

# Lincolnia Planning District

## Existing Conditions Report February 2015



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Fall plant sale at Green Spring Gardens.  
Source: Fairfax County Park Authority

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The Board of Supervisors in the Board Auditorium at the Fairfax County Government Center.  
Source: Fairfax County

## General Information

### Fairfax County, Virginia

Web site: [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

### Fairfax Forward

Web site: [www.fairfaxcounty.gov/dpz/fairfaxforward/](http://www.fairfaxcounty.gov/dpz/fairfaxforward/)

### Lincolnia Planning District Study a component of **Fairfax Forward**

E-mail: [DPZLincolnia@fairfaxcounty.gov](mailto:DPZLincolnia@fairfaxcounty.gov)

Web site: <http://www.fairfaxcounty.gov/dpz/lincolnia/>

Listserv: Subscribe to the free service that provides timely announcements and other information about the study. Look for “Lincolnia Study News” under “Land Use & Development” at

[www.fairfaxcounty.gov/email/lists/](http://www.fairfaxcounty.gov/email/lists/)

Facebook: <https://www.facebook.com/fairfaxlanduse>

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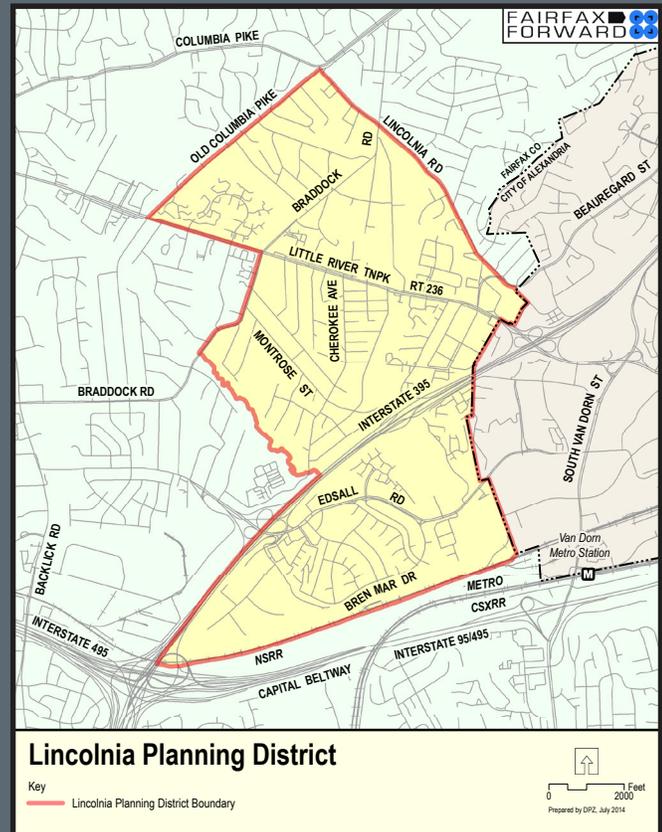
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Subscribe to the free service that provides timely announcements about the Comprehensive Plan, Plan Amendments, and other planning activity. Look for “E-mail Subscriptions” on the county Web site under News and Events or at [www.fairfaxcounty.gov/email/lists](http://www.fairfaxcounty.gov/email/lists).



Lincolnia Planning District Map.  
Source: Fairfax County DPZ/GIS

## Preface

On July 9, 2013, the Board of Supervisors adopted Fairfax Forward, a new review process for the county's long-range land use plan, the Comprehensive Plan. The foundation of the process is a Comprehensive Plan Amendment Work Program. The pilot work program schedules planning studies to begin between 2013-2016. The studies are organized into countywide, activity center and neighborhood planning studies. Countywide studies encompass the review of any Plan guidance applicable to multiple geographic areas or the entire county, and includes Policy Plan sections. Activity center and neighborhood planning studies are organized by the land classifications in the Concept for Future Development (Concept), which geographically divides the county in different types of places.

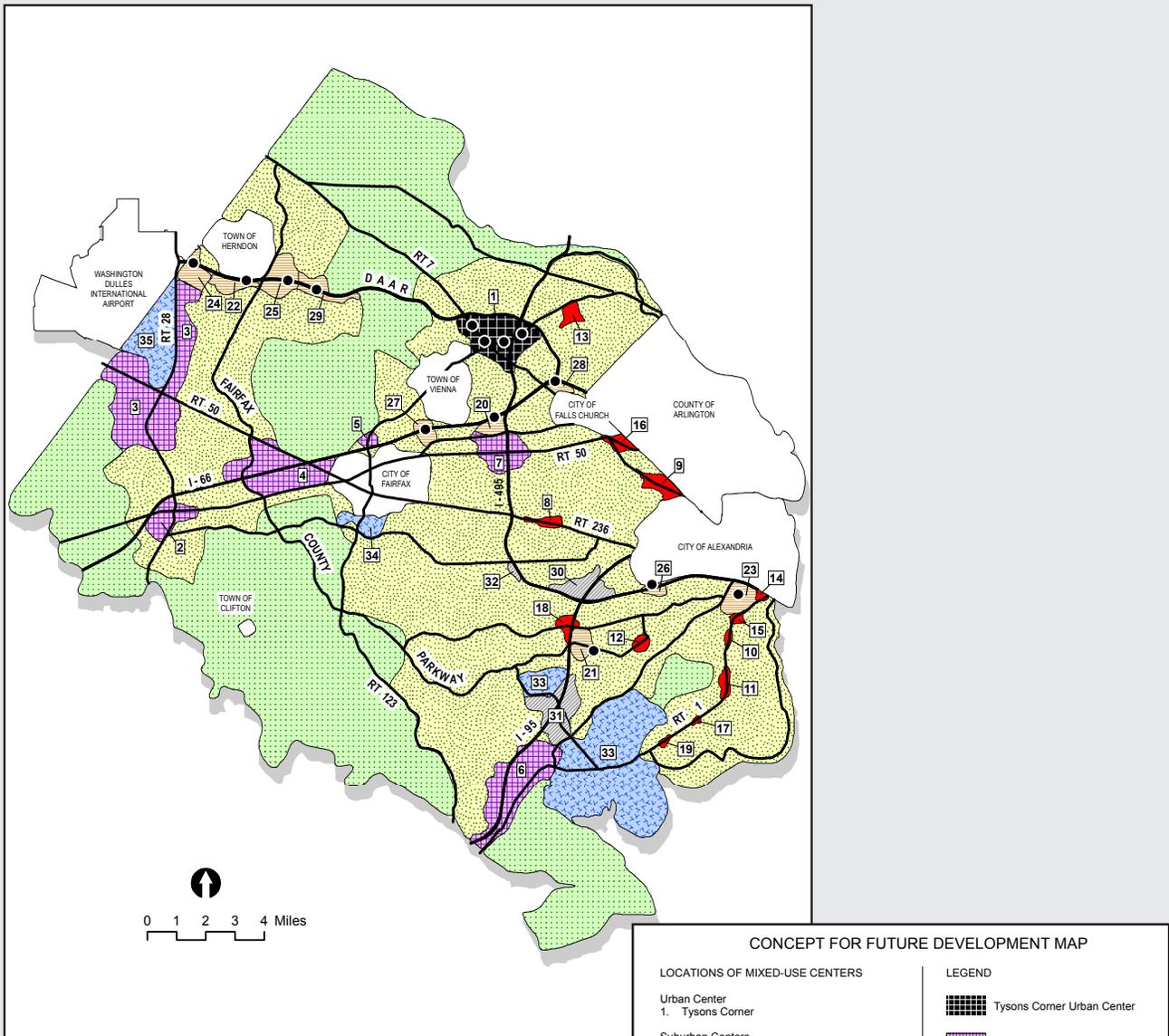
Mixed-use centers and industrial areas are the county's designated nodes of growth, or "activity centers," and are reviewed as part of activity center planning studies on the work program. The areas outside of activity centers include the majority of the county. These areas are defined as Suburban Neighborhoods, Low Density Residential Areas and Large Institutional Areas. Suburban Neighborhoods and Low Density Residential Areas generally comprise the county's stable neighborhoods and are reviewed as part of the neighborhood planning studies on the work program. Large Institutional Areas in the county, such as Fort Belvoir, Washington Dulles International Airport and George Mason University, have separate jurisdictions for planning purposes and therefore are not eligible for the county's Plan review.

The Lincolnia Planning District (PD), shown in Figure P.2 on page 8, is one of the first areas to be evaluated as a neighborhood planning study on the work program. The majority of the study area is designated as Suburban Neighborhoods on the Concept. A portion of the study area is part of the Beltway South Industrial Area, shown in Figure P.3 on page 9.

It is anticipated that the first phase of the study will be completed in 12-18 months. At the time of publication of this report, the scope of the first phase involves examining the recommendations for the Lincolnia PD in the Comprehensive Plan to update existing conditions and note implemented Plan recommendations. The second phase of the study will consider designating a portion of the study area as an activity center and any potential changes to associated land use recommendations.

The following existing conditions report provides information intended to facilitate the evaluation and formulation of recommendations during both phases of the study. The report includes information about areawide demographics, Comprehensive Plan history, Plan recommendations, land uses, transportation facilities, transit service, housing, environmental conditions, heritage resources, public facilities, human services, and parks and recreation facilities in and nearby the Lincolnia PD (Sections 1-10). Section 11 describes observations and conclusions based on the existing conditions that may be considered a starting point for Plan review efforts. The appendices include data not contained in the body of the report.

More information on Fairfax Forward and the Lincolnia Planning District study is available online at: [www.fairfaxcounty.gov/dpz/fairfaxforward](http://www.fairfaxcounty.gov/dpz/fairfaxforward) and [www.fairfaxcounty.gov/dpz/lincolnia/](http://www.fairfaxcounty.gov/dpz/lincolnia/).



**Figure P.1** Concept for Future Development amended through September 23, 2014, as adopted in the Fairfax County Comprehensive Plan.

