

11. Conclusions

This section includes observations and recommendations related to the Comprehensive Plan (Plan) guidance for the Lincolnia Planning District. These are not intended to encompass all potential considerations or modifications to the Plan and should be considered as a starting point for addressing various aspects during the Plan review process.

Planning District Boundaries

A portion of the Beltway South Industrial Area overlaps with a portion of the L3 Bren Mar Park Community Planning Sector (CPS) as noted in the Preface and Planning History sections of the report. To unify the Plan text, an assessment of whether guidance should be located in the L3 CPS or consolidated with the other recommendations for the Beltway South Industrial Area is suggested.

Comprehensive Plan Recommendations

The community is encouraged to consider the future character of the study area as it relates to the Concept for Future Development and the Suburban Neighborhood classification. Over twenty years have passed since the Lincolnia Planning District Plan guidance has been evaluated as a whole. The Plan recommendations should be examined to ensure they are up-to-date and consistent with the adopted Policy Plan. Examples of certain elements of the Plan guidance that should be examined are cited below as follows:

Land Use

Many of the adopted land use recommendations have been implemented, as described in the Planning History section of this report. Existing townhouse, multifamily, and office development exceeds the maximum planned development potential for these types of land uses and should be examined further, with consideration given to whether implemented land use recommendations should be reflected in the Plan.

Transportation

The adopted transportation recommendations focus in large part on proposed improvements roadways and intersections. If alternative land use options are examined in the study, an assessment of whether the current recommended transportation improvements remain feasible and necessary to serve the future population should be considered. Other transportation improvements that may be needed to support alternative land use options should be analyzed.

A concentration of retail uses is located at the intersection of Beauregard Street and Little River Turnpike and is also easily accessible from I-395, making it convenient for both local residents and commuters passing through the area. However, there is severe vehicular congestion during peak hours at this intersection. Traversing this area as well as other locations within the study area by foot or bicycle is challenging. This suggests strategies should be considered to encourage a complete network of pedestrian and bicycle connectivity. Enhancing streetscape design may also be appropriate when discussing improvements to multimodal connectivity.

Housing

The existing Plan guidance includes a list of existing, under construction, and proposed assisted housing, and a description of programs providing financial assistance to eligible residents. Updating the list and descriptions of programs as needed is recommended.

Environment

The adopted district-wide text suggests there are difficulties to improving surface and groundwater quality in the Lincolnia Planning District. As noted in the report, a majority of the developable area in and around the Cameron Run Watershed was developed prior to the implementation of more stringent stormwater and stream protection measures. Furthermore, there have been few redevelopment opportunities that have resulted in the ability to apply current best practices.

If land use guidance is proposed to be amended, applicable best practices addressing energy conservation, water conservation and other green building practices should be considered as conditions for new development and redevelopment, consistent with countywide policy.

Heritage Resources

Only the L3 Bren Mar Park CPS has been surveyed to determine the presence or absence of architectural heritage resources. Therefore, there is a potential for unidentified existing heritage resources. Consideration should be given to whether this survey work should be documented in the Plan guidance, as well as whether other surveys should be undertaken, if there is an ability to complete this work.

Public Facilities

The adopted Comprehensive Plan contains a table with existing public facilities. There are currently no additional public facilities planned for the Lincolnia PD, therefore substantive changes to this table are unlikely. If land use guidance is proposed to be amended, an assessment of potential impacts to schools, libraries, public safety, and sewer and water is recommended.

Human Services

Guidance related to human services in the Lincolnia PD is not contained in the adopted Comprehensive Plan. The purpose of this analysis is to determine the current need for human services of residents in Lincolnia. If redevelopment options are proposed and may impact the provision of human services, this impact should be assessed.

Parks and Recreation

The report identifies a need for parkland and several types of recreational facilities, including rectangular fields, basketball courts and playgrounds serving the Lincolnia PD. Many of these facilities are provided outside of the study area boundaries in nearby parks. If redevelopment options are considered, potential impacts to parks and recreation facilities should be evaluated. The addition of recreational facilities and public spaces such as civic plazas or central greens should be considered to mitigate any identified impacts.

Public Outreach and Engagement

A goal of the Fairfax Forward process is to customize a strategy for public outreach and engagement for studies, in recognition that each community is unique and each study may present a different scope and desired outcome. In Lincolnia, residents are culturally diverse with 52 percent of the population identifying with a race or ethnicity other than white and about 58 percent of the population speaking a language other than English at home. The population is young relative to Fairfax County as a whole, with a median age of 33 compared to the median age countywide of 37.5.

The Lincolnia PD is also the second most density populated planning district and is nearly twice as density populated compared to the countywide figure. Lastly, about 50 percent of residents are renters, a much higher proportion than the countywide population. Consideration of these factors, coupled with input from the community, will be considered in formulating an effective strategy to attract and retain broad and inclusive community participation throughout the entire study process.