BOS on July 31, 2006 and amended through September 13, 2011. Transportation-related amendments since 2006 and recommendations from the Fairfax County Department of Transportation (FCDOT) are attached as Appendix VII. The revised map also will reference the Transportation Plan Map for further guidance.

ANALYSIS OF OTHER PLAN INFORMATION

The 1995 Plan Map contains an inset entitled “Other Plan Information” that provides an explanation about the relationship of the map to the Plan text, criteria for evaluating residential and non-residential rezoning applications, and plan recommendations for incorporated cities and towns shown on the map. While the majority of the information remains current, particularly related to the relationship of the Plan Map to the Area Plans volumes, other information has been revised to reflect current Policy Plan references and the recommendations in this staff report. For example, the reference to the “Criteria for Assignment of Appropriate Residential Development Density” and the “Criteria for Assignment of Appropriate Non-Residential Development Intensity,” contained in Appendix 9 of the Land Use section of the Policy Plan, was amended to correctly reference the revised Appendix 9, entitled “Residential Development Criteria” and “Non-residential Development Criteria,” as shown in Appendix VIII. This September 2002 amendment occurred as part of Adopted Comprehensive Plan Amendment Number 2000-P-07. Also, the description of how the planned land use recommendations for incorporated towns and cities, such as the City of Fairfax and the towns of Vienna, Herndon, and Clifton, was modified as land use recommendations for these areas are no longer shown on the revised map.

FORMAT OF MAPS

Currently, the 1995 Plan Map and the associated maps, such as the Countywide Transportation Plan Map and Countywide Trails Map are available as paper copies. Paper versions of these maps will continue to be available and will be reprinted periodically to coincide with the reprint of new versions of the Area Plans and the Policy Plan volumes. The Countywide Transportation Plan Map is also available online in Portable Document Format (.PDF) format. An online version of the Land Use Plan Map will be published in a similar way. The online maps will be updated as the BOS adopts amendments to the map, similar to the update of the online version of the Area Plans and the Policy Plan volumes of the Comprehensive Plan.

CONCLUSION

The revised map illustrates a snapshot of current Plan recommendations, up to and including Plan Amendment 2011-09, adopted April 12, 2012. The majority of the features on the 1995 Plan Map remain on the updated map. These include existing roadways, railways, and corporate boundaries, planned land use recommendations, special areas, and transportation features. Two features of the 1995 Plan Map (Proposed Public Parks and Potential Dam Failure Impacts Areas) are eliminated from the revised map. More detailed recommendations about these features will continue to be stated in the Area Plan text of the Comprehensive Plan and the Dam Break Inundation Zone Maps. Based on these recommendations, the revised map, coupled with the Area Plan and Policy Plan volumes, provide the most up to date guidance to the public and county staff.

RECOMMENDATIONS

Staff recommends the adoption of the revised Comprehensive Land Use Plan Map as described in this section and shown in Appendix I. Staff recommends that the Comprehensive Land Use Plan Map and Countywide Transportation Plan Map be available online and updated as appropriate when the BOS adopts amendments to the maps. The maps should continue to be available in a paper format, and printed and distributed to coincide with the reprint of new versions of the Area Plan and the Policy Plan volumes. Development of an interactive online map should be pursued.

Land Use Category:

Residential, Commercial, Industrial, and Other uses

- Revise baseline land use recommendations to reflect all adopted Comprehensive Plan amendments since June 26, 1995, up to and including Amendment Number 2011-09, as mapped in Appendix II.
- Modify the term Retail and Other under the Commercial use category to state Retail and Other Commercial Uses to add clarity.

Open Space and Recreation Uses

- Show land acquired (not leased) by the FCPA since 1995 that neither has conflicting Plan text recommendation nor was previously planned for private open space, as planned for Public Parks, mapped in Appendix III.
- Amend the definition of Private Open Space to reflect current policy. Delete current definition: “This designates portions of Environmental Quality Corridors which should not be developed and portions of the 100-year floodplain not planned for public uses,” and replace with new definition: “Areas planned to remain undeveloped and not otherwise planned for Public Parks or Private Recreation. Boundaries are not intended to be precise or comprehensive. Consult the Comprehensive Plan text, particularly the Environmental Quality Corridor guidance and the Environmental section of the Policy Plan, for further guidance,” as shown in Appendix III.
- Modify eight sites planned for Private Recreation, as listed and mapped in Appendix III.
- Remove the Proposed Public Park “(P)” symbol in favor of more descriptive location designations now used by the FCPA and shown on the Area Plans.

Public Facilities, Governmental, and Institutional Uses

- Delete symbols for facilities that no longer act as a public facility or that cannot be identified as a public facility, governmental, or institutional use, as expressed in Appendix IV.
- Add symbols for new or existing facilities, built since 1995 and are referenced in the Public Facilities section of the Area Plans text. See Appendix IV.
- Replace the current library symbol “L” with the blue and white universal library icon “.
- Remove pipeline and transmission lines from the base map in favor of using property maps to define these features.

- Change the reference “Historic Sites” to “Inventory of Historic Sites Property” and the reference “Historic District” to “Historic Overlay District” to reflect current references in the Area Plan volumes of the Comprehensive Plan text.
- Illustrate the most recent BOS actions related to historic sites and historic overlay districts, including Comprehensive Plan Amendment Number 2011-09, adopted on April 12, 2012.

Adjacent Jurisdictions

- Remove land use designations for the towns of Clifton, Vienna, and Herndon, and the City of Fairfax and replace with a white color, as mapped in Appendix I.

Special Areas Category:

Development Center Boundary

- Change the term “Development Center Boundary” to “Mixed-Use Center and Industrial Area Boundaries” to reflect current Plan text.
- Amend the boundaries to reflect all Comprehensive Plan changes through Adopted Amendment Number 2012-09, adopted April 12, 2012.

City and Town Boundary and the Planning Area Boundary

- Amend the City and Town Boundary with adjacent jurisdictions as per minor boundary adjustments that occurred since 1995.

Redevelopment Areas, Conservation Areas, and Community Improvement Areas

- [No changes are proposed to these features from 1995 Plan Map.]

Airport Noise Contour

- Revise the Airport Noise Contour as contour lines, as amended through Adopted Comprehensive Plan Amendment Number 95-21, to include the DNL 60 dBA, DNL 65 dBA, DNL 70 dBA, and DNL 75 dBA contours.
- Remove note on legend that states “Airport Noise Contours currently (June 26, 1995) under study.”

Allowable Building Height Boundary

- Update the Allowable Building Height Boundary and its symbology on the 1995 Plan Map with current data provided by MWAA, based on the five constructed or planned runways at Dulles Airport.

Potential Dam Failure Impact Areas

- Remove the Potential Dam Failure Impact Areas from the Plan Map in favor of using more accurate and detailed information available through the Dam Break Inundation Zone Maps, managed by DPWES.

Transportation Category:

- Modify the planned transportation features on the 1995 Plan Map to reflect features of the Countywide Transportation Plan Map, adopted by the BOS on July 31, 2006 and

amended through September 13, 2011, as shown in Appendix I and listed in Appendix VII.

Other Plan Information

- Retain “Other Plan Information” to provide guidance regarding the relationship of the Land Use Plan Map to the Area Plans volumes and the Residential and Non-residential Development Criteria, with modifications shown in Appendix VIII.
- Modify background information about the incorporated towns and cities to recognize their jurisdiction over land use planning. Fairfax County public facilities in these areas would remain on the map.

FOLLOW-ON CONSIDERATIONS

Staff research and analysis for the update to the Plan Map revealed a number of issues for further investigation and possible action that are outside the scope of this Plan amendment. Staff recommends that continued analysis be conducted, coordinated with the appropriate County departments and presented to the Planning Commission and the BOS for further action:

Follow-on considerations to the 2011 Comprehensive Plan Land Use Map

Land Use

Residential, Commercial, Industrial, and Other Uses

- Consider showing option level recommendations or Area Plan options that have been implemented on the Land Use Plan Map.
- Consider reclassifying the Residential Planned Communities and Fairfax Center Area into unique land use classifications and density or intensity ranges, rather than unified color for each area.

Open Space and Recreation

- As part of the needs assessment underway by the FCPA, coordinate with other regional and federal entities, such as the Bureau of Land Management, Northern Virginia Regional Park Authority, and the National Park Service to determine if these entities have acquired additional land that would be appropriate to replan as Public Parks.
- Subsequent to the conclusion of the FCPA needs assessment, revise Area Plans recommendations for public parks.

Public Facilities, Governmental, and Institutional Uses

- Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if this land should be replanned as Public Facilities, Governmental, and Institutional uses.
- Update Area Plans and Policy Plan text to reflect new public facilities and changes to existing public facilities, including references to intermediate schools that are now planned for middle schools.

- Consider replanning land recommended for residential uses that is developed as public facilities.
- Consider adding new symbols for Fairfax County Public School Administrative Centers, Service Centers, Maintenance Facilities, and/or Adult Education Centers.

Special Areas

Conservation Area and Community Improvement Areas

- Consider an amendment to remove the expired Conservation Areas from the Plan Map and the Area Plans recommendations after consultation with DHCD.
- Consider an amendment to reflect the implementation of the Community and Neighborhood Improvement Plans in the Plan text and removal of the Community Improvement Areas from the Plan Map. Neighborhood Improvement Areas are similar in scope and purpose to Community Improvement Areas. The funding for these areas is also exhausted. These areas are referenced in the Plan text, but are not shown as a legend item on the Plan Map.