**CONCEPT FOR FUTURE DEVELOPMENT MAP**

<p><b>LOCATIONS OF MIXED-USE CENTERS</b></p> <p><b>Urban Center</b></p> <p>1. Tysons Corner</p> <p><b>Suburban Centers</b></p> <p>2. Centreville 3. Dulles (Route 28 Corridor) 4. Fairfax Center 5. Flint Hill 6. Lorton-South Route 1 7. Merrifield</p> <p><b>Community Business Centers</b></p> <p>8. Annandale 9. Baileys Crossroads 10. Beacon/Groveton 11. Hybla Valley/Gum Springs 12. Kingstowne 13. McLean 14. North Gateway 15. Penn Daw 16. Seven Corners 17. South County Center 18. Springfield 19. Woodlawn</p> <p><b>Transit Station Areas</b></p> <p>20. Dunn Loring 21. Franconia-Springfield 22. Herndon 23. Huntington 24. Innovation Center 25. Reston Town Center 26. Van Dorn 27. Vienna 28. West Falls Church 29. Wiehle-Reston East</p> <p><b>LOCATIONS OF LARGE INSTITUTIONAL AND INDUSTRIAL AREAS</b></p> <p><b>Industrial Areas</b></p> <p>30. Beltway South 31. I-95 Corridor 32. Ravensworth</p> <p><b>Large Institutional Land Areas</b></p> <p>33. Fort Belvoir (Main Post and North Area) 34. George Mason University 35. Washington Dulles International Airport</p>	<p><b>LEGEND</b></p> <p> Tysons Corner Urban Center</p> <p> Suburban Center</p> <p> Community Business Center</p> <p> Transit Station Area</p> <p> Industrial Area</p> <p> Large Institutional Land Area</p> <p> Suburban Neighborhood</p> <p> Low Density Residential Area</p> <p> Major Road</p> <p> Metro Station</p>
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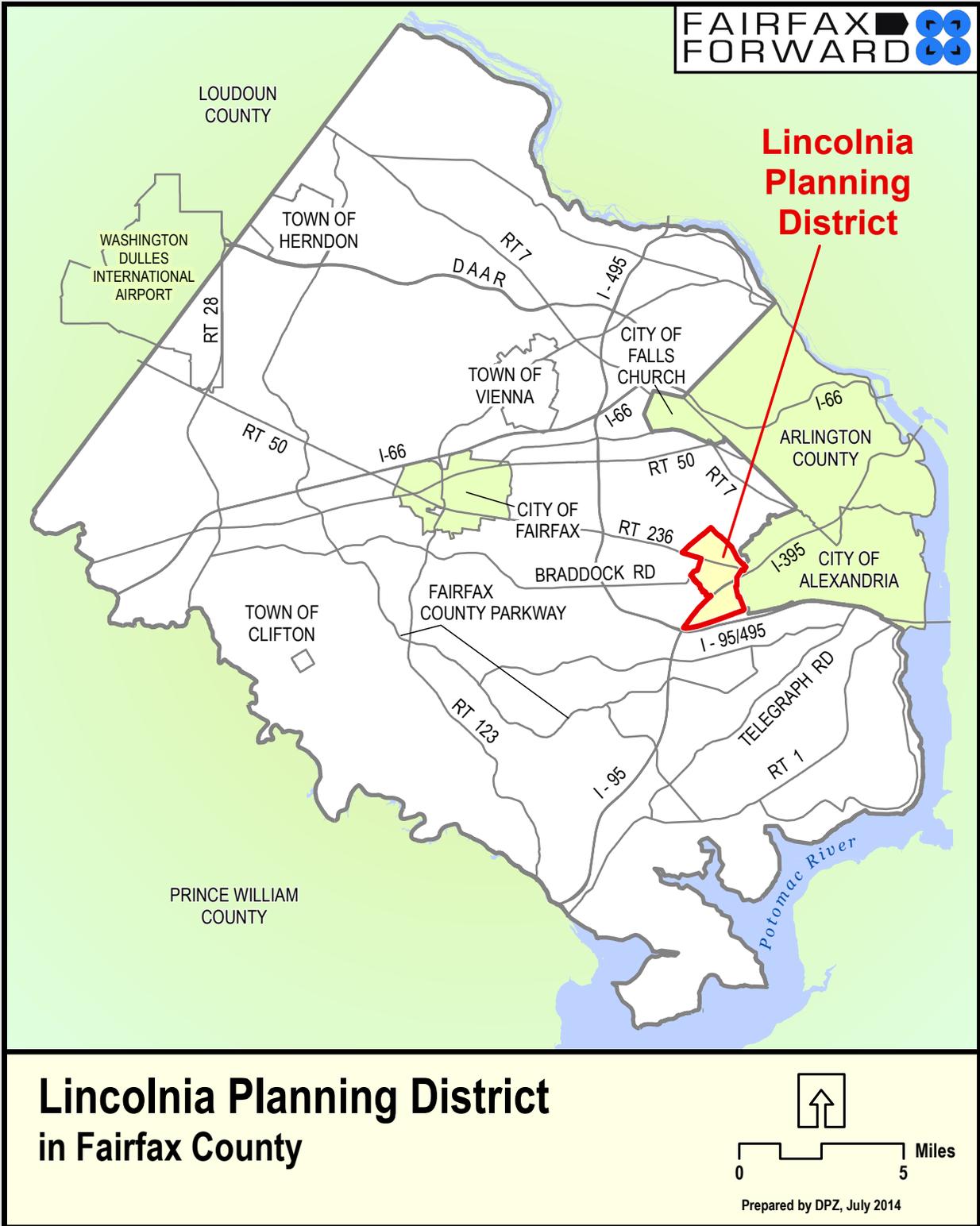


Figure P.2 Lincolnia PD in Fairfax County, Virginia.

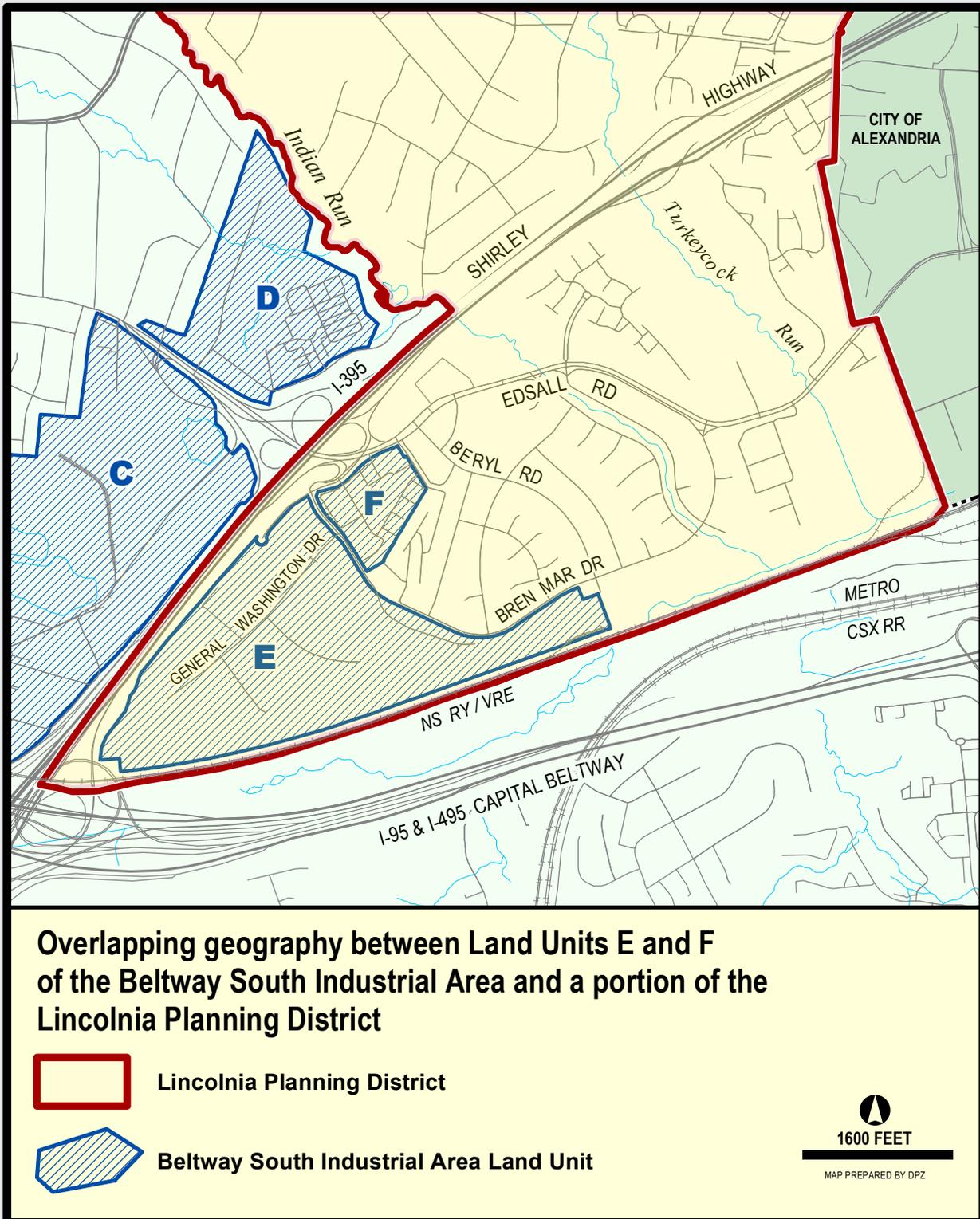


Figure P.3 Portion of Beltway South Industrial Area overlapping with a portion of the Lincolnia PD.

# Executive Summary

## Overview

The Lincolnia Planning District (PD) is approximately 2,056 acres in size and is located in the eastern part of Fairfax County, bordering the City of Alexandria to the east as shown in Figure E.1. The study area is bounded by Lincolnia Road and Old Columbia Pike to the north; Little River Turnpike (Route 236), Braddock Road, Indian Run Stream Valley and Interstate 395 (I-395) to the west; and the Norfolk Southern Railway/Virginia Railway Express right-of-way to the south.

Main roads that serve the planning district include Little River Turnpike, I-395, Edsall Road, and Braddock Road. Several local and regional destinations are easily accessible by car (5 mile drive or less) from the Lincolnia PD. These areas include Annandale, Baileys Crossroads, the greater Springfield area, and Old Town Alexandria.

## Demographics

According to a 2014 population estimate provided by the Fairfax County Department of Neighborhood and Community Services, there are approximately 18,700 residents in the Lincolnia PD. The Lincolnia PD has the second highest population density (people per acre) compared to all planning districts in the county and is the smallest planning district in size. Only the Baileys PD is more densely populated.

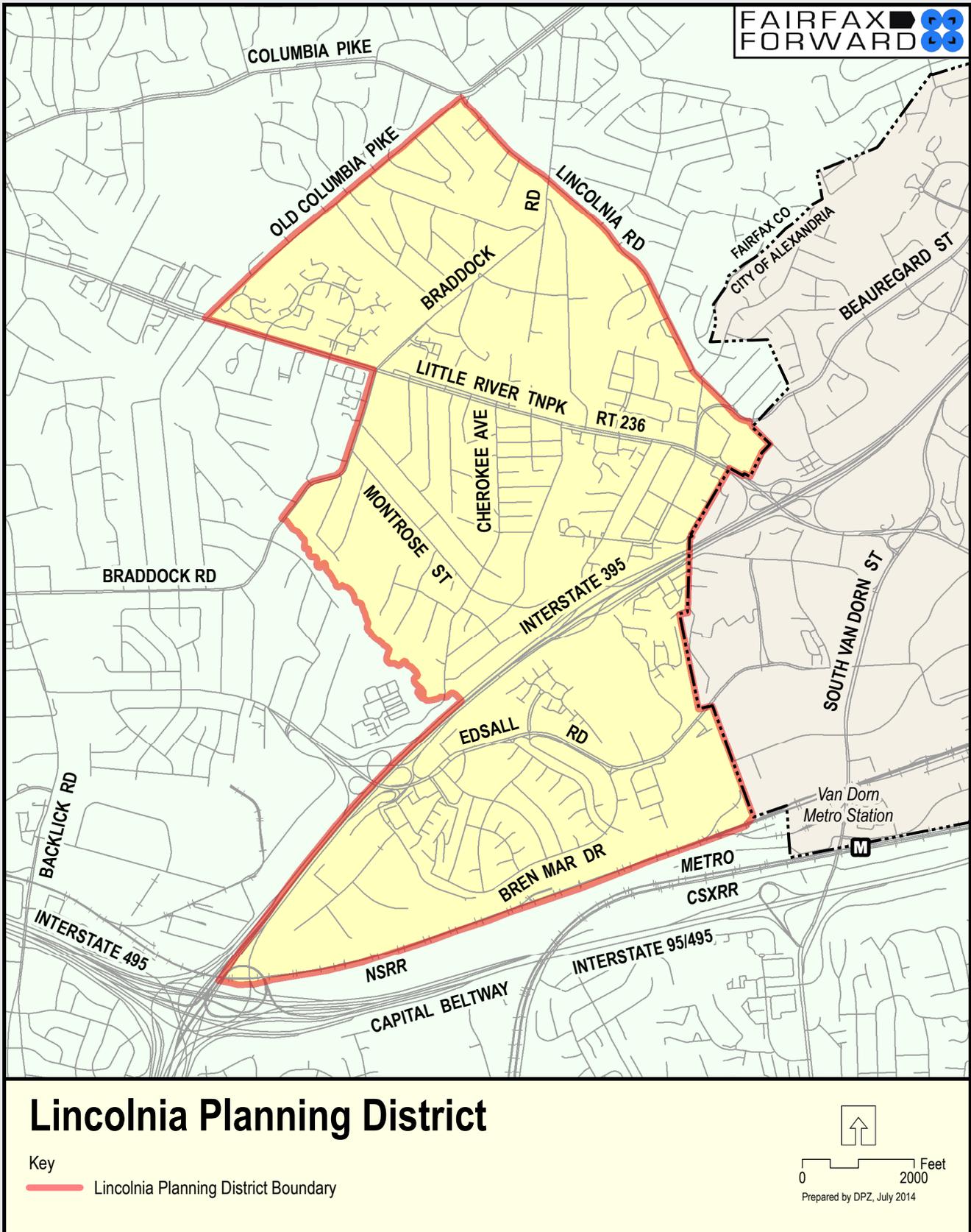
A modest increase in both the population and number of households in the Lincolnia PD is projected through 2040, at about three percent. The rate of change is less than the projected countywide growth in population and number of households due to the built out character of the Lincolnia PD.

