



The Comprehensive Plan *for* Fairfax County, Virginia

Area III

INCLUDING:

Bull Run Planning District

Dulles Suburban Center

Fairfax Center Area

Pohick Planning District

Upper Potomac Planning District



2003 EDITION

The Comprehensive Plan is on the Fairfax County Internet site at:

www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm.

The Internet version of the Plan will always be the most up-to-date. Compare this document with the Internet site to determine if this volume has been updated with the most recent amendments.

Area III
2003
EDITION

The Comprehensive Plan
for Fairfax County, Virginia

The Comprehensive Plan is on the Fairfax County Internet site at:
<www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm>.



The Comprehensive Plan *for* Fairfax County, Virginia

Area III

INCLUDING:

Bull Run Planning District, Dulles Suburban Center, Fairfax Center Area,
Pohick Planning District, Upper Potomac Planning District

This document consists of the Area III Plan, adopted July 1, 1991, and all amendments adopted through June 26, 1995. Any subsequent amendments are available from Maps and Publications Sales, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

This Area Plan volume is one element of the Comprehensive Plan and should be used in conjunction with the Comprehensive Plan Map; the Policy Plan, which is the countywide policy element of the Comprehensive Plan; and the adopted Plans for Area I, Area II and Area IV. Together these documents provide planning policy guidelines and recommendations, as required by the Code of Virginia, as amended.

THE COMPREHENSIVE PLAN FORMAT

The Fairfax County Comprehensive Plan consists of five volumes that are published to fit into 3-ring binders. The following binder features are recommended:

- Three-ring binders that have D-rings, for easy page turning;
- Binders that have clear plastic sleeves on the cover and spine, for inserting the covers provided to identify each volume;
- A 1 1/2-inch binder for the Policy Plan; and
- A 2-inch binder for each of the four Area Plans.

AMENDMENTS TO THE PLAN

Periodically, supplements containing amendments to the Plan will be published. These supplements will contain replacement pages and/or whole sections so that the notebooks can be updated.

If you wish to obtain information about the most recent supplements and how to get them, please go to the Department of Planning and Zoning Web site at www.co.fairfax.va.us/dpz. Supplements will be available at the Maps and Publications Sales desk in the County Government Center, 12000 Government Center Parkway, Fairfax, VA. For further information, please call the Department of Planning and Zoning/ Planning Division at 703/324-1380.

2000 EDITION

Originally adopted by the Board of Supervisors on July 1, 1991

BOARD OF SUPERVISORS

Katherine K. Hanley, *Chairman*
Gerald W. Hyland, *Mount Vernon District, Vice Chairman*

Sharon Bulova, *Braddock District*
Gerald E. Connolly, *Providence District*
Michael R. Frey, *Sully District*
Penelope A. Gross, *Mason District*

Catherine M. Hudgins, *Hunter Mill District*
Dana Kauffman, *Lee District*
Elaine McConnell, *Springfield District*
Stuart Mendelsohn, *Dranesville District*

Anthony H. Griffin, *County Executive*
Robert A. Stalzer, *Deputy County Executive*

PLANNING COMMISSION

Peter F. Murphy, Jr., *Springfield District, Chairman*
John R. Byers, *Mount Vernon District, Vice Chairman*

Walter L. Alcorn, *At-Large*
Frank de La Fe, *Hunter Mill District*
Joan DuBois, *Dranesville District*
Janet R. Hall, *Mason District*
Suzanne F. Harsel, *Braddock District*

John B. Kelso, *Lee District*
Ronald W. Koch, *Sully District*
Ilryong Moon, *At-Large*
Linda Q. Smyth, *Providence District*
Laurie Frost Wilson, *At-Large*

Barbara J. Lippa, *Executive Director*
S. Robin Hardy, *Assistant Director*

DEPARTMENT OF PLANNING AND ZONING

James P. Zook, *Director*
Jane W. Gwinn, *Director, Zoning Administration Division*
Barbara A. Byron, *Director, Zoning Evaluation Division*
Fred R. Selden, *Director, Planning Division*

David Marshall, *Chief*
Facilities Planning Branch
Sterling Wheeler, *Chief*
Policy & Plan Development Branch

Marianne Gardner, *Chief*
Policy & Plan Development Branch
Pamela Nee, *Chief*
Environment & Development Review Branch

DEPARTMENT OF TRANSPORTATION

Young Ho Chang, *Director*

Leonard Wolfenstein, *Chief*
Transportation Planning Division

CONTENTS

AREA III

AREA PLAN OVERVIEW

How to Use the Plan

BULL RUN PLANNING DISTRICT

Centreville Area and Suburban Center
BR1 - Dulles Airport Community Planning Sector
BR2 - Upper Cub Run Community Planning Sector
BR3 - Flatlick Community Planning Sector
BR4 - Stringfellow Community Planning Sector
BR5 - Stone Bridge Community Planning Sector
BR6 - Centreville Community Planning Sector
BR7 - Braddock Chapel Community Planning Sector

DULLES SUBURBAN CENTER

Background
Concept for Future Development
Planning Issues
Major Objectives
Implementation
Performance Criteria for Optional Uses
Area-Wide Recommendations
Land Use Recommendations
Design Guidelines

FAIRFAX CENTER AREA

Fairfax Center Area-Wide Recommendations
Land Use Plan Recommendations – The Overlay Level
Use-Specific Performance Criteria

POHICK PLANNING DISTRICT

P1 -Twin Lakes Community Planning Sector
P2 - Main Branch Community Planning Sector
P3 - Johnny Moore Community Planning Sector
P4 - Clifton Community Planning Sector
P5 - Dominion Community Planning Sector
P6 - Middle Run Community Planning Sector
P7 - Burke Lake Community Planning Sector

UPPER POTOMAC PLANNING DISTRICT

Reston-Herndon Suburban Center
UP1 - Riverfront Community Planning Sector
UP2 - Springvale Community Planning Sector
UP3 - Hickory Community Planning Sector
UP4 - Greater Herndon Community Planning Sector
UP5 - Reston Community Planning Sector
UP6 - Sully Community Planning Sector
UP7 - West Ox Community Planning Sector
UP8 - Lee-Jackson Community Planning Sector

GLOSSARY