Allowable Building Height Boundary

- Examine the feasibility of adding FAA Part 77 Imaginary Surfaces to the Plan Map and accompanying Comprehensive Plan text for Reagan National Airport and Davison Army Airfield.
- Study a revision to the Plan Map and Area Plan text to change the name of the Allowable Building Height Boundary to a name more reflective of the boundary's meaning. The word "allowable" implies legal regulations, while the Comprehensive Plan provides policy guidance. Regulations are more appropriately addressed within the Zoning Ordinance, a document with legal authority. Further, the FAA Part 77 Imaginary Surfaces also takes into account hazards within this area, broadening the scope of this map layer beyond building height, rendering the term "Building Height Boundary" imprecise.

Transportation

- Consider modifications to the Plan Map and the Area Plans volumes to remove designations for planned improvements that have been constructed and add county-owned commuter parking facilities.

Follow-on considerations to the 2011 Countywide Transportation Plan Map

- Consider modifications to the Countywide Transportation Plan Map where planned improvements have been constructed and the locations of county-owned commuter parking facilities.
- Consider modification to the Transportation Plan Map and Transportation Policy Section to define a completed road facility.

Follow-on considerations to map format:

In the future, the development of a GIS-based interactive map should be considered that depicts the Comprehensive Land Use Plan Map features. The interactive map would allow users to customize the map to show certain features.

APPENDICES:

Appendix I: Proposed 2012 Comprehensive Land Use Plan Map

Appendix II: Map of Changes to the Baseline Plan Since 2003

Appendix III: Open Space and Recreation Supporting Material:

- Map of land acquired by FCPA since 1995 to be replanned Public Park
- Modification to Private Open Space Definition
- Modifications to Private Recreation Layer
- List of Proposed Public Park features from 1995 Comprehensive Plan Map:
- FCPA comments

Appendix IV: Public Facilities, Governmental, and Institutional Uses Supporting Material

- Lists of public facilities, governmental, and institutional uses to be added or removed
- Comments from Fairfax County Public Libraries
- Comments from Fairfax County Fire and Rescue Department
- Comments from Fairfax County Police Department
- Comments from Fairfax County Health Department
- Comments from Fairfax-Falls Church Community Services Board
- Comments from Fairfax County Public Schools
- Comments from Fairfax County Water Authority

Appendix V: Adjacent Jurisdictions Supporting Material

- Comprehensive Plan Map Legends from Adjacent Jurisdictions

Appendix VI: Special Area Supporting Material

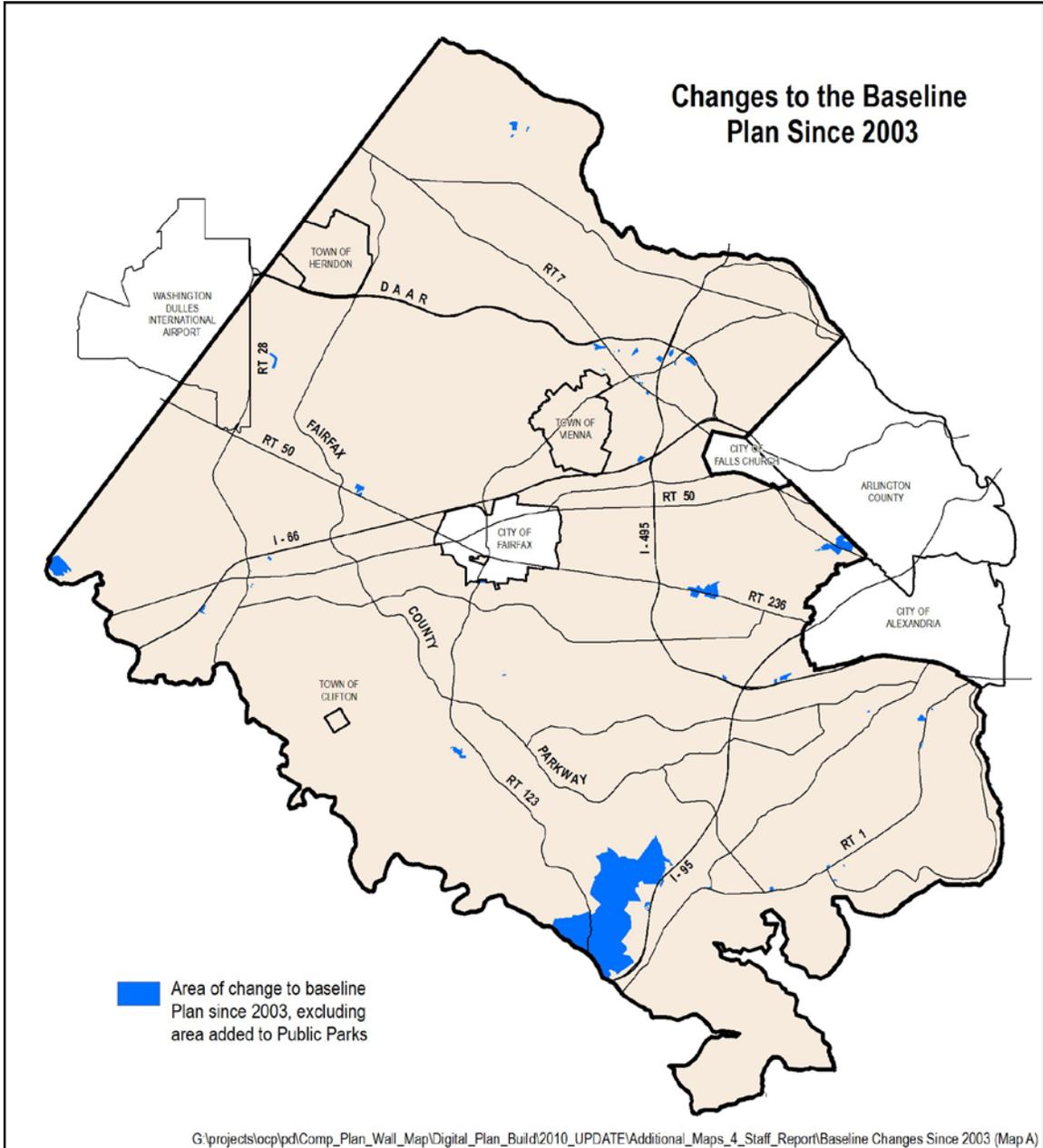
- List of Conservation Areas, Redevelopment Areas, Community Improvement Areas, Neighborhood Improvement Areas
- Comments from Fairfax County Department of Housing and Community Development
- Comments from the Metropolitan Washington Airports Authority
- Comments from Fairfax County Department of Public Works and Environmental Services

Appendix VII: Transportation Supporting Documents

- Comments from FCDOT
- List of proposed transportation-related modifications, based on Plan amendments since 2006.

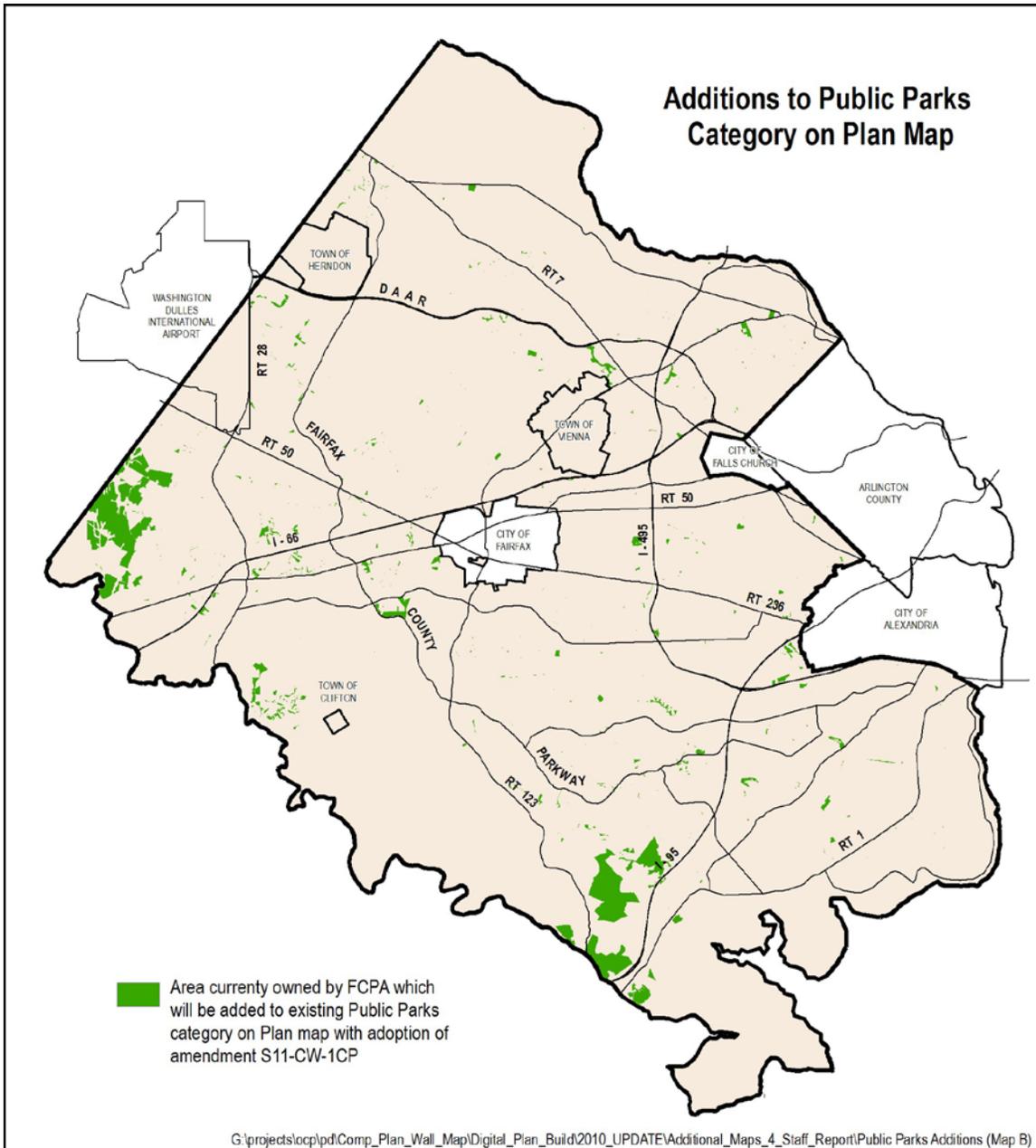
Appendix VIII: Modification to Other Plan Information Section on 1995 Plan Map