According to the U.S. Census Bureau's American Community Survey (ACS) three-year estimates from 2010-2012, area residents are culturally diverse and young relative to Fairfax County as a whole, with 52 percent of the population identifying with a race or ethnicity other than white compared to about 37 percent countywide. Approximately 58 percent of the population in Lincolnia speaks a language other than English at home, compared to about 38 percent of the population countywide. The median age for the population of the Lincolnia area is 33, compared to the median age countywide of 37.5.

The estimated number of renters and homeowners is equal in the Lincolnia PD, about 50 percent renters and 50 percent homeowners. This is in contrast to countywide housing tenure, where 70 percent of housing units are owner occupied and the remaining 30 percent are occupied by renters.

## Planning History

General planning guidance for the Lincolnia PD and the current geographic boundaries of the study area can be traced back to the Area I volume of the Comprehensive Plan (Plan) adopted by the Board of Supervisors on June 16, 1975. Since 1991, seven changes to existing land use recommendations for the Lincolnia PD were adopted. These changes generally added residential land use recommendations to site-specific Plan text, and did not result in options for substantial increases in density. This is indicative of the predominantly stable nature of the area's land uses.



**Figure E.1** Lincolnia Planning District study area.  
 Source: Fairfax County GIS/DPZ

## Land Use

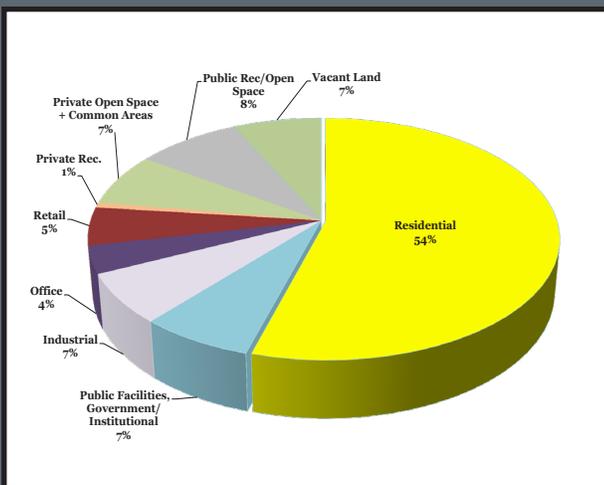
The majority of the Lincolnia PD is classified as Suburban Neighborhoods by the Concept for Future Development (Concept). These areas are recommended to be protected and maintained. The portion of the Beltway South Industrial Area in the study area, shown in the Preface in Figure P.3, is recommended to maintain the predominantly industrial character and follow appropriate guidelines for land use, intensity and transitions to adjacent uses outside of the industrial area.

Residential uses encompass just over half of the acreage in the Lincolnia PD as shown in Figure E.2 below. The study area contains single family detached, townhouse, and multifamily units. Public recreation and open space comprise the greatest amount of nonresidential acreage. As shown in Figure E.3, the greatest amount of existing nonresidential gross floor area is occupied by industrial uses, approximately 1.8 million square feet. The greatest amount of planned nonresidential use is retail, approximately 3.2 million square feet. Notable industrial and commercial areas include the Plaza 500 light industrial/office area, Plaza at Landmark Shopping Center at North Beauregard Street and Little River Turnpike, and the Brighton Mall plaza (Grand Mart grocery store area) along the south side of Little River Turnpike, opposite the Plaza at Landmark Shopping Center.

The study area is primarily developed with residential uses as intended by the Plan; however, the number of existing townhouse and multifamily units exceeds what is envisioned by the Plan as shown in Figure E.3. The amount of office use also exceeds current Plan recommendations.

## Transportation

The Comprehensive Plan recommends few transportation improvements for the study area. The one major recommended roadway improvement is to widen Little River Turnpike to six lanes. Based on an analysis of existing trails, bike lanes and sidewalks, pedestrian and bicycle connectivity throughout the study area could be improved. The Countywide Bicycle Master Plan recommends bicycle facilities in the Lincolnia PD to help bicyclists travel safely through the study area to reach places of activity.



**Figure E.2:** Distribution of existing land uses by acreage. Source: Fairfax County GIS

Residential Development		
Land Use	Existing Dwelling Units	Planned Dwelling Units
Single Family	1,629	2,492
Townhouse	1,721	1,313
Multifamily	4,170	3,508
<b>Total</b>	<b>7,520</b>	<b>7,313</b>
Nonresidential Development		
Land Use	Existing gross floor area (sq ft)	Planned gross floor area (sq ft)
Public Facilities, Government/Institutional	231,151	292,551
Office	1,077,375	365,720
Industrial	1,829,331	2,359,402
Retail	1,236,958	3,234,493
<b>Total</b>	<b>4,374,815</b>	<b>6,252,166</b>

**Figure E.3:** Comparison of existing and planned land uses. Source: Fairfax County GIS

In terms of transit service, the area is served by buses via Fairfax County Connector, Washington Metropolitan Transit Authority (WMATA) Metrobus, and Alexandria Transit Company Driving Alexandria Safely Home (DASH). Buses use Little River Turnpike as a major cross-county connection which results in a high level of transit service in the study area. Proximity to the Mark Center, a Department of Defense Washington Headquarters Services facility, and I-395 also contributes to the greater number of bus routes that serve the study area.

The Fairfax County Transit Development Plan and TransAction 2040, a regional transportation plan published by the Northern Virginia Transportation Authority, recommend the implementation of Priority Bus Service on Little River Turnpike from the City of Fairfax to the City of Alexandria. Priority bus service often indicates limited stop service, which has fewer stops spaced farther apart and provides a faster travel time.

## Housing

The adopted Comprehensive Plan lists assisted housing that is occupied or under construction within the Lincolnia PD and the types of programs that support the assisted housing projects. As of October 2014, there are 358 affordable housing units identified in the Lincolnia PD.

## Environment

The Lincolnia PD contains approximately 365 acres of Resource Protection Area (RPA) associated with Turkeycock Run, Indian Run, and Backlick Run stream valleys.

The Lincolnia PD falls entirely within the Cameron Run watershed. The Cameron Run watershed is comprised of eight smaller subwatersheds. The Lincolnia PD is predominately within the Turkeycock Run subwatershed. The Turkeycock Run subwatershed is characterized by high development density and significantly degraded stream habitat conditions. The primary goal for subwatersheds in this condition is to prevent their further degradation and to take active measures to improve water quality.



Fairfax Connector Bus.  
Source: Fairfax County DOT.

RPAs are corridors of environmentally sensitive land located alongside or near the shorelines of streams, rivers, and other waterways. RPAs supply important biological and ecological functions such as protecting water quality, filtering pollutants out of stormwater runoff, reducing the volume of stormwater runoff, and preventing erosion.

According to spatial analysis of the study area, approximately 711 acres, or 35 percent of the study area is covered by impervious surfaces consisting of streets, sidewalks, buildings, parking lots, and pools.

## Heritage Resources

There are three historic sites in the Lincolnia PD that are included in the Fairfax County Inventory of Historic Sites. These sites are the Green Spring Farm/Moss House, listed in the National Register of Historic Places in addition to the Fairfax County Inventory of Historic Sites; the Mount Pleasant Baptist Church Cemetery; and the location of the former Tobey House, which has been demolished.

## Public Facilities

Seven schools serve students in the Lincolnia PD: four elementary schools, one middle school, and two high schools. Of these schools, Bren Mar Park Elementary and Holmes Middle schools are located in the study area. Within the next six years, school capacity deficits are projected at all of the elementary schools serving the Lincolnia PD, with the largest deficit projected at Columbia and Weyanoke Elementary schools. A capacity surplus is projected at the middle school and two high schools that serve students in the study area. The proposed Fiscal Year (FY) 2016-2020 Capital Improvements Program does not contain any capacity enhancements or renovations for the schools serving the study area.

There are no libraries, police stations, or fire and rescue stations located in the study area; therefore surrounding facilities provide these services to Lincolnia residents. Currently a need has not been identified to add these types of public facilities within or near the Lincolnia area.

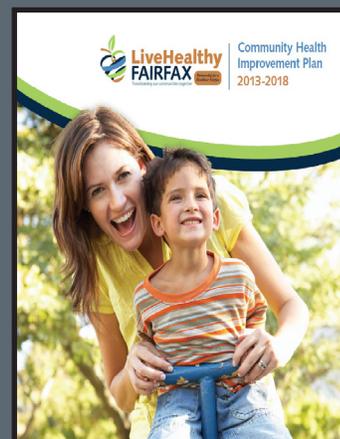
The Lincolnia PD receives sanitary sewer treatment from the Alexandria Renew Enterprises (AlexRenew) treatment plant, and water service from the Fairfax County Water Authority (Fairfax Water).

## Human Services

Fairfax County is divided into four human services regions served by Coordinated Services Planning, a human services call center. The Lincolnia PD is part of Region 2. This region includes the Mason



Plant sale at Green Spring Farm/Moss House.  
Source: Fairfax County



The Live Healthy Fairfax Initiative resulted from a coordinated effort by the Health Department and community partners.  
Source: Fairfax County

Supervisor District and portions of Braddock, Dranesville and Braddock Supervisor Districts. The Lincolnia area includes neighborhoods with high concentrations of need in the county.

The Lincolnia Senior Center is a county-owned facility managed by the Fairfax County Department of Neighborhood and Community Services (NCS). NCS also schedules athletic activities at Holmes Middle School, Bren Mar Park, and the Plum Center. These facilities serve Lincolnia area residents.

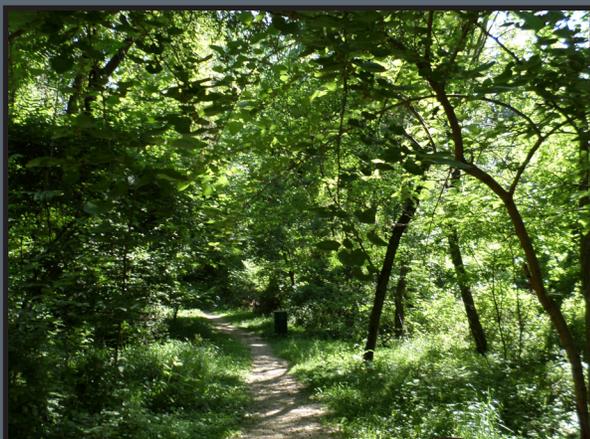
### **Parks and Recreation**

The Lincolnia PD is served by a variety of parkland and recreation facilities. There are nine public parks totaling approximately 260 acres either completely or partially within the study area. Notable parks and recreation facilities in the study area include Pinecrest Golf Course and Green Spring Gardens.

According to the Fairfax County Park Authority facility needs assessment, there is a need for additional recreational facilities such as rectangle fields, basketball courts and playgrounds within the Lincolnia PD.

### **Observations and Conclusions**

The Lincolnia PD can be characterized as a diverse and one of the most densely populated planning districts in Fairfax County. The Comprehensive Plan guidance for the Lincolnia PD has not been holistically assessed in over 20 years. Editorial updates of factual information and references should be completed. Should land use alternatives and/or other changes to the planning district Concept classification be assessed, these considerations should weigh both the desire for redevelopment and potential impacts to those who live and work in and around the area.



Trail in Bren Mar Park.  
Source: Fairfax County



Pavilion in Bren Mar Park.  
Source: Fairfax County

# 1. Demographics

## Overview

This section of the report describes population, cultural, employment, transportation, education, housing, and economic characteristics of the Lincolnia area and Fairfax County.

A majority of the data is provided by the U.S. Census Bureau. The primary geography used for the analysis is the Lincolnia Census Designated Place (CDP) as shown in Figure 1.1. While the Lincolnia CDP includes additional residential neighborhoods outside of the study area, data for the Lincolnia CDP from American Community Survey (ACS) three-year estimates from 2010-2012 is the best available source of demographic information at the time this report was published. The estimates describe the average characteristics over the specified period. It is important to note that the margin of error varies among the datasets. References to data sources not included in the body of the document are shown in Appendix A.

Research and data for the planning district level geography is derived from analysis completed by the Fairfax County Department of Neighborhood and Community Services, available online at: <http://www.fairfaxcounty.gov/government/about/data>.

## Population Characteristics

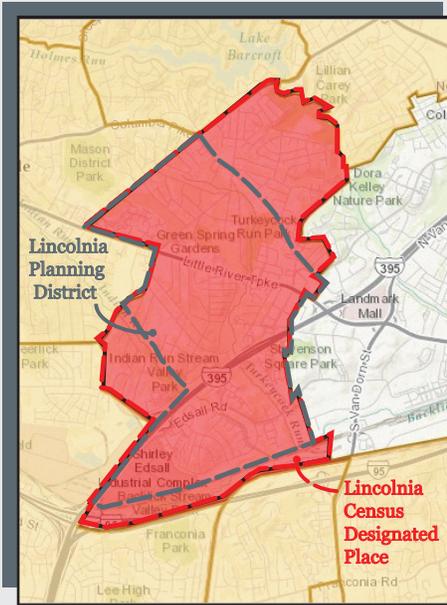
### *Population per Acre*

In 2014, the population per acre for the Lincolnia Planning District (PD) was 9.1 people per acre as shown in Table 1.1, second behind the Baileys PD in Fairfax County. The population per acre in Lincolnia is over twice that of the countywide figure of 4.3 people per acre.

### *Change in Population through 2040*

The population of the Lincolnia PD is estimated to slightly increase through 2040 as shown in Figure 1.2. The projected increase is approximately 1.7 percent from 2014-2020, which is less than the estimated countywide increase of nearly 4 percent. From 2020-2030, the projected increase is nearly 3 percent, while the countywide population change is expected to increase greater than 9 percent. From 2030-2040, the projected increase in population is approximately 2.6 percent, while the countywide change is expected at about 7.4 percent. Overall, the projected change in population for the Lincolnia PD is estimated to occur at a fairly constant rate at less than 3 percent through 2040, which may be attributed to the largely built out nature of the study area; the land area that is appropriate for development has already been developed, and minimal remaining development potential exists under current zoning.

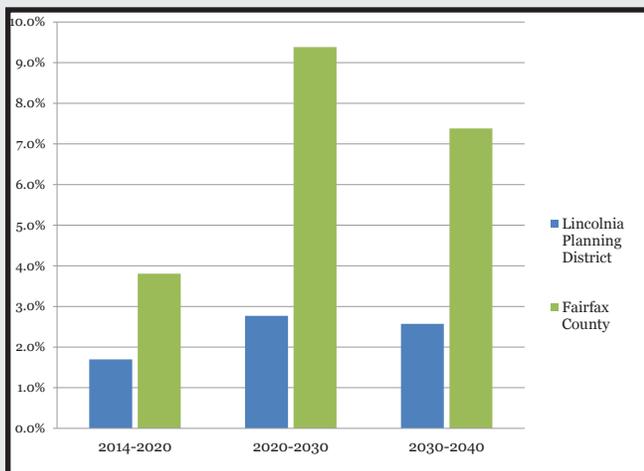
Figure 1.3 compares the population distribution by age for Fairfax County and the Lincolnia CDP. Overall, Lincolnia's population is younger than the county's. A greater percentage of the very young (less than 5 and 5-9), ages 20-24, 25-29, and 30-34 comprise a larger proportion of the population in the Lincolnia area compared to the proportion of the population within these age ranges in the county as a whole.



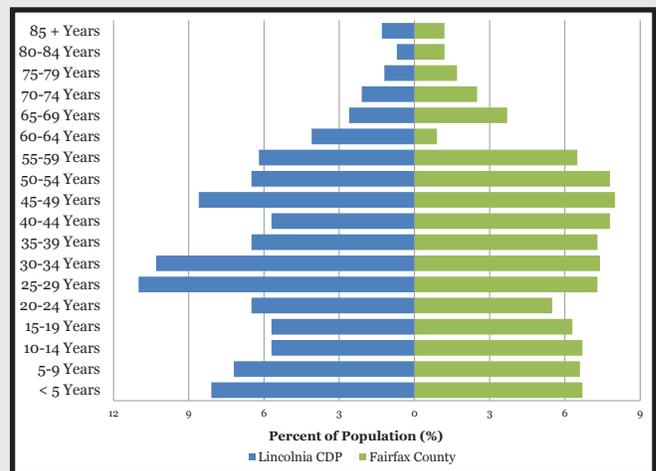
**Figure 1.1** Lincolnia Planning District within the Lincolnia Census Designated Place boundary.  
Source: [http://www.fairfaxcounty.gov/demogrph/maps/datamap\\_cdp.htm](http://www.fairfaxcounty.gov/demogrph/maps/datamap_cdp.htm)

Geography	Population	Acres	People per Acre
Lincolnia Planning District	18,736	2,055	9.1
Fairfax County	1,116,246	260,381	4.3

Source: Fairfax County Department of Neighborhood and Community Services, 2014



**Figure 1.2** Forecasted change in population.  
Source: [http://www.fairfaxcounty.gov/demogrph/maps/datamap\\_cdp.htm](http://www.fairfaxcounty.gov/demogrph/maps/datamap_cdp.htm)



**Figure 1.3** Population distribution by age range.  
Source: [http://www.fairfaxcounty.gov/demogrph/maps/datamap\\_cdp.htm](http://www.fairfaxcounty.gov/demogrph/maps/datamap_cdp.htm)

All cohorts between ages 50-84 comprise a greater percentage of the countywide population compared to the Lincolnia CDP. The median age for the population of the Lincolnia area is 33 years, less than the median age countywide of 37.5 years.

### *Population by Sex*

Table 1.2 indicates females comprise a slightly greater proportion of the population in the Lincolnia CDP compared to the countywide average from 2010-2012.

## **Cultural Diversity**

### *Racial/Ethnic Composition*

Figure 1.4 shows the racial and ethnic diversity of residents in the Lincolnia CDP and Fairfax County. Residents who identify with “White Alone” comprise approximately 63 percent of residents in Fairfax County and about 48 percent of residents in the Lincolnia CDP. Residents who identify with “Black or African American Alone” comprise about 20 percent of the population in the Lincolnia CDP, more than the countywide proportion of approximately 9 percent. Residents who identify with “Some Other Race Alone” comprise nearly 14 percent of the population in Lincolnia, while countywide this is approximately 5 percent. The percentages shown in the bar chart indicate where there are the greatest differences in racial and ethnic composition between the Lincolnia CDP and Fairfax County.

The proportion of the population ages five and over that speaks a language other than English also represents the cultural diversity of the study area. Countywide, approximately 62 percent of the population speaks “English Only” compared to approximately 42 percent of the population in the Lincolnia CDP. Of the population in the Lincolnia CDP that speaks a language other than English, the majority speak Spanish, about 27 percent, as shown in Figure 1.5. The percentages shown in the bar chart indicate where there is the greatest difference in languages spoken at home between the Lincolnia CDP and the county.

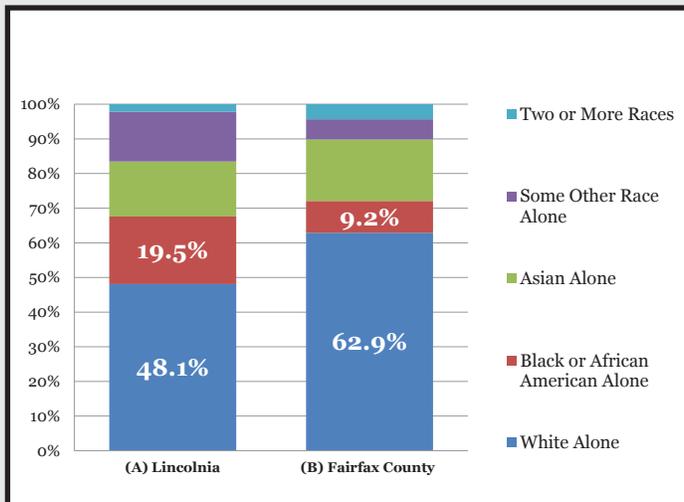
## **Employment and Transportation Characteristics**

### *Occupation*

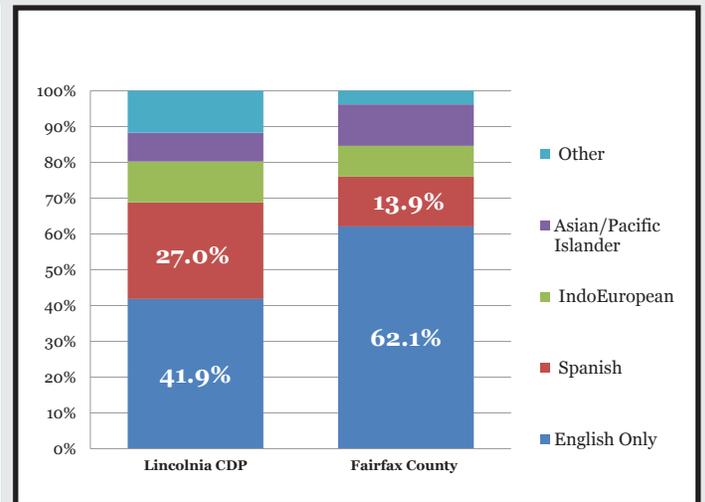
Figure 1.6 shows the occupation classifications from 2010-2012 for employed civilians age 16 and over. The percentages noted on the bar chart indicate the greatest differences in occupation classifications between the Lincolnia CDP and Fairfax County. The Lincolnia CDP has a greater proportion of workers in service occupations than the county as a whole. Management, business, science and arts-related jobs comprise the highest percentage of occupations for employed civilians in both the Lincolnia CDP and Fairfax County at approximately 39 percent and 55 percent, respectively.

Sex	Lincolnia CDP	Fairfax County
Male	46.2%	49.4%
Female	53.8%	50.6%

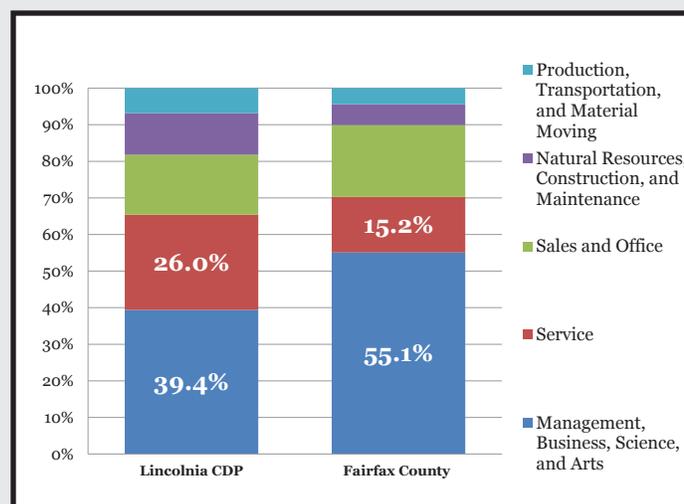
*Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP05)*



**Figure 1.4** Racial/ethnic composition.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table B02001)



**Figure 1.5** Language spoken at home.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP02)



**Figure 1.6** Occupational characteristics.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP03)

### *Commuting to Work*

Figure 1.7 illustrates the commuting characteristics for employed civilians age 16 and over from 2010-2012. A majority of workers in the Lincolnia CDP, approximately 60 percent, drive a car alone to work. This is less than the countywide average of approximately 72 percent of workers. Slightly more than 18 percent of workers in the Lincolnia CDP carpool to commute to work, compared to about 10 percent of workers countywide. Approximately 13 percent of workers in the Lincolnia CDP commute to work via public transportation, compared to the about nine percent countywide. Approximately three percent of Lincolnia area workers walk to work, about one percent commute using other means, and about four percent work from home.