Map of Changes to the Plan Map Since 2003



Open Space and Recreation Supporting Material

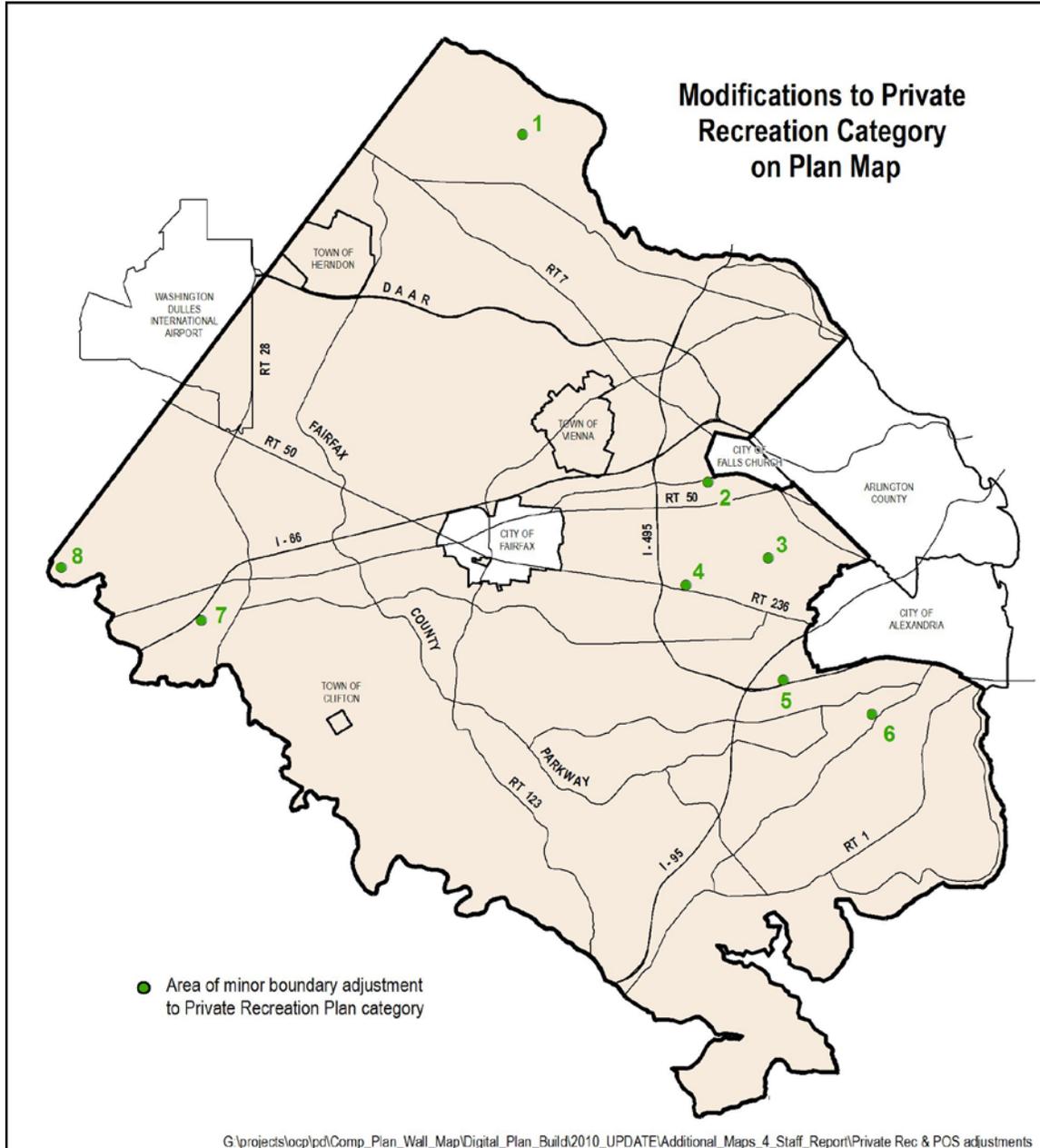
Map of land to be replanned as Public Park:



Modification to Private Open Space Definition

(new text is shown with underline and deleted text shown with ~~striketrough~~):

MODIFY: “Private Open Space: ~~This designates portions of Environmental Quality Corridors which should not be developed and portions of the 100-year floodplain not planned for public uses.~~ Areas planned to remain undeveloped and not otherwise planned for Public Parks or Private Recreation. Boundaries are not intended to be precise or comprehensive. Consult the Comprehensive Plan text, particularly the Environmental Quality Corridor guidance and the Environmental section of the Policy Plan, for further guidance.”

Modifications to Private Recreation Layer:

1. Adjust Plan map boundary as per Department of Tax Administration (DTA) boundary:
 - Modify private recreation (PR) polygon of Tax Map parcel (TMP) 7-2 ((1)) 41 to match DTA polygon. Replan modified area from PR to Plan recommendation for adjacent land use: residential use at .2-.5 dwelling unit per acre (du/ac)

- Modify PR polygon of TMP 8-1((5)) B (part) to match DTA polygon.
Replan modified area from PR to Plan recommendation for adjacent land use: residential use at .2-.5 du/ac
- Extend PR polygon of TMP 7-2 ((1)) 21A to match DTA polygon
- 2. Adjust boundary to remove the residential parcels (TMP 50-1 ((28)) 1-16. Should be replanned for residential at 5-8 du/ac.
- 3. Adjust boundary to remove several parcels developed as residential uses:
 - TMP 61-3((14)) 372 and 61-1 ((11)) 403 are outside of DTA private open space and should be replanned to residential use at 2-3 du/ac
 - TMP 61-3 ((18))(2) 1-3, 4A-711A, 12 are outside of DTA private open space and should be replanned to residential use at 2-3 du/ac
- 4. Adjust boundary to remove the residential parcels (TMP 60-3 ((54)) 1-6. Should be planned for residential at 2-3 du/ac, as per implemented option in Area I, A1, Land Use recommendation #1
- 5. Replan TMP 81-1((1)) 10D and 81-1 ((1)) 10G from private recreation to public parks, as DTA layer indicates that properties owned by FCPA
- 6. Replan TMP 82-3 ((42)) 1-10 from private recreation to residential use at 2-3 du/ac as per implemented Plan text option Area IV, RH5 recommendation
- 7. Replan TMP 65-1 ((5)) F1 and 65-1 ((7)) H1 from private recreation to public parks, as DTA layer indicates that properties owned by FCPA
- 8. Replan TMP 52-1 ((4)) 40, 57-59; 52-3 ((2)) 9-16; 18; 22-39; 51-56 from private recreation to residential at .1-.2 du/ac as per Area III, BR5, land use recommendation #1 and recent site plan.

List of Proposed Public Park features from 1995 Comprehensive Plan Map:

Floating P's on 1995 Plan Map that have references in the Plan text at the community planning sector level (8):

1. L1: Lincolnia, Community Planning Sector
2. F2: Mantua Community Planning Sector
3. P3: Pohick Community Planning Sector
4. S4: Springvale Community Planning Sector
5. S7: Springfield East Community Planning Sector
6. S9: Beulah Community Planning Sector
7. RH1: Franconia Community Planning Sector
8. RH3: Burgundy Community Planning Sector

Floating P's that have references in Plan text at the Planning District level (4):

1. F1: Braddock Community Planning Sector
2. UP7: West Ox Community Planning Sector

3. LP3: Mason Neck Community Planning Sector
4. RH6: Mount Comfort Community Planning Sector



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Meghan Van Dam, Planner III,
Planning Division, Department of Planning and Zoning

FROM: Sandy Stallman, Manager, 
Park Planning Branch, Planning and Development Division

DATE: July 11, 2011

SUBJECT: Comprehensive Plan Land Use Map, Parks and Open Space Update

In the course of our several meetings this spring and early summer, we discussed updates to the parks, recreation, and open space designations on the Comprehensive Plan land use map. The items below represent Park Authority staff's recommendations for updates to the map and coincide with decisions made during our group meetings.

1. **Remove all "floating P" designations from the map.** A handful of "P" symbols appear on the land use map, indicating that parks would be appropriate in the general area of that designation. The symbols are carryovers from plan map updates now decades old and no longer hold significance. Many more areas are appropriate for parks than there are "P" symbols. Planned park and recreation areas are described in Area Plan text and, in current practice, that text would supersede any map designations. This is particularly critical in urbanizing areas (e.g., Tysons Corner) where specific park recommendations are included in the plan text yet the scale of the land use map will not allow accurate depiction. Therefore, Park Authority staff recommends removal of the floating "P" designations from the map.
2. **Update the map's public park areas using Park Authority data.** Public parks, as shown on the plan map, should be updated to add the Park Authority's current land holdings. Park Authority staff has provided its most recent data (as a GIS layer) and recommends that this information be used to update County park areas on the plan map. Existing public park designations, such as designated stream valley areas, not publicly owned should remain on the map.
3. **Update private recreation areas on the map.** The update of this information has been informed by DTA information researched by your office and may include HOA-owned open space and commercial recreation uses, such as golf courses. In addition, it appears that several areas on the plan map shown as private recreation have been (or are in the process of being) developed with residential or other uses. The Park Authority does not maintain any source data on private recreation information and cannot provide the best data on these properties. However, we recommend that these areas be checked and updated, as appropriate.

Meghan Van Dam
Page Two
July 11, 2011

4. **Public parks under non-County ownership.** The non-County public parklands owned and managed by other authorities or entities, such as the towns, regional, state and federal park agencies are mapped within the County's parkland layer, but should be verified directly by those entities. Below is contact information that might be useful in this regard:

Town of Vienna Parks and Recreation Department, Cathy Delgado, Director, 703-255-6356
Town of Herndon Parks and Recreation Department, Cindy Roderer, 703-787-7300
City of Fairfax Parks and Recreation Department, Mike McCarty, 703-385-2489
Northern Virginia Regional Park Authority, Todd Hafner, Planning Director, 703-352-5900, www.nvrpa.org
Commonwealth of Virginia, Department of Conservation and Recreation, <http://www.dcr.virginia.gov/>
National Park Service, National Capital Region GIS/Mapping office, <http://www.nps.gov/ncro/gisftsc/index.htm>
Bureau of Land Management, Lower Potomac Field Station, 703-339-8009; ES.Meadowood@es.blm.gov
U.S. Wildlife and Fisheries: <http://www.fws.gov/occoquanbay/index.html>
Northern Virginia Conservation Trust, <http://www.nvct.org/>

If you have any questions about our comments, please do not hesitate to contact us. Thank you for involving us in this process.

Cc: David Bowden, Director, Planning and Development Division
✓ Anna Bentley, Senior Planner, Park Planning Branch

Public Facilities, Governmental, and Institutional Supporting Materials

Public Facilities, Governmental and Institutional features of the 1995 Plan Map were categorized as follows:

CATEGORY

- Library
- Governmental and Public Safety Facility
- Health and Human Services Facility
- Schools
 - Elementary
 - Intermediate
 - High
 - College/University
- Public Service and Utility Facility
- Historic Site
- Historic District

Library

Library Services (See pages 29-30 for memo from Fairfax County Public Library)
Library staff provided the following additional facilities to those shown on the 1995 Plan Map:

1. Access Services:
12000 Government Center Parkway, Suite 123, Fairfax, VA 22035
2. Library Administration
12000 Government Center Pkwy, Suite 324, Fairfax, VA 22035
3. City of Fairfax Regional Library
10360 North St, Fairfax, VA 22030

Proposed Library sites:

1. Kingstowne Regional Library proposed near the intersection of Beulah Street and Silver Lake Boulevard.
2. Tysons Corner library (exact name to be determined) proposed as a co-location with an arts center adjacent to Tysons Civic Commons near the Tysons Central 7 Metro Station.

Governmental and Public Safety Facility

Fire and Rescue Department (See pages 31 for memo from Fairfax County Fire and Rescue Department)

Fire and Rescue Department staff provided the following additional facilities to those shown on the 1995 Plan Map:

1. West Centreville Fire and Rescue Station 38
6001 O'Day Drive, Centreville, VA 20120
2. North Point Fire and Rescue Station 39
1117 Reston Avenue, Herndon, VA 20170

3. Fairfax Center Fire and Rescue Station 40
4621 Legato Road, Fairfax, VA 22030
4. Crosspointe Fire and Rescue Station 41
9610 Hampton Road, Fairfax Station, VA 22039
5. Fire and Rescue Training Academy
4600 West Ox Road, Fairfax, VA 22033
6. Logistics Distribution Center
6800A Industrial Road, Springfield, VA 22151
7. Apparatus Shop, South
6902 Newington Road, Lorton, VA 22079
8. Apparatus Shop, North
4612 West Ox Road, Fairfax, VA 22033

Police Department (See pages 32 for memo from Fairfax County Police Department)

Police Department staff provided the following additional facilities to those shown on the 1995 Plan Map:

1. NOVARIS
4860 Alliance Drive, Fairfax, VA 22030
2. Sully Station
4900 Stonecroft Boulevard, Chantilly, VA 20151

Needs assessment:

Police Department staff identified the following four locations where future facilities are needed: Dunn-Loring, Tysons Corner, Laurel Hill/Lorton, and a New Police Headquarters.

Health and Human Services Facility

The following sites were removed from the Comprehensive Plan Map:

1. Unidentified health and human service facility located at or near 1455 Laughlin Avenue which is listed in Department of the Tax Assessors records as a Fire and Rescue facility. Fire and Rescue staff has confirmed that there are no health and human service facilities located at this property.
2. A proposed health and human service facility located at the Chantilly Library, 4000 Stringfellow Road. Library staff confirmed that a health and human service facility is no longer proposed for this site.
3. Unidentified health and human service facility located at or near Graham Road Elementary School, 3036 Graham Road. Fairfax County Public School staff confirmed that there are no health and human service facilities at this site.

Health Department (See pages 33 for memo from Fairfax County Health Department)

Health Department staff provided the following additional facilities to those shown on the 1995 Plan Map:

1. Herndon-Reston District Office

- 1850 Cameron Glen Drive, Suite 100, Reston, VA 20190
2. Mount Vernon District Office
8350 Richmond Highway, Suite 233, Alexandria, VA 22309
3. Braddock Glen
4027-B Olley Lane, Fairfax, VA 22032
4. Lewinsville
1609 Great Falls Street, McLean, VA 22101
5. Lincolnia
4710 North Chambliss Street, Alexandria, VA 22312
6. Joseph Willard Health Center
3750 Old Lee Highway, Fairfax, VA 22030
7. Herndon Harbor
875 Grace Street, Herndon, VA 20170

Fairfax-Falls Church Community Services Board (See page 34 for memo)

Fairfax-Falls Church Community Services Board (CSB) staff provided the following additional facilities to those shown on the 1995 Plan Map:

1. CSB Central Services
12011 Government Center Parkway, Suite 836, Fairfax, VA 22035
2. South County Youth Outpatient & Day Support Services
8350 Richmond Hwy Suite 515, Alexandria, VA 22309
3. A New Beginning & Fairfax Detoxification Center
4213 Walney Road, Chantilly, VA 20151
4. Joseph Willard Health Center
3750 Old Lee Hwy, Fairfax, VA 22030
5. Adult Detention Corrections
10520 Judicial Drive, Fairfax, VA 22030
6. Juvenile Detention Corrections
4000 Chain Bridge Road, Fairfax, VA 22030

Neighborhood and Community Services (No memo provided)

Neighborhood and Community Services staff provided the following additional facilities to those shown on the 1995 Plan Map:

1. Groveton Senior Center
8350 Richmond Highway, Suite 324, Alexandria, VA 22308
2. Hollin Hall Senior Center
1500 Shenandoah Road, Alexandria, VA 22308
3. Little River Glen Senior Center
4001 Barker Court, Fairfax, VA 22032
4. Pimmit Hills Senior Center
7510 Lisle Avenue, Falls Church VA 22043
5. Wakefield Senior Center
8100 Braddock Road, Annandale, VA 22003

Schools (See pages 35-36 for memo from Fairfax County Public Schools)Existing Facilities to be added to revised map as symbols:

School Name	Opening Date
Deer Park Elementary School	1995
Halley Elementary School	1995
Lane Elementary School	1995
Fort Belvoir Elementary School	1998
Carson Middle School	1998
Bull Run Elementary School	1999
Westfield High School	2000
Dogwood Elementary School	2001
McNair Elementary School	2001
Liberty Middle School	2002
Colvin Run Elementary School	2003
Lorton Station Elementary School	2003
Colin L. Powell Elementary School	2003
Island Creek Elementary School	2003
South County Secondary School	2005
Eagle View Elementary School	2006
Glasgow Middle School	2008
Laurel Hill Elementary School	2009
Coates Elementary School	2009

Proposed Facilities to be added to the revised map as symbols:

School Name
Stonehurst Elementary School
Fairfield Elementary School
Westfield Middle School
South County Secondary School
Hutchinson Middle School
Graham Road Elementary School

Facilities to be removed from revised map as symbols:

School Name
Hoes Road Elementary School
Reston Middle School
Reston High School
Pine Ridge High School
Clifton Elementary School

Facilities to be considered for addition in the future as symbols:

Facility Name
Stonecroft Transportation Complex
Gatehouse Administration Center I
Quander Road Education Center
Cedar Lane Education Center
Burke Education Center
Herndon Maintenance Facility

Lacey Administration Center (or future use)
Devonshire Administration Center

Public Service and Utility Facility

Fairfax Water (See pages 37 for memo from Fairfax Water)

Fairfax Water staff provided the following active Fairfax Water treatment, storage, maintenance, and office facilities for the updated Plan Map:

- | | |
|---------------------------------------|-------------|
| 1. Beacon Hill Storage Site | Storage |
| 2. Central Storage Site | Storage |
| 3. Chantilly Maintenance Facility | Maintenance |
| 4. Corbalis Water Treatment Plan | Treatment |
| 5. Fox Mill Storage Site | Storage |
| 6. Griffith Water Treatment Plant | Treatment |
| 7. Gum Springs Storage Site | Storage |
| 8. Hospital Storage Site | Storage |
| 9. Morin Building | Office |
| 10. Newington Maintenance Facility | Maintenance |
| 11. Penderwood Storage Site No. 1 | Storage |
| 12. Penderwood Storage Site No. 2 | Storage |
| 13. Planning and Engineering Building | Office |
| 14. Tysons Storage Site | Storage |

Fairfax Water staff provided the following statement for the staff summary: “Only the existing Fairfax Water facilities should be shown. County staff is currently working with Fairfax Water to incorporate system master plan updates into the overall Comprehensive Plan within the next year. Fairfax Water’s proposed future facilities will be reflected in a future update of this map.”