### *Educational Attainment*

Figure 1.8 depicts the educational attainment characteristics for people 25 years or older. The proportion of the population in the Lincolnia CDP and in the county as a whole with some college, an associate's degree, or a bachelor's degree is comparable at approximately 47 percent and 50 percent, respectively. Nearly 18 percent of the population in the Lincolnia CDP has earned a graduate or professional degree compared the countywide figure of about 27 percent. About eight percent of the population in the Lincolnia CDP has some high school education, compared to the countywide figure of about three percent. In terms of an educational attainment of less than 9th grade, in the Lincolnia CDP this accounts for about eight percent of the population compared to the countywide figure of about four percent.

## **Household and Housing Characteristics**

### *Average Household Size*

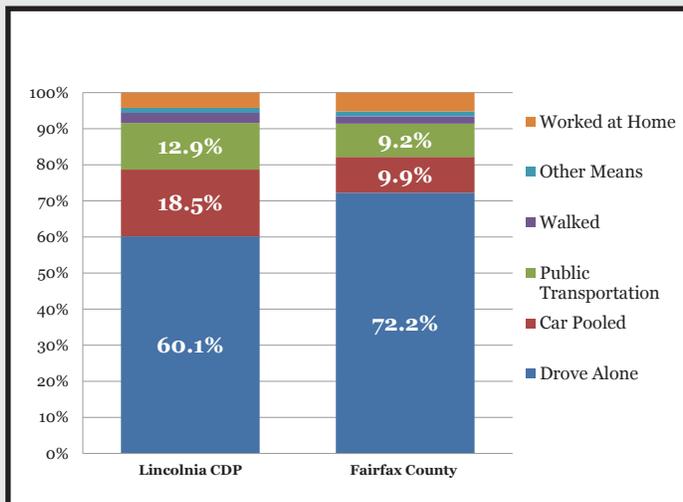
Table 1.3 shows the average household size by housing type in the Lincolnia PD and Fairfax County. The average household size for single family detached and attached units in the Lincolnia PD, 2.72 and 2.76 respectively, is less than the countywide averages of 3.05 and 2.90, respectively. In terms of multifamily units, the average household size in the Lincolnia PD 2.81 people/unit, more than the countywide average of 2.14 people/unit.

### *Total Number of Housing Units and Households*

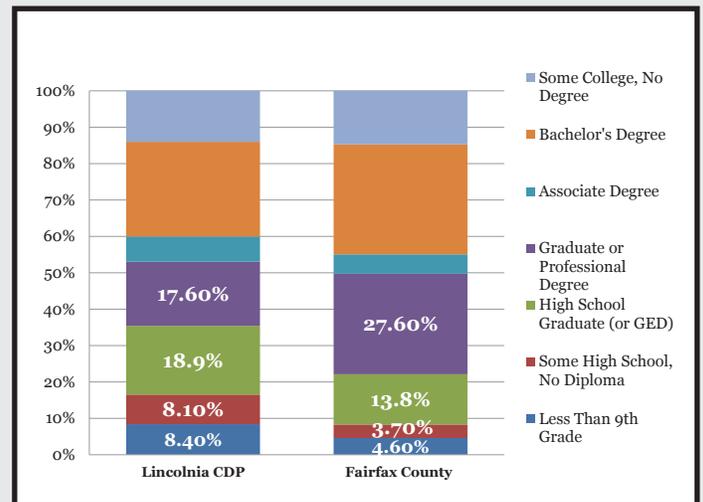
Table 1.4 shows the number of housing units and households in the Lincolnia PD and Fairfax County. The Department of Neighborhood and Community Services defines households as occupied housing units. The vacancy rates are generally consistent between the Lincolnia PD and the county, approximately two to three percent. The vacancy rate is calculated by subtracting the number of households from the number of housing units, and dividing this figure by the number of housing units.

### *Housing Tenure*

Table 1.5 shows the percentage of owner and renter occupied units. About the same proportion of housing units in the Lincolnia CDP are owner and renter occupied. In Fairfax County, a majority of housing units are owner occupied, about 68 percent, with the remaining units occupied by renters.



**Figure 1.7** Commuting to workplace.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP03)



**Figure 1.8** Educational attainment. Note: Population 25 years and over.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP03)

Geography	Single Family Detached	Single Family Attached	Multifamily
Lincolnia Planning District	2.72	2.76	2.81
Fairfax County	3.05	2.90	2.14

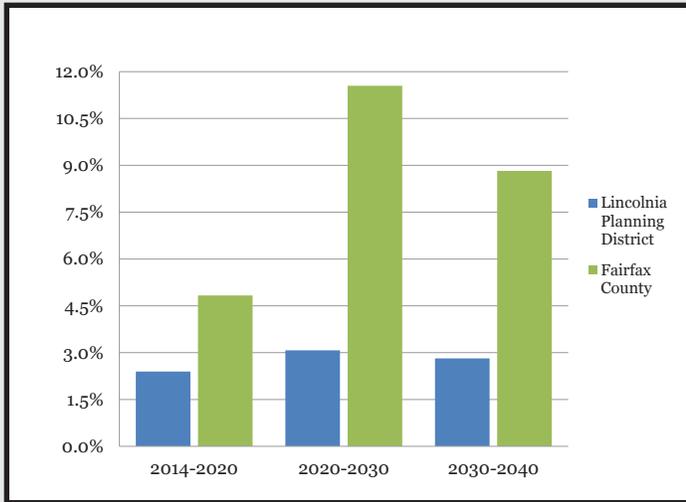
Source: Fairfax County Department of Neighborhood and Community Services, 2014

Geography	Housing Units	Households
Lincolnia Planning District	6,959	6,764
Fairfax County	409,979	400,951

Source: Fairfax County Department of Neighborhood and Community Services, 2014

Tenure	Lincolnia CDP	Fairfax County
Owner Occupied	51.5%	68.3%
Renter Occupied	48.5%	31.7%

Source: U.S. Census 2010-2012 ACS 3-Year Estimates (Table DP04)



**Figure 1.9** Change in number of households.  
Source: Fairfax County Department of Neighborhood and Community Services, 2014.

**Table 1.6: Year Structure Built**

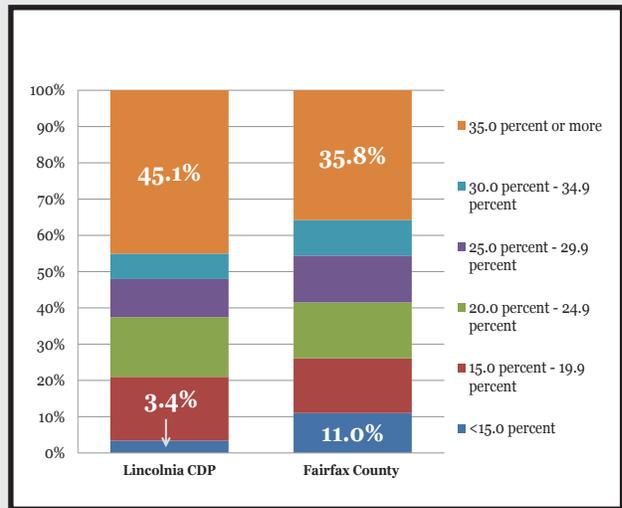
Year	Lincolnia CDP	Fairfax County
2010 or Later	0.00%	0.50%
2000-2009	12.10%	12.40%
1990-1999	8.40%	15.10%
1980-1989	19.90%	23.30%
1970-1979	13.50%	20.90%
1960-1969	19.20%	14.10%
1950-1959	22.60%	9.80%
1940-1949	3.40%	2.70%
1939 or Earlier	0.90%	1.20%

Source: U.S. Census 2010-2012 ACS 3-Yr. Estimate (Table DP04)

**Table 1.7: Household Income and Benefits (2012 Inflation-Adjusted Dollars)**

Income	Lincolnia CDP	Fairfax County
<\$10,000	3.0%	2.5%
\$10,000 - \$14,999	1.1%	1.3%
\$15,000 - \$24,999	7.1%	3.9%
\$25,000 - \$34,999	5.8%	4.3%
\$35,000 - \$49,999	9.4%	7.0%
\$50,000 - \$74,999	15.0%	13.7%
\$75,000 - \$99,999	15.5%	12.9%
\$100,000 - \$149,999	20.9%	21.3%
\$150,000 - \$199,999	9.5%	13.7%
\$200,000 +	12.9%	19.4%

Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP03)



**Figure 1.10** Gross rent as a percentage of household income.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP04)

### *Change in Number of Households through 2040*

Similar to the estimated change in population, the Lincolnia PD is forecasted to experience a small increase in the number households through 2040 as shown in Figure 1.9. As noted previously, households are defined as occupied housing units. The projected increase of households in the Lincolnia PD is over two percent from 2014-2020, less than the estimated countywide increase of about five percent. The projected change in the number of households in the Lincolnia PD is estimated to occur at a fairly constant rate of two to three percent through 2040. Countywide, the projected change in the number of households is less constant through 2040, with about a five percent increase from 2014-2020, about an eleven percent increase from 2020-2030, and a nearly nine percent increase from 2030-2040.

### *Housing Units by Year Built*

Table 1.6 shows the years in which housing units were built. In the Lincolnia PD, about an equal number of housing units were built between 1950-1959, 1960-1969, and 1980-1989 which is the majority of all housing units, approximately 62 percent. In Fairfax County, the most housing units were built between 1980-1989 followed by 1970-1979; together about 44 percent of housing units in the county were built during this time. This data is from 2010-2012, therefore the proportion of housing built in 2010 or later may now be larger in the study area and countywide due to the units built between 2012 and 2015.

## **Economic Characteristics**

### *Household Income and Benefits*

A range of household income levels exist in the Lincolnia CDP according to the average figures from 2010-2012. As indicated by Table 1.7, in the Lincolnia CDP, approximately 11 percent of households make less than \$25,000, approximately 26 percent of households make less than \$50,000, and approximately 43 percent of households make over \$100,000 or more. The median household income is \$87,364. In Fairfax County, approximately seven percent of households make less than \$25,000, approximately 19 percent of households make less than \$50,000, and approximately 54 percent of households make over \$100,000 or more. The countywide household median income is \$107,923.

### *Gross Rent as Percentage of Household Income*

Gross rent is defined by the U.S. Census Bureau as the amount of rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, wood, etc.) if these are paid for by the renter or by someone else. Gross rent is intended to eliminate differences that result from rents that include utilities and fuels and those that do not. As shown by Figure 1.10, in both the Lincolnia CDP and Fairfax County, renters who spend 35 percent or more of their household income on rent comprise the largest proportion of renters, approximately 45 percent and 36 percent, respectively. In the Lincolnia CDP, renters who spend 15 percent of their household income on rent is about three percent, while the countywide proportion is about 11 percent. The proportion of renters in each of the remaining categories is about the same for the Lincolnia CDP and countywide.

## 2. Planning History

### Introduction

The Comprehensive Plan (Plan) guidance, the current geographic boundaries of the Lincolnia Planning District (PD), and the boundaries of the three Community Planning Sectors (CPS) can be traced back to the Area I volume of the Plan adopted by the Board of Supervisors on June 16, 1975. The boundaries of the CPS are shown in Figure 2.1. The 1975 Plan was the first countywide Comprehensive Plan since 1958, and was the outcome of a major planning effort called the Planning Land Use System (PLUS) program.