Fairfax Water recently completed an update to the Fairfax Water System Master Plan, identifying planned system improvements through the year 2040. Fairfax Water staff is currently working with County staff to incorporate County Comprehensive Plan text revisions relative to both existing and planned Fairfax Water facilities.

Department of Public Works and Environmental Services

Department of Public Works and Environmental Services staff confirmed that two sewer treatment facilities operate within the county: the Noman M. Cole, Jr., Pollution Control Plant and the Millard H. Robbins, Jr. Water Reclamation Plant. These two facilities are shown on the new Plan Map.

Miscellaneous

Tax Map parcel 20-2 ((1)) 14Z could not be identified as public facilities and will be replanned to residential use at .2-.5 dwelling units per acre to reflect surrounding planned land uses.



County of Fairfax, Virginia

MEMORANDUM

August 8, 2011

TO: Sandi M. Beaulieu
Facilities Planning
Department of Planning and Zoning

FROM: Edwin S. Clay, III, Director
Fairfax County Public Library 

SUBJECT: Comprehensive Plan Map Update

This memo responds to the library's June 21, 2011, meeting regarding the comprehensive plan map update. Per the request by DPZ Facilities Planning Branch for clarification of data relative to Fairfax County Public Library locations, the following information has been verified by Doug Miller, the library's chief GIS user:

- Access Services: Located on the first floor of the main Government Center building, this department specializes in removing barriers to library services for people with disabilities...and provides convenient pickup of library materials that have been reserved by staff working at the Government Center. This location is not listed on the GIS public facilities dataset.
- Library Administration: Now located on the third floor of the main Government Center building, the current public facilities dataset shows this office in a very old location. Perhaps a single library symbol can be used for the main Government Center building while the description indicates the location as both Access Services and Library Administration.
- City of Fairfax Regional Library: It appears that the current public facilities dataset shows this library in its previous location. The actual address, either of the previous or current location, could not be verified because both are located in the City of Fairfax rather than Fairfax County. The correct and current location of the Fairfax City Regional Library is 10360 North Street, Fairfax, 22030.
- Proposed Kingstowne Regional Library: Because the location of a Kingstowne Regional Library is 'proposed' at this time, there is currently no address and nothing in the public facilities dataset for this library site. The land for the proposed Kingstowne Regional Library is a 6.7 acre site in Alexandria, 22315. The property runs from the intersection of Beulah Street and Silver Lake Boulevard up to the intersection of

Library Administration
12000 Gov't Center Pkwy., Suite 324
Fairfax, VA 22035-0059
703-324-3100 FAX: 703-222-3193
www.fairfaxcounty.gov/library



Manchester Lakes Blvd. The Kingstowne Regional Library project is not included in the current CIP and no funding has been allocated.

-A community library co-located with an arts center has been proposed adjacent to the Tysons Civic Commons near the Tysons Central 7 Metro Station.

The above information has been provided to Harry Rado in DPZ who is working with Doug on this update.

Our preference is to continue using the international library symbol with the standard blue and white icon to mark library locations on maps. You may want to use the same icon in red for the proposed Kingstowne Regional and Tysons Central 7 locations.

If you have questions, you may contact me or Doug Miller, Strategic Planning and Customer Research Manager.

cc: Fairfax County Public Library Board of Trustees
Jane Goodwin, Deputy Director, FCPL
Doug Miller, Strategic Planning and Customer Research Manager, FCPL

Library Administration
12000 Gov't Center Pkwy., Suite 324
Fairfax, VA 22035-0059
703-324-3100 FAX: 703-222-3193
www.fairfaxcounty.gov/library





County of Fairfax, Virginia

MEMORANDUM

DATE: July 12, 2011

TO: Sandi M. Beaulieu
Department of Planning and Zoning

FROM: Laurie A. Stone
Fire and Rescue Department

SUBJECT: Fire and Rescue Facilities for Comprehensive Plan Map

This memorandum is to inform you of the current status of the Fire and Rescue Department (FRD) facilities for the update to the Fairfax County Comprehensive Plan Land Use Map.

Since 1995, the following Fire and Rescue Stations have been constructed and are operational:

1. West Centreville Fire and Rescue Station 38
6001 O'Day Drive
Centreville, VA 20120-1612
2. North Point Fire and Rescue Station 39
1117 Reston Avenue
Herndon, VA 20170-2444
3. Fairfax Center Fire and Rescue Station 40
4621 Legato Road
Fairfax, VA 22030-6133
4. Crosspointe Fire and Rescue Station 41
9610 Hampton Road
Fairfax Station, VA 22039-2813

Construction has started on the Wolftrap Fire and Rescue Station 42 located at 1315 Beulah Road, Vienna, VA 22182 which is planned to be operational in July 2013. Future plans also include relocation of the Tysons Fire and Rescue Station 29 and additional fire stations in the Tysons East and Central planning districts. However, the locations for these fire stations are dependent on developer partnerships and will not be constructed for at least ten years.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire





County of Fairfax, Virginia

MEMORANDUM

DATE: August 15, 2011

TO: Sandi M. Beaulieu
Planner II, Planning Division
Department of Planning and Zoning

FROM: Erin F. Schaible, Major
Resource Management Bureau
Fairfax County Police Department

SUBJECT: Comprehensive Plan Map Update

The following is a list of current sites, sites built since 1995, planned site and sites identified as needed.

Current Sites:

Animal Shelter, 4500 West Ox Road, Chantilly (In the process of renovations)
Criminal Justice Academy, 14601 Lee Road, Chantilly
Driver Training Track, 3725 Stonecroft Blvd
Fair Oaks District Station, 12300 Lee Jackson Memorial Hwy (In the process of renovations)
Fairfax County Police Central Records, 10600 Page Ave
Firearms Range, 3721 Stonecroft Blvd
Franconia District Station, 6121 Franconia Road
Helicopter Division, 4604 West Ox Road
Training Area, 5645 Revercomb Ct.
Mason District Station, 6507 Columbia Pike
McLean District Station, 1437 Balls Hill Road (In the process of renovations)
Mt. Vernon District Station, 2511 Parkers Lane
Police Association, 5625 Revercomb Ct
Police Headquarters (Massey Building), 4100 Chain Bridge Road
Operation Support Bureau, 3911 Woodburn Road (needs renovation)
Reston District Station, 12000 Bowman Towne Center (In the process of renovations)

Built Since 1995

Sully District Station, 4900 Stonecroft Blvd
Novaris, 4890 Alliance Drive

Sites Identified as Needed:

A Dunn-Loring Police Station
A Tyson Corner Police Station
Laurel Hill/Lorton Police Station
New Police Headquarters

Fairfax County Police Department
4100 Chain Bridge Road
Fairfax, Virginia 22030





County of Fairfax, Virginia

MEMORANDUM

DATE: August 2, 2011

TO: Sandi Beaulieu
Planning Division
Planning and Zoning

FROM: Dee Crosby
Health Department

SUBJECT: Comprehensive Plan Map

The Health Department would like to include all of these facilities <http://www.fairfaxcounty.gov/hd/hdcontact.htm> , if they are not already represented on the Comprehensive Plan Map.

If you need additional information please do not hesitate to contact me at (703)246-8798.

Fairfax County Health Department
10777 Main Street, Suite 203
Fairfax, VA 22030
Phone: 703-246-2411 TTY: 711 Fax: 703-273-0825
www.fairfaxcounty.gov/hd



DATE: August 18, 2011

TO: Sandi Beaulieu
Planning Division

FROM: Jeannie Cummins

SUBJECT: Community Services Board Updates to the Comprehensive Plan Map

Thank you for the opportunity to help update the Comprehensive Plan Map to reflect the current location of Community Services Board (CSB) facilities within Fairfax County. When we first met, you shared with me an Excel spreadsheet which identifies sites numbered 1 through 22. Of these, only four currently contain CSB programs:

- 17-1 ((1)) 14C
- 59-2 ((1)) 1B1
- 59-2 ((1)) 1C1
- 101-4 ((4)) 7A

We have, however, identified twenty-six additional sites that the County either owns or leases long-term for the provision of treatment or supportive services to adults or children with mental illness, intellectual disabilities and/or substance use disorders. These sites are appended to the original list that you gave us and attached here.

Please note that the CSB in fact owns and/or leases numerous other smaller sites throughout the County that are located in single family homes, townhouses and multifamily apartment units (typically one – or two-bedroom condominium units). While treatment and/or supportive services are delivered in these sites, these units also serve as long-term housing for the individuals who reside there. There are multiple, compelling privacy, safety and fair housing concerns involved in publicly identifying residences where persons with disabilities live that indicate it is not advisable to locate these units on a Comprehensive Plan Map of Health and Human Services Facilities. Therefore, we suggest that site identification be limited to residential treatment programs with more than 8 beds (which are typically not a by-right use) and treatment facilities in commercial buildings. The attached list reflects sites that meet these parameters.

In addition to this activity, the CSB has recently begun reviewing elements of the Comprehensive Plan in the context of its own “systems transformation planning.” Through this review, we have learned there is data in the Policy section of the Plan that is outdated and no longer valid for planning purposes. Likewise, there are facilities proposed in several Area Plans that no longer reflect the CSB’s current facility needs. The CSB is reorganizing its systems of care, and this will have a significant impact on the facility infrastructure needed to deliver services. We expect this reorganization will continue to evolve in 2011 and 2012, throughout which time we will build a clear vision of the facility types and locations required to effectively and efficiently serve children and adults with mental illness, intellectual disabilities and substance use disorders. We would like to request the Planning Department’s guidance on how to incorporate current trend data and the CSB’s new vision for its facilities into the Comprehensive Plan so it, too, reflects our systems transformation. We look forward to working with you on this effort.

CONFIDENTIALITY NOTICE

This message is intended only for the use of the addressee and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, please contact the sender by telephone and destroy all copies of the original message. Thank you!

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12011 Government Center Parkway, Suite 836
Fairfax, Virginia 22035-1100
703-324-7000, TTY 711, Fax 703-324-7092
www.fairfaxcounty.gov/csb



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

September 21, 2011

TO: Marianne Gardner, Acting Director, Planning Division
Fairfax County Department of Planning & Zoning

Chris Caperton, Public Facilities Branch Chief, Planning Division
Fairfax County Department of Planning & Zoning

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: Comprehensive Plan Map Update

Thank you for allowing us to review and comment on the pending update to the 1995 Comprehensive Plan Map and on the relevant recommendations, which are noted below. We concur with the recommendation to consider amending the Area Plans text to reflect the existence of and/or planning for new facilities, including administrative centers.

On that point, Facilities Planning had suggested revising the County's Comprehensive Plan map school property symbols to only reflect a general public school use rather than limiting each property as elementary, middle, or high school. Given the dynamics of our school populations and increasing pressure of growing enrollments, there is a need for flexibility – several of our administrative sites have been, and will likely continue to be, reclaimed for school use. Similarly, a school campus, such as Liberty Middle School, could also be needed as the site of an elementary school at some future time. Further, it should be understood public school properties may also be required for other needed public school uses such as satellite maintenance sites or secured bus parking which contribute to overall operating efficiency for Fairfax County Public Schools (FCPS). I understand that the current update may not be the appropriate vehicle for this to occur, but that these issues could be considered with a future Area Plans Review.

Regarding the highlighted recommendation below, the requested listing of new school facilities that have been developed and constructed since 1995 has been provided and should be included with the Comprehensive Plan Map update. It is not clear why the recommendation states that there should be a future amendment to the Plan map to reflect these new existing facilities. For example, South County Middle School is technically a future site but the school is under construction and will open for the 2012-13 school year. In addition, the new elementary schools at the Lacey site and the replacement school for Graham Road Elementary at Devonshire (formerly an administrative site) are also scheduled to open for the 2012-13 school year. The Hutchison school property is a dedicated site located on tax map 16-1. FCPS owns this site which is currently used by the Park Authority under an interim use agreement.

Thank you again for considering our comments. It would also be helpful if we could obtain a copy of the updated Comprehensive Plan Map that is under review.

"RECOMMENDATIONS

Public Facilities, Governmental, and Institutional Uses

- Delete symbols for facilities that no longer act as a public facility or that cannot be identified as a public facility, governmental, or institutional use, as expressed in Appendix III.
- Add symbols for new or existing facilities, built since 1995 that did not appear on the 1995 Plan Map. These facilities were approved through the 2232 Review Process or were otherwise exempt from this process. See Appendix III".

"FOLLOW-ON RECOMMENDATIONS

Public Facilities, Governmental, and Institutional Uses

- Coordinate with other local and state facilities, such as Dominion Virginia Power, to determine if additionally acquired land should be replanned as Public Facilities, Governmental, and Institutional uses.
- Consider amending Plan Map and Area Plans text to reflect new school facilities.
- Consider amending Plan Map to add new symbol for Fairfax County Public School Administrative Centers."

DMJ

cc: Dean Tistadt, Chief Operating Officer, FCPS
Lee Ann Pender, Director, Administrative Services, FCPS
Ajay Rawat, Coordinator, Facilities Planning Services, FCPS
Meghan Van Dam, Senior Planner, Planning Division, DPZ



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

July 12, 2011

Sandi M. Beaulieu
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509

Re: Fairfax County Comprehensive Plan
Land Use Map Update

Dear Ms. Beaulieu:

Thank you for the opportunity to participate in the update of the Fairfax County Comprehensive Land Use Map. In reference to items discussed in the meeting of June 20, 2011, we propose the following:

Fairfax Water facilities to be shown on map with current update. For the Comprehensive Land Use Map update discussed June 20, we propose showing currently active Fairfax Water treatment, storage, maintenance, and office facilities, as listed in Table 1. The enclosed CD includes a GIS shape file containing points representing the location of these facilities.

Identification of existing Fairfax Water facilities on map. We request that Fairfax Water facilities not be separately identified with a unique symbol on the County's updated Comprehensive Land Use Map. We prefer that they continue to be shown on the map with the same symbol as other utilities.

Fairfax Water ownership of land parcels. The enclosed CD includes a GIS shape file containing polygons representing the land parcels presently owned by Fairfax Water associated with the identified active facilities.

Identification of future Fairfax Water facilities on map. We recently completed an update to the Fairfax Water System Master Plan, which identifies planned system improvements through the year 2040. We are currently working with County staff to incorporate text revisions to the County's Comprehensive Plan relative to both existing and planned Fairfax Water facilities. We anticipate providing this information by the end of this year. Consistent with our discussions, it is suggested that the updated Comprehensive Land Use Map include the following note: "Only existing Fairfax Water facilities shown. County staff is currently working with Fairfax Water to incorporate system master plan updates into the overall Comprehensive Plan within the next year. Fairfax Water's proposed future facilities will be reflected in a future update of this map."

Adjacent Jurisdictions Supporting Material

Comprehensive Plan Map Legends from Adjacent Jurisdictions

City of Fairfax

Future Land Use

RESIDENTIAL

- Residential - Very Low
2 or fewer dwelling units per acre
- Residential - Low
2.1 to 4 dwelling units per acre
- Residential - Low / Med
4.1 to 7.9 dwelling units per acre
- Residential - Medium
8 to 12 dwelling units per acre
- Residential - High
12.1 to 15 dwelling units per acre

BUSINESS

- Business - Commercial
- Business - Office Transition
- Business - Industrial

OPEN SPACE

- Open Space - Preservation ①
- Open Space - Recreation ①
- Open Space - Conservation - ⑤
- Chesapeake Bay RPA ③

OTHER

- Transitional
- Institutional
- Mixed Use
- Planned Old Town Fairfax
- City Boundary
- Lee Highway Corridor Boundary

Town of Herndon

LEGEND

Land Use Designations

- Adaptive Areas
- Community Facilities
- Neighborhood Conservation
- Services and Industries
- Tax Map Grid
- Lakes and Ponds
- Building Outlines
- Town Parcels
- Perennial Streams

Town of Vienna

TOWN OF VIENNA

GEOGRAPHIC INFORMATION SYSTEMS

<ul style="list-style-type: none"> Town Boundary Park/Recreational (Public & Private) Single-Family Detached Townhouses Other Commercial 	<ul style="list-style-type: none"> Governmental Industrial Institutional Multi-Family - 16-20 Offices
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3-12 Retail + other 1000

Disclaimer: The Town of Vienna, the County of Fairfax and Engineering Systems assumes no responsibility for losses if any, from the use of this map or any related data. Date Prepared: November 21, 2005

Special Area Supporting Material

List of Conservation Areas, Redevelopment Areas, Community Improvement Areas:

<u>Conservation Areas</u>	<u>Adopted</u>	<u>Expiration Date</u>
Baileys	March 30, 1976	None
Huntington	March 30, 1976	None
Lincoln-Lewis-Vannoy	November 22, 1976	None
Burgundy	April 30, 1979	April 30, 2004
Gum Springs	April 30, 1979	April 30, 2004
James Lee	December 8, 1980	June 15, 2006*
Jefferson Village	August 2, 1982	August 2, 2022
Jefferson Manor	June 17, 1991	June 17, 2016
Wiley/Gunston Heights	March 21, 1994	None
Ordway Road	June 27, 1994	June 27, 2019
Leehigh Village	March 30, 1998	March 30, 2023
* The James Lee Conservation Plan is being revised for consideration by the Board of Supervisors with no expiration date.		
<u>Inactive Conservation Areas</u>	<u>Adopted</u>	<u>Expiration Date</u>
Fairhaven	August 2, 1979	August 2, 1999
Willston	January 24, 1983	January 24, 1988
Grandview	April 29, 1985	April 29, 1990
Chapel Acres	March 20, 1978	March 20, 2003
<u>Redevelopment Areas</u>	<u>Adopted</u>	<u>Expiration Date</u>
Woodley Hills Estates	February 26, 1979	February 26, 2019
Groveton	June 20, 1983	None
Gum Springs	April 16, 1990	None
<u>Community Improvement Areas</u>	<u>Adopted</u>	<u>Expiration Date</u>
Accotink Heights	September 13, 1982	None
Bel Air	November 24, 1986	None
Beverly Forest	November 24, 1986	None
Brookland- Bush Hill	November 21, 1988	None
Bucknell Heights	February 8, 1988	None
Calvert Park	June 30, 1986	None
Courtland Park	August 1, 1988	None
Ellison Heights	November 26, 1990	None
Engleside	February 8, 1988	None
Fairdale	June 22, 1991	None
Greenway Downs	October 29, 1979	None
Groveton	October 29, 1979	None
Hybla Valley	April 9, 1984	None
Lincolnia Heights	January 25, 1988	None
Memorial Heights	November 25, 1985	None