Changes to the Plan guidance for the Lincolnia PD occurred over a decade later in the early 1990s. At this time, the Board of Supervisors adopted new editions of the Policy Plan and the four Area Plan volumes of today's Comprehensive Plan. The Policy Plan establishes countywide goals and objectives for land use, transportation, the environment, human services, public facilities, parks and recreation, revitalization, economic development and heritage resources. More detailed area-wide and site specific recommendations related to Policy Plan elements were added to the Lincolnia PD and other Area Plans text during this time.

### Modifications to the Lincolnia PD Land Use Recommendations since 1991

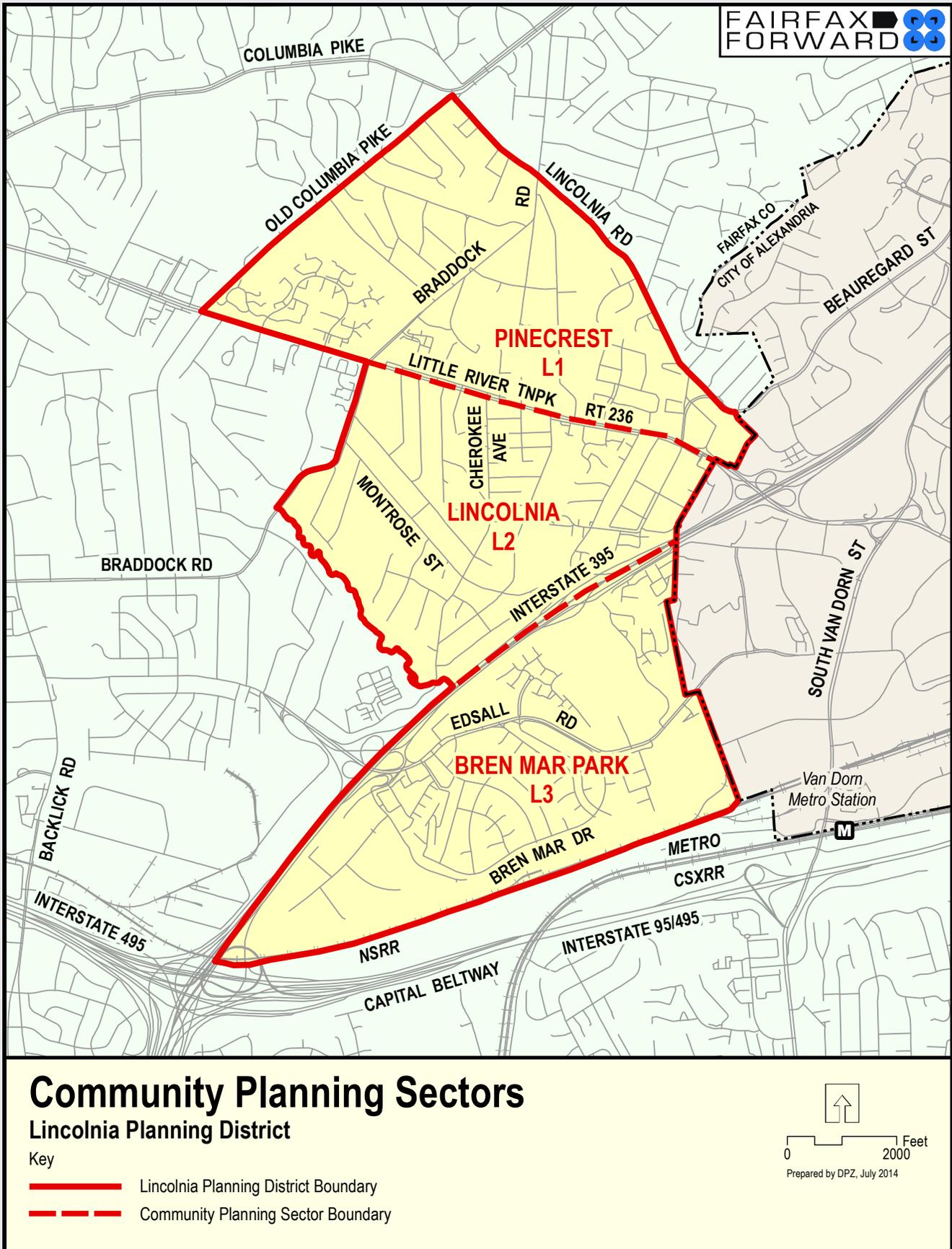
Table 2.1 on page 27 lists the changes to Plan recommendations in the Lincolnia PD that have been adopted by the Board of Supervisors from 1990 until the time this report was published. The modifications resulted from one out-of-turn Plan amendment and six Area Plans Review (APR) amendments. These seven changes to land use recommendations were adopted between 1997 and 2006, and generally involved adding or modifying land use recommendations for site-specific Plan text.

### Themes

#### *Addition of Residential Use*

A majority of the adopted modifications resulted in additional Plan guidance recommending residential use. In the L1 Pinecrest CPS, a land use recommendation (#5) was modified to add an option for single family attached residential use at North Beauregard Street and Shackelford Terrace, immediately south of the Lincolnia Senior Center. The option was implemented when the Stonegate townhouse subdivision was developed in 2001-2002. Another recommendation (#9) in the L1 Pinecrest CPS was added to support higher density residential use while maintaining an existing cemetery use, located south of the Charleston Square townhomes and north of the Lincolnia Road and North Chambliss Street intersection. This area has not been redeveloped.

In the L3 Bren Mar Park CPS, three of the adopted modifications have since been implemented. One of the modifications revised a land use recommendation (#2) to add an option for residential use for the area south of Edsall Road generally bounded by Bren Mar Drive, Huntington Falls Lane, and Bloomfield Drive. This option was implemented with the development of the Sullivan Place apart-



**Figure 2.1** Community Planning Sectors in the Lincolnia PD.  
Source: Fairfax County DPZ/GIS

ments. This recommendation also resulted in the creation of Land Unit F of the Beltway South Industrial Area. Another recommendation (#4) was revised to reflect the approval of a rezoning application proposing townhomes that have been developed as the Overlook subdivision located at Edsall Road and Timber Forest Drive. Lastly, a land use recommendation (#5) was modified to add an option for residential use at a density of 5-8 dwelling units/acre at Edsall Road and Edsall Ridge Place, developed as the Ridges at Edsall townhomes in 2003.

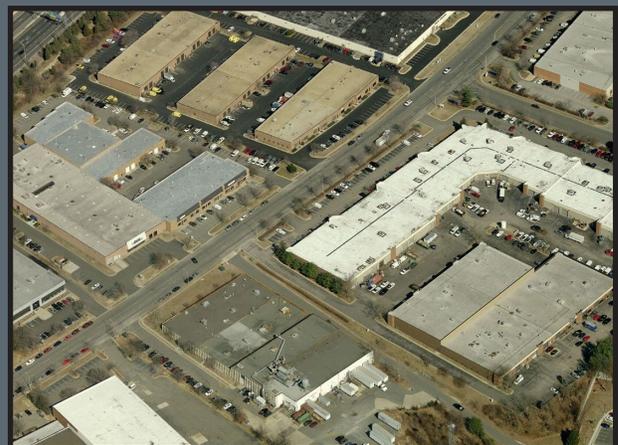
### *Compatibility*

Two of the adopted modifications to land use recommendations added text to address compatibility to adjacent areas. In the L2 Lincolnia CPS, a land use recommendation (#1) was modified to address narrow lots located south of Little River Turnpike bounded by Virginia Street, 8th Street, and Chowan Avenue. This amendment expressed the desire for infill development to be compatible in appearance and density to the surrounding single family detached residential neighborhoods in the area.

The modification to recommendation (#1) in the L3 Bren Mar Park CPS suggests that new development or redevelopment should be compatible with the industrial character of the Shell Oil Park generally bounded by I-395, Bren Mar Drive and Backlick Run. Other conditions discuss minimizing impacts to the adjacent Bren Mar Park residential subdivision by providing adequate buffering, mitigating cut-through traffic, and providing adequate parking on-site were also added.



The Stonegate townhomes were developed in accordance with a Comprehensive Plan recommendation adopted by the Board of Supervisors in 1997.  
Source: Google Maps



A bird's eye view of a portion of Shell Oil Park.  
Source: Bing Maps

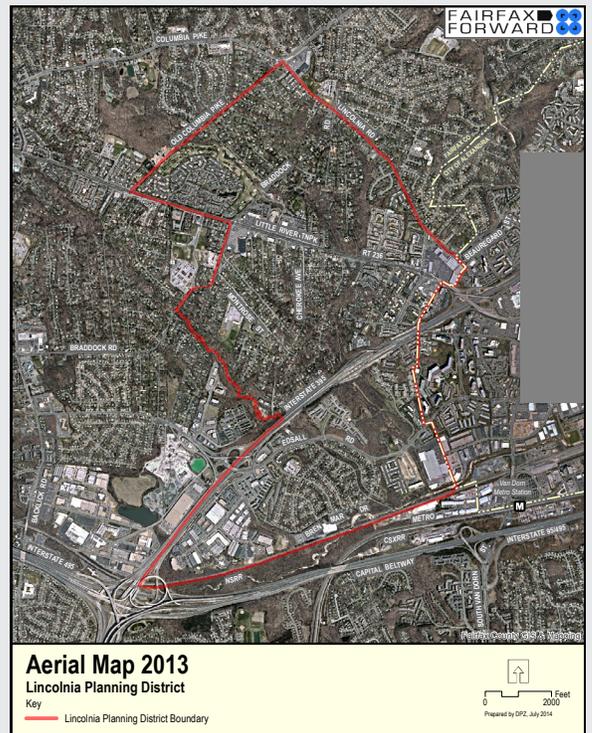
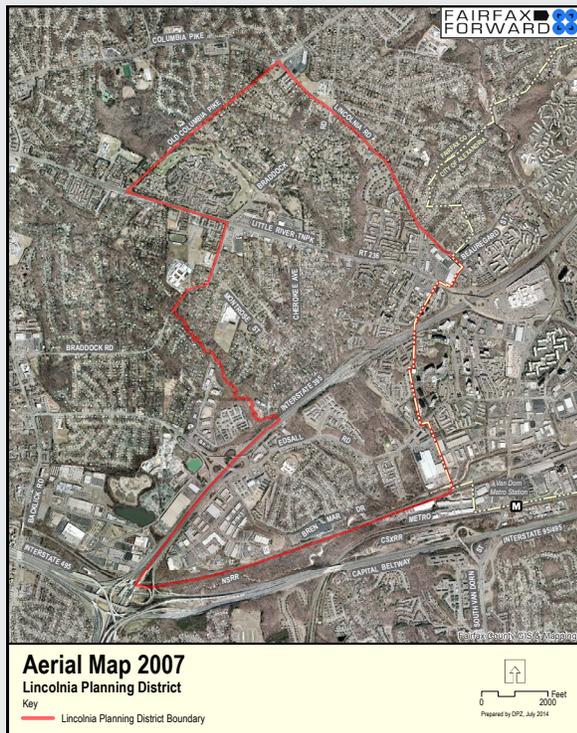
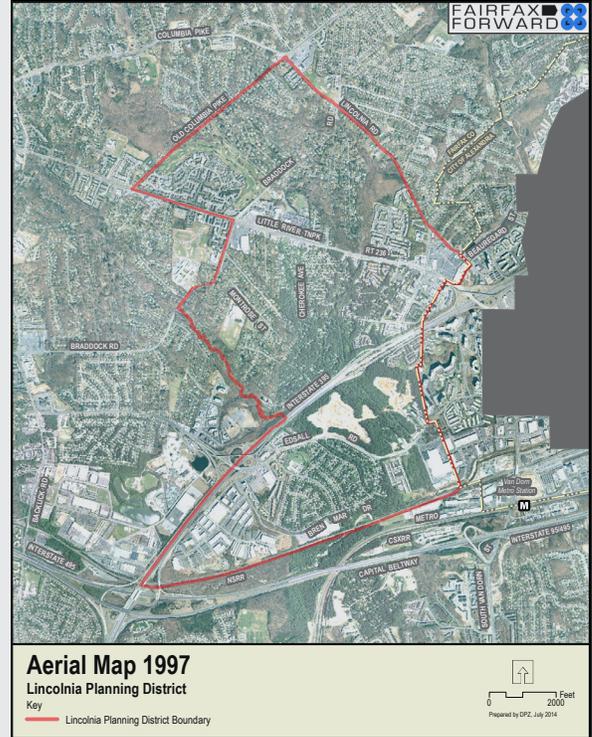
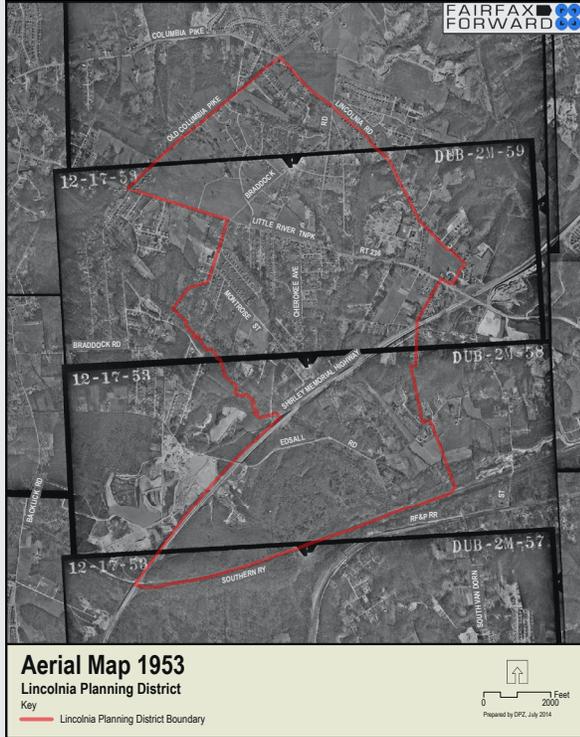
**Table 2.1: Adopted modifications to the land use recommendation since 1991**

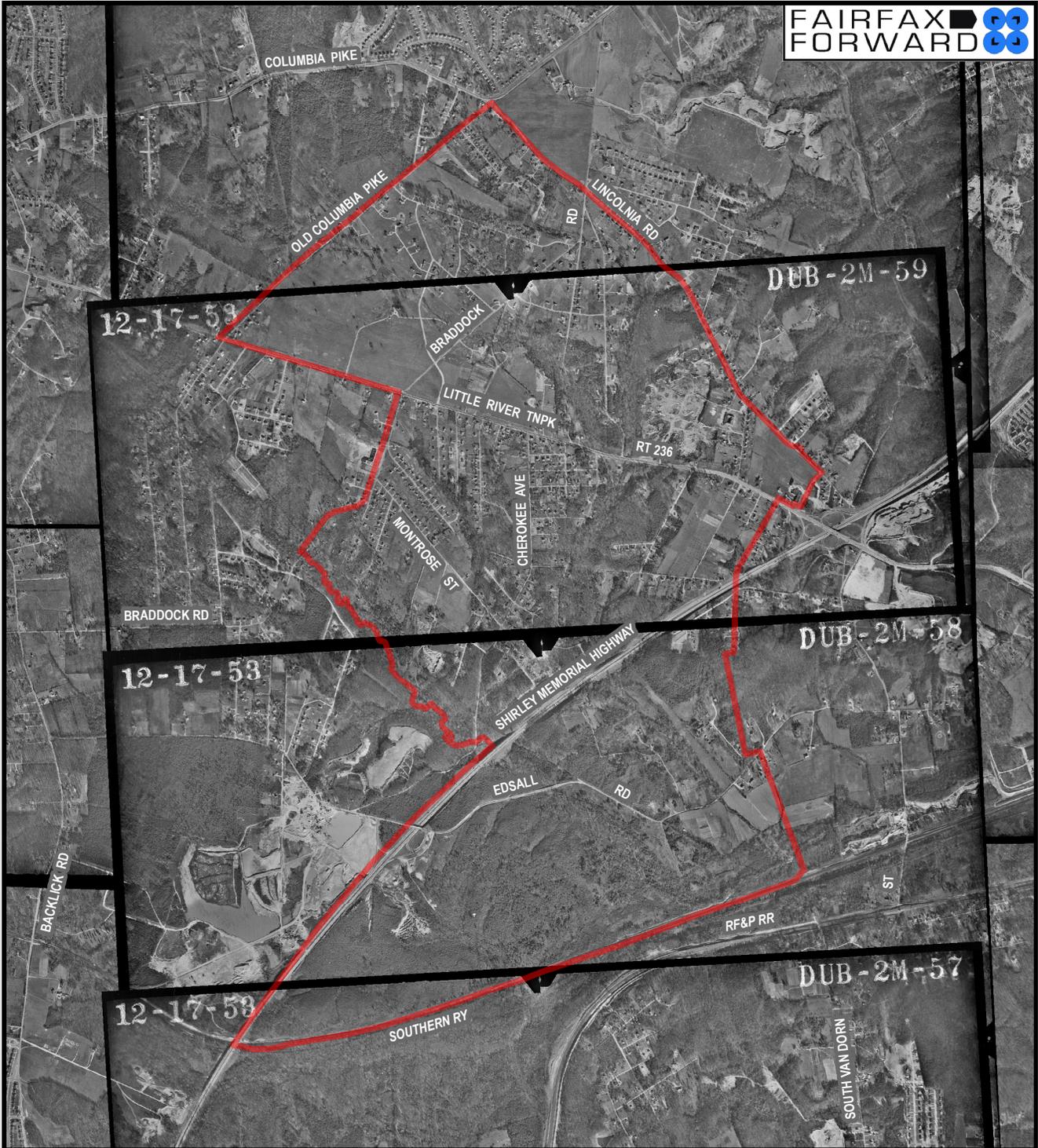
COMMUNITY PLANNING SECTOR	LAND USE RECOMMENDATION NUMBER	GENERAL LOCATION	APR (AREA PLANS REVIEW) OR STUDY NUMBER	DATE ADOPTED	DESCRIPTION
L1 - Pinecrest	#5	Intersection of North Beaugard Street and Shackelford Terrace, south of the Lincolnia Senior Center.	APR 97-I-1L	November 17, 1997	Included option for single-family detached residential use.
L1 - Pinecrest	#9	South of the Charleston Square townhomes and north of the Lincolnia Road and North Chambliss Street intersection.	APR 05-I-1L	July 27, 2006	Added recommendations for residential use and to maintain an adjacent existing cemetery.
L2 - Lincolnia	#1	South of Little River Turnpike, bounded by Virginia Street, 8 <sup>th</sup> Street, and Chowan Avenue.	APR 97-I-5L	November 17, 1997	Included text discouraging the reduction in yard requirements when infill development is proposed.
L3 - Bren Mar Park	#1	Bounded by I-395, Bren Mar Drive and Backlick Run.	S99-I-A1	June 5, 2000	Included retail use and conditions for future development related to retaining industrial scale and character, preserving low trip generation, maintaining adequate vehicular access and safety, reducing cut-through traffic to adjacent residential areas. Added option for 0.60 FAR with conditions.
L3 - Bren Mar Park	#2	South of Edsall Road, generally bounded by Bren Mar Drive, Huntington Falls Lane, and Bloomfield Drive.	APR 02-I-1L	October 9, 2002	Included planned baseline use for retail and option of residential use. Added parcels as Land Unit F of the Beltway South Industrial Area, resulting in addition of text to the Beltway South Industrial Area.
L3 - Bren Mar Park	#4	Edsall Road and Timber Forest Drive.	APR 97-I-3L	November 17, 1997	Revised conditions to reflect approved rezoning application for residential use with conditions.
L3 - Bren Mar Park	#5	Edsall Road and Edsall Ridge Place.	APR 98-I-1L	December 7, 1998	Included option for residential use.

## **Development Patterns**

The aerial maps of the Lincolnia PD from 1953, 1997, 2007, and 2013 are shown on pages 29 through 33. In 1953, most of the study area was open space with some low density single-family detached neighborhoods in the L2 Lincolnia CPS. By 1997, the existing pattern of development for a majority of the study area was established, with the exception of some residential subdivisions located between I-395 and Edsall Road. This corresponds to the age of housing unit data described in the Demographics section of the report. The aerial maps of 2007 and 2013 indicate few changes in the pattern of development during these years.

# Aerial Maps of the Lincolnia Planning District: 1953-2013





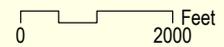
# Aerial Map 1953

## Lincolnia Planning District

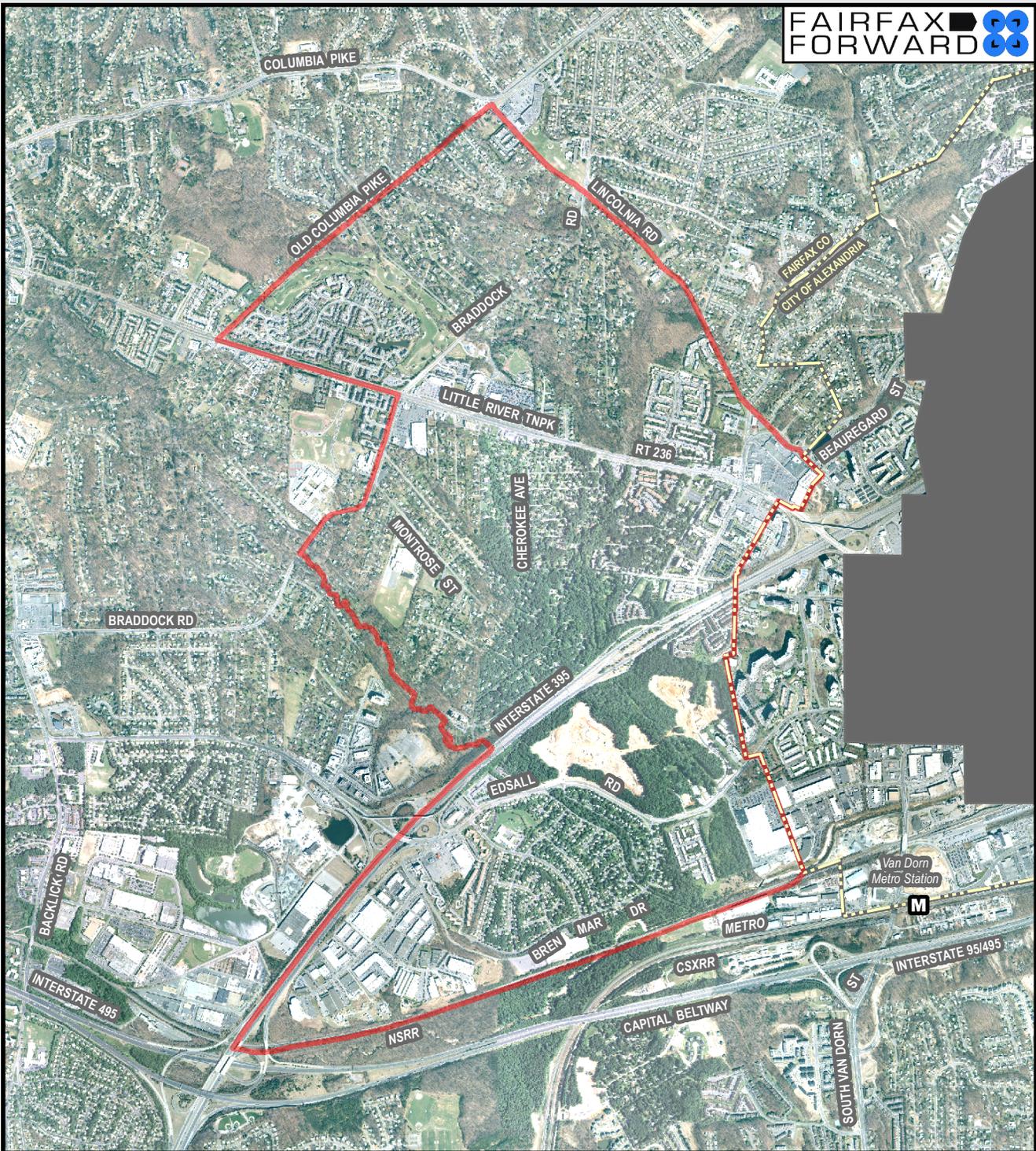
Key

 Lincolnia Planning District Boundary



0  2000 Feet

Prepared by DPZ, July 2014

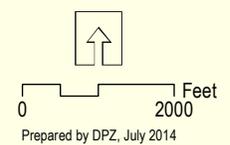


# Aerial Map 1997

## Lincolnia Planning District

Key

 Lincolnia Planning District Boundary



Prepared by DPZ, July 2014



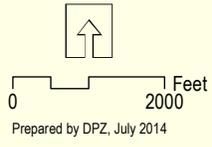
Fairfax County GIS & Mapping

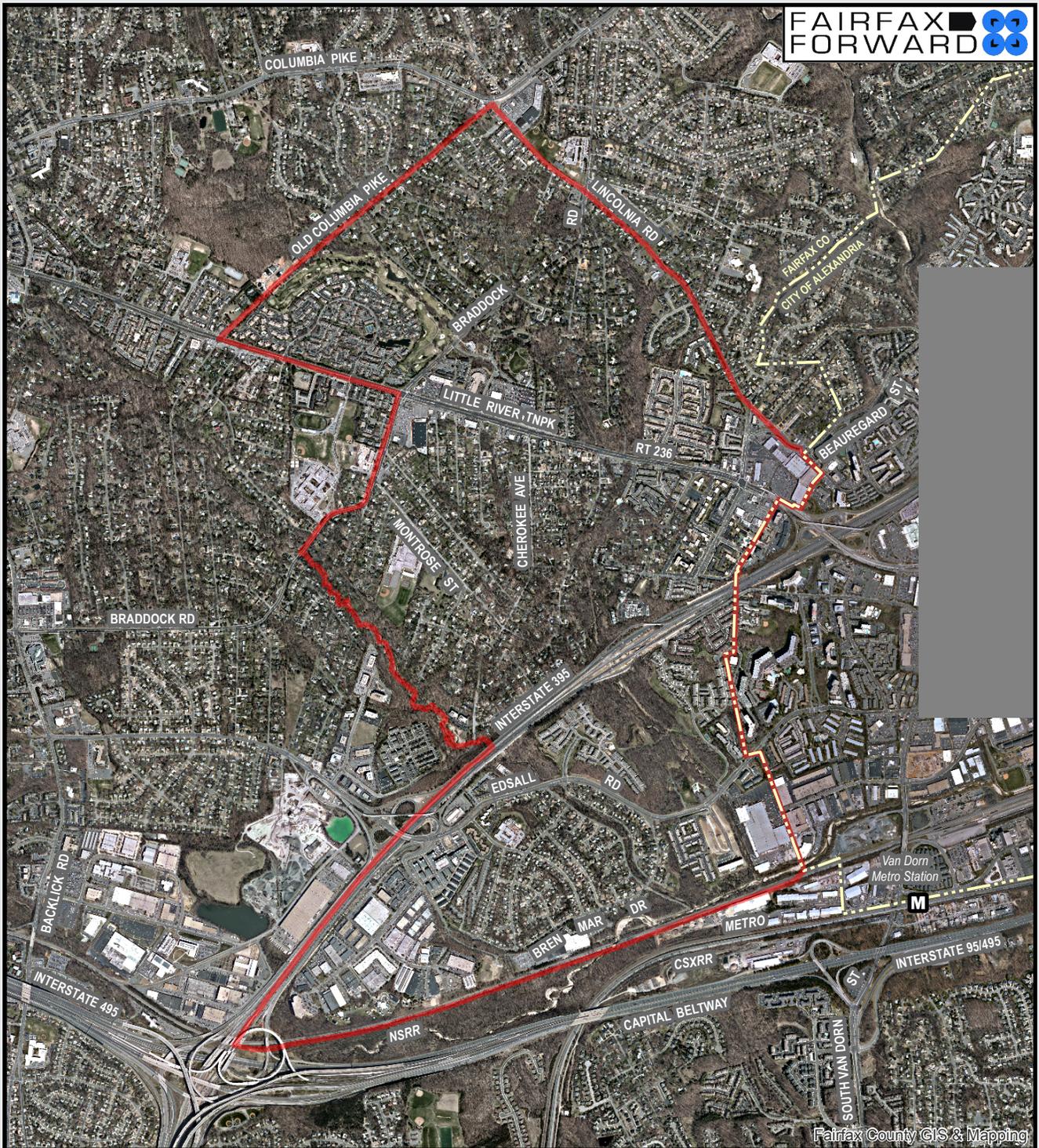
# Aerial Map 2007

## Lincolnia Planning District

Key

 Lincolnia Planning District Boundary





# Aerial Map 2013

## Lincolnia Planning District

Key

 Lincolnia Planning District Boundary



0 2000 Feet

Prepared by DPZ, July 2014

Fairfax County GIS & Mapping

## 3. Land Use

This section describes the existing land uses and planned development potential in the Lincolnia Planning District (PD). Appendix B includes additional data tables for this section of the report.

Existing land use is calculated using information current to July 2014 and is shown in the Existing Land Use Map (Figure 3.1). Planned development potential is calculated using the Lincolnia PD adopted Comprehensive Plan guidance from the 2013 Edition of the Comprehensive Plan (Plan) as amended through October 28, 2014.

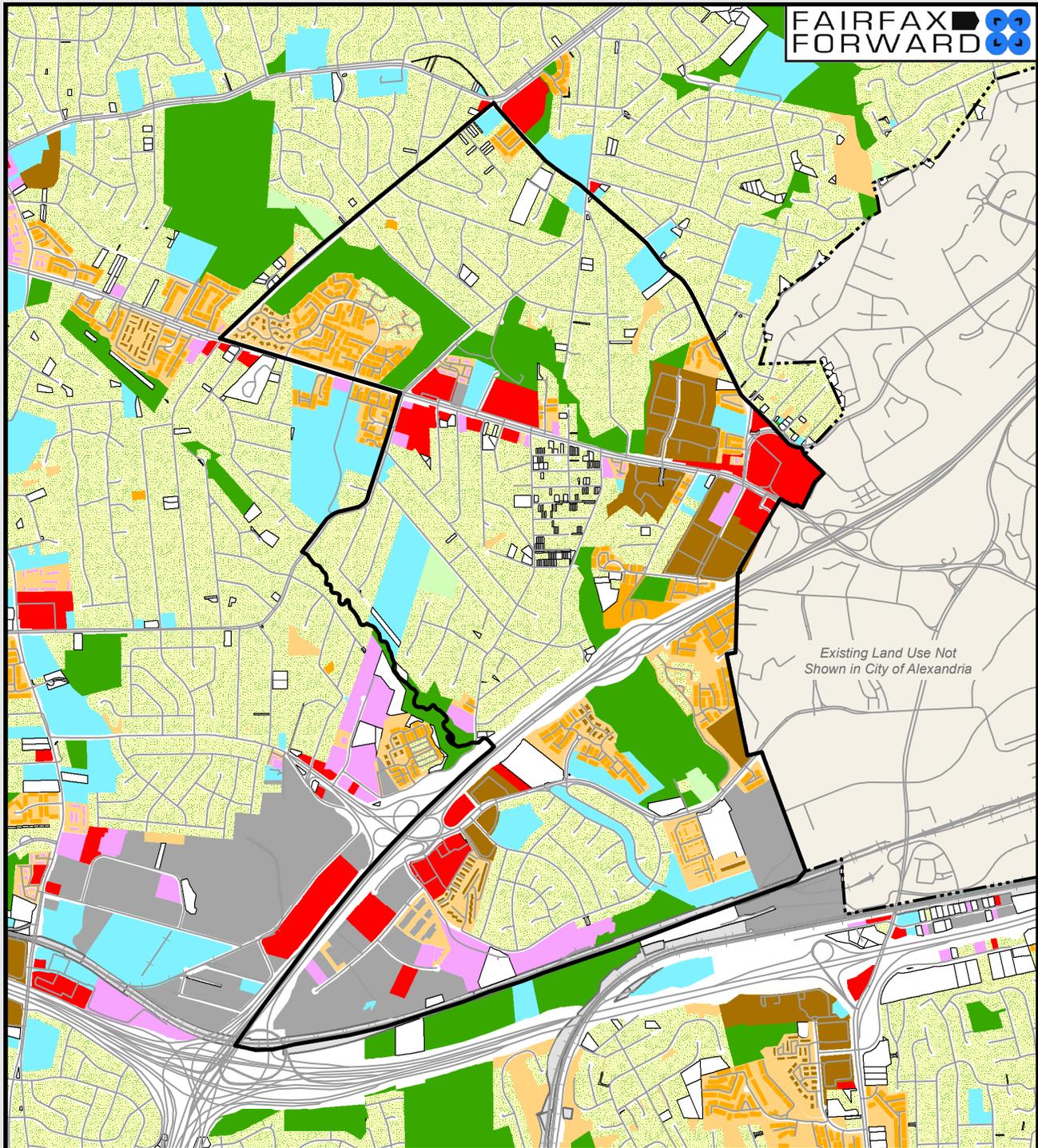
### Land Use Categories

Residential land use types used in this analysis are described below:

- » **Single-family detached:** A residential structure designed to accommodate one household that is entirely surrounded by open space or yards on the same lot.
- » **Townhouse:** Townhouses may also be referred to as single family attached units. A residential structure designed to accommodate one household that shares a common wall or walls with the adjacent unit.
- » **Multifamily:** A residential structure designed to accommodate several households. The number of units within a multifamily structure varies depending on building type. Units can exist in garden apartments (usually three to four stories), midrise apartments (five to eight stories) or highrise apartments (9 or more stories).

Non-residential land use types used in this analysis are described as follows. Since there are no existing or planned hotels in the Lincolnia PD, they are not included.

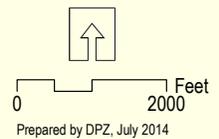
- » **Public facilities, government/institutional uses:** Facilities that serve the public, such as public and private schools, government offices, libraries, churches, hospitals, police stations, health and human services facilities, utilities, and transportation facilities such as transit stations.
- » **Industrial uses:** Facilities for the manufacturing, assembly, and storage of products and goods; research-oriented activities; warehousing and motor vehicle storage. Industrial-flex space is also included in this category and is defined as a combination of industrial and office uses within a single building. Structures housing industrial-flex uses are commonly characterized by an office façade with loading docks to the rear.
- » **Office uses:** Facilities for professional practices (for example, law or dentist offices) and non-governmental offices.
- » **Retail uses:** Commercial uses such as shopping centers, grocery stores, restaurants, pharmacies, bank branches, gas stations, automobile sales and service establishments.
- » **Private open space and common area uses:** Land planned to remain undeveloped and not otherwise planned for public parks or private recreation. Private open space may include land dedicated as open space for private use within planned developments. In the Lincolnia PD analysis, common areas also include surface parking spaces, driveways, and drive aisles that are part of town-



## Existing Land Use 2014

### Lincolnia Planning District

Key	Single Family	Office	Public Recreation/ Open Space
	Townhouse	Retail	Private Recreation
	Multi-family	Industrial	Private Open Space & Common Areas
	Government/