Mount Vernon Manor	January 28, 1991	None
Mount Zephyr	March 26, 1990	None
New Alexandria/ Riverview	May 18, 1987	None
Plymouth Haven	October 29, 1979	None
Shirley Park	June 30, 1986	None
Tremont Gardens	November 24, 1986	None
Westhampton	September 16, 1991	None
Westmoreland Park	January 25, 1988	None
Wilburdale	September 13, 1982	None
Wynfield	November 24, 1986	None
Hillwood	November 24, 1986	None

Comments from Fairfax County Department of Housing and Community Development

From: Fields, Robert C
Sent: Friday, September 23, 2011 12:32 PM
To: Knippler, Stephen; Klibaner, Aaron K.; Jenkins, Diane
Cc: Van Dam, Meghan
Subject: RE: Confirmation of HCD recommendations for Comp Plan Map Update

Aaron;

I agree.

Bob

Robert C. Fields

Robert C. Fields
Fairfax County Department of Housing and Community Development
3700 Pender Drive, Fairfax, Virginia 22030
Office (703) 246-5277
Fax (703) 246-5115
Robert.Fields@FairfaxCounty.Gov

From: Knippler, Stephen
Sent: Friday, September 23, 2011 11:41 AM
To: Klibaner, Aaron K.; Fields, Robert C; Jenkins, Diane
Cc: Van Dam, Meghan
Subject: RE: Confirmation of HCD recommendations for Comp Plan Map Update

Aaron, what you wrote below is my understanding, too. Thanks.

Stephen E. Knippler
Senior Program Manager
Fairfax County Department of Housing and Community Development
3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-6039
703-246-5161; 703-385-3578 TTY
703-246-5115 FAX
stephen.knippler@fairfaxcounty.gov

From: Klibaner, Aaron K.
Sent: Thursday, September 22, 2011 4:40 PM
To: Fields, Robert C; Knippler, Stephen; Jenkins, Diane
Cc: Van Dam, Meghan
Subject: Confirmation of HCD recommendations for Comp Plan Map Update
Bob, Stephen and Diane:

The last piece of information that we need from each County agency that we have been working with on the update of the Comprehensive Plan Map is a simple confirmation of the recommendations that we have received from each of them. Below is my understanding of the final recommendations you all agreed upon, through the various exchanges of email messages that we have had. I would appreciate it if you all would just let me know whether I've got these right or not.

- 1) Remove the Community Improvement Area boundaries from the map because these programs are no longer funded, and were not Federally funded programs;
- 2) Remove inactive Conservation Area boundaries from the map and
- 3) Continue to use the adopted 1995 boundaries for the Conservation Areas and Redevelopment Areas.

Thank you,

Aaron

Aaron Klibaner, AICP
Fairfax County Department of Planning & Zoning
Planning Division
Policy & Plan Development Branch
Aaron.Klibaner@fairfaxcounty.gov
703-324-1232 p
703-324-3056 f

Comments from the Metropolitan Washington Airports Authority

From: Hines, Mike [mailto:Mike.Hines@MWAA.com]
Sent: Friday, July 29, 2011 3:27 PM
To: Rybold, Kimberly M.
Subject: RE: Fairfax Co. Comprehensive Plan Map - request for comments

Kim, thank you for the opportunity to provide input on the County's Comprehensive Plan Map update. We concur that map should continue to illustrate the outer boundary of the Part 77 surfaces for Dulles Airport. As we discussed on the phone I would recommend that you continue to carry the existing label to be consistent with the language provided in the Overview Section of the Comprehensive Plan. I can work with you in the future to revise this description when amendments to the text are being considered.

Thanks,

Mike Hines, C.M.
Project Manager, Airport/Airspace Planning
Metropolitan Washington Airports Authority
Phone (703) 572-0262
Mike.Hines@mwaa.com

From: Rybold, Kimberly M. [mailto:Kimberly.Rybold@fairfaxcounty.gov]
Sent: Thursday, July 14, 2011 1:17 PM
To: Hines, Mike
Subject: Fairfax Co. Comprehensive Plan Map - request for comments

Mike,

Back in April we spoke about the update to our Comprehensive Plan Land Use Map and the inclusion of data related to the Part 77 Surfaces. We are now moving forward with the creation of an updated map, and will be preparing a staff report outlining our recommendations for the Plan Map update. I've attached a letter that is a formal request for your comments on this matter. Please contact me if you have any questions.

Thank you,

Kimberly Rybold, AICP
Planner II
Fairfax County Department of Planning & Zoning
Planning Division
12055 Government Center Pkwy, Suite 730
Fairfax, VA 22035
703.324.1363

Comments from the Fairfax County Department of Public Works and Environmental Services

From: Kumar, Dipmani
Sent: Thursday, July 28, 2011 6:35 PM
To: Rybold, Kimberly M.
Subject: RE: Fairfax Co. Comprehensive Plan Map - request for comments

Kimberly,

I hope it is okay to respond by e-mail.

It is my opinion that the dam failure impact areas shown on the Comprehensive Plan Land Use Map are incomplete. This is both in terms of the number of dam impact areas shown and also the depiction of the impacts by a line rather than a breach inundation zone. I am not opposed to continuing to include this element in the map. However, I recommend that a qualifying statement be added stating that the dam break impacts shown are approximate and do not include all dams in the county. If possible a link could be provided to more detailed (though still not complete) information on state regulated breach zones in the County. This statement should preferably be included on the map, or if that is not possible, at an appropriate section in any documentation associated with the map. I have included below my original e-mail to you where I provided a link to where this information is maintained on the County's website.

Please let me know if you need any clarification on these comments.

Thanks,

Dipmani

From: Kumar, Dipmani
Sent: Wednesday, March 02, 2011 2:51 PM
To: Van Dam, Meghan; Rado, Harry; Kaplan, Noel; Rybold, Kimberly M.
Cc: Demetrius, Donald
Subject: State regulated dams

As discussed here is the link to the maps and information for dam break inundation zones for known state regulated facilities that we compiled in 2009 in response to state legislation (HB 837):

<http://www.fairfaxcounty.gov/dpwes/dams/state.htm>

The LTI link and related information section provides some background on the countywide map, dam inundation zone maps, and the requirements under the legislation. As I indicated, we maintain the GIS layers that go into these maps, and if at some point you would like to get access to those, let me know.

We are process of updating all the maps for the 18 DPWES owned facilities and that should be completed by early summer.

Please let me know if you need additional information.

Thanks,

Dipmani

From: Rybold, Kimberly M.
Sent: Thursday, July 14, 2011 1:22 PM
To: Kumar, Dipmani
Subject: Fairfax Co. Comprehensive Plan Map - request for comments

Dipmani,
Back in March you met with some of our staff regarding the update to our Comprehensive Plan Land Use Map and the inclusion of data related to dam failure impact areas. We are now moving forward with the creation of an updated map, and will be preparing a staff report outlining our recommendations for the Plan Map update. As we discussed previously, DPWES now maintains a series of maps showing the dam break inundation zones, potentially eliminating the need for these areas to be shown on the Land Use Map. I've attached a letter that is a formal request for your comments on this matter. Please contact me if you have any questions.

Thank you,

Kimberly Rybold, AICP
Planner II
Fairfax County Department of Planning & Zoning
Planning Division
12055 Government Center Pkwy, Suite 730
Fairfax, VA 22035
703.324.1363

Transportation Supporting Material



County of Fairfax, Virginia

MEMORANDUM

DATE: September 29, 2011

TO: Marianne Gardner, Acting Director
Planning Division, FCDPZ

FROM: Leonard Wolfenstein, Chief *L.W.*
Transportation Planning Section, TPD, FCDOT

SUBJECT: 2011 Transportation Plan Map Update and Modification of Transportation Features on the Land Use Map of the County's Comprehensive Plan

The Department of Transportation (DOT) is currently reprinting the Transportation Plan Map of the County's Comprehensive Plan to reflect adopted changes by the Board of Supervisors through September 13, 2011 and commuter parking facilities that are on publicly owned land. The reprint of the Transportation Plan Map will coincide with the update of the Land Use Map of the Comprehensive Plan by the Department of Planning and Zoning (DPZ). The Land Use Map currently contains many transportation features that are also shown on the Transportation Plan Map.

DOT and DPZ met in the spring of 2011 and most recently on September 14, 2011 to discuss changes to the Land Use Map and DOT's reprinting of the Transportation Plan Map. Based on the meeting, it is DOT's recommendation to DPZ that major transportation features, such as principal arterials, transit lines and associated stations, commuter facilities, HOV/HOT facilities, and interchanges should continue to be displayed on the Land Use Map. The Transportation Plan Map will contain all transportation features including the major transportation features shown on the Land Use Map. Additionally, the Land Use Map should reference the Transportation Plan Map and Area Plan text in the Comprehensive Plan for a complete set of the transportation recommendations in an area. The Transportation Plan Map, which is managed by DOT, will be updated as needed based on adopted changes by the Board of Supervisors. If major transportation features are impacted, then the Land Use Map and Transportation Plan Map should be updated simultaneously. This memorandum documents that major transportation features will continue to be shown on the Land Use Map and that all transportation features will be shown on the Transportation Plan Map from now on.

Please contact Mike Garcia at Michael.Garcia3@fairfaxcounty.gov or 703-877-5673 should you need further information or clarification of these comments.

cc: Tom Biesiadny, FCDOT
Dan Rathbone, FCDOT
Mike Garcia, FCDOT
Meghan Van Dam, FCDPZ

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot



Marianne Gardner
September 29, 2011
Page 2 of 2

Attachment 1: Transportation Plan Map Updates as of September 13, 2011
Attachment 2: Commuter Parking Facilities

S:\Transportation Planning Section\TranPlan Update\2011 Update\Removal of Transportation Features from the Land Use Comprehensive Plan
Map 9-29-11.doc

Transportation Plan Map Updates as of September 13, 2011

Attachment I

Springfield						
Item #	Action	Action Detail	Name/Description	Plan Amendment	Adopted	Current Plan Location
1	Add	Dashed blue line (4 lanes) from Franconia-Springfield Parkway to Loisdale Road	Frontier Drive extension	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
2	Add	Overpass symbol on Backlick Road crossing Old Keene Mill Road	Overpass on Backlick Road at Old Keene Mill Road	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
3	Add	Solid blue line (3 lanes) on Backlick Road from Calamo Street north to Highlign Street	Couplet: Part of one way pair with Amherst Avenue from Calamo Street to Highland Street	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
4	Add	Solid blue line (3 lanes) on Amerherst Avenue from Calamo Street north to Highlign Street	Couplet: Part of one way pair with Backlick Road from Calamo Street to Highland Street	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
5	Add	Solid blue line (6 lanes) on Backlick Road from Franconia-Springfield Parkway to Calamo Street	Backlick Road widening	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
6	Add	Solid orange line (4 lanes) on Springfield Boulevard from Old Keene Mill Road to Backlick Road	Springfield Boulevard widening	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
7	Add	Solid orange line (4 lanes) on Metropolitan Center Drive from Franconia-Springfield Parkway to future Frontier Drive extension	Metropolitan Center Drive widening	S09-CW-3CP	Jan. 12, 2010	Area IV, Franconia Springfield Area, Wide Recommendations, Transportation, Street and Circulation Improvements
8	Add	Solid blue line on Loisdale Road (4 lanes) from Spring Mall Road to Newington Road	Loisdale Road widening	ST09-IV-S1	Apr. 6, 2010	Area IV, Springfield Planning District, I-95 Corridor Industrial Area, Land Unit K
Tysons Corner						
Item #	Action	Action Detail	Name/Description	Plan Amendment	Adopted	Current Plan Location
9	Add	Full circle to represent an interchange on the Dulles Toll Road west of Leesburg Pike	Boone Boulevard extension and Dulles Toll Road interchange	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
10	Add	Full circle to represent an interchange on the Dulles Toll Road east of Leesburg Pike and west of International Drive	Greensboro Drive extension and Dulles Toll Road interchange	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
11	Add	Full circle to represent an interchange on the Dulles Toll Road east of International Drive and west of Westbranch Drive	Interhcnage connection from the Dulles Toll Road to Jones Branch Drive	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
12	Add	Orange dashed line (4 lanes) with an overpass symbol from Jones Branch Drive to Scotts Crossing Road then a sold orange line to Dolley Madison Boulevard (Rte 123)	Extension of Scotts Crossing Road to Jones Branch Drive	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
13	Add	Orange dashed line (4 lanes) from Jones Branch Drive to I-495 (shown as one feature with #13 above)	Hot Ramp connection to Jones Branch Drive	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
14	Add	Orange dashed line with overpass symbol from Fashion Blvd/Ring Road intersection (Tysons Mall) to Old Meadow Drive/Kennedy Driver intersection	Tyson Corner Mall to Old Meadow transit and non-motorized crossing	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
15	Add	The number 13 on I-495 between Route 7 and I-66	Widening of I-495 by one lane on the outer loop	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
16	Remove	Interchnage symbol at Gosnell Road/Westpark Drive and Route 7	Removal of interchange symbol	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
17	Remove	Interchnage symbol at International Drive and Route 123	Removal of interchange symbol	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
18	Remove	Interchnage symbol at Gallows Road/International Drive and Route 7	Removal of interchange symbol	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
19	Remove	Dashed orange line on Greensboro Drive extended from Tycoo Road to Route 7	Removal or portion of Greensboro Drive extended	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
20	Remove	Dashed orange line that connects Route 7 with Pinnacle Drive just north of the Route 123/Route 7 interchange	Removal of collector/local road	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
21	Add	Dashed orange line that connects Greensboro Drive to the interchange symbol just east of Route 7 and the Dulles Toll Road	Extension of Greensboro Drive	S05-CW-1CP	Jun. 22, 2010	Area II, Tysons Corner Urban Center, Area Wide Recommendations
Annandale						
Item #	Action	Action Detail	Name/Description	Plan Amendment	Adopted	Current Plan Location
22	Add	Cul-de-sac at end of Columbia Pike just north of Little River Turnpike	Cul-de-sac on Columbia Pike	ST10-CW-2CP	Jul. 13, 2010	Area I, Annandale Planning District, Annandale Community Business Center
23	Remove	Overpass across Little River Turnpike from Annandale Road to Ravensworth Road	Removal of overpass from Annandale Road to Ravensworth Road	ST10-CW-2CP	Jul. 13, 2010	Area I, Annandale Planning District, Annandale Community Business Center
Baileys Crossroads						
Item #	Action	Action Detail	Name/Description	Plan Amendment	Adopted	Current Plan Location
24	Add	Solid blue line (6 lanes) on Columbia Pike from Leesburg Pike to Lacy Boulevard	Widen Columbia Pike	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center
25	Add	Dashed blue line (4 lanes) from the Baileys Crossroads Shopping Center to Carlin Springs Roads	Relocate/Realign Seminary Road	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center
26	Add	Dashed orange line on Charles Street south of Route 7 to realign with Glen Forest Drive	Realigned Charles Street	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center
27	Add	Dashed orange line from Courtland Drive/Columbia Pike south to Courtland Drive	Courtland Drive extension	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center

Updates to Transportation Plan Map as of August 13, 2011

28	Add	Dashed orange line from Moncure Avenue to relocated/realigned Seminary Road (item #27)	Local connection south of and parallel to Columbia Pike	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center
29	Add	Dashed orange line from Route 7 to Columbia Pike east of the Route 7/Columbia Pike interchange	New local connection east of Route 7/Columbia Pike interchange	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center
30	Add	Dashed orange line from Carlin Springs Road to Jefferson Street north of Route 7 just south of Goodwin House complex	New local connection from Carlin Springs to Jefferson Street	ST10-CW-3CP	Jul. 13, 2010	Area I, Baileys Planning District, Baileys Crossroads Community Business Center
Rest of the County						
Item #	Action	Action Detail	Name/Description	Plan Amendment	Adopted	Current Plan Location
31	Remove	Cul-de-sac on Rock Hill Road where it connects to Innovation Avenue north of the Dulles Toll Road and west of the Town of Hemdon	Remove Rock Hill Road cul-de-sac	APR 08-III-7UP; APR 08-III-11UP, and APR 08-III-12UP	Jul. 13, 2010	Area III, Upper Potomac Planning District, UP4 Greater Hemdon Community Planning Sector
32	Add	Solid blue line (6 lanes) on Telegraph Road from Route 1 to Fairfax County Parkway	Widen Telegraph Road	APR 09-IV-12LP	Sep. 13, 2011	Area IV, Lower Potomac Planning District, LP2 Lorton-South Route 1 Community Planning Sector

Modification to Other Plan Information Section on 1995 Plan Map

(New text is shown with underline and deleted text shown with ~~strikethrough~~):

MODIFY:

“Criteria for Assignment of Appropriate Development Density/ Intensity

... The process and factors used in evaluating the appropriate density level are outlined in the ‘Criteria for Assignment of Appropriate Residential Development Density, Residential Development Criteria,’ contained in Appendix 9 of the Land Use section of the Policy Plan.

———For non-residential uses, each rezoning application for such non-residential uses will also be evaluated using pertinent development criteria as found in ‘Criteria for Assignment of Appropriate Non-Residential Development Intensity, Non-Residential Development Criteria,’ Appendix 9 of the Land Use section of the Policy Plan, as a basis for such evaluation.

Incorporated Towns and Cities

The ~~T~~owns of Clifton, Herndon and Vienna and the City of Fairfax have jurisdiction over their own comprehensive planning processes. Planned land use is not shown on the Fairfax County Comprehensive Plan Land Use Map. Certain public facilities, e.g. schools and libraries, parks, may be provided by Fairfax County. Other public facilities, e.g. sanitary and water, are provided by agreement with various jurisdictions and service authorities. Selected public facilities features inside the towns of Clifton, Herndon, and Vienna and the City of Fairfax are shown on this map.

~~Land use for the Town of Clifton is based on the existing zoning, which is generally at one residential unit per acre. Commercial, industrial, and public facilities uses are not shown because of the scale of the map.~~

———~~The land use densities shown in the Towns of Herndon and Vienna and the City of Fairfax are approximations of existing planned land use.”~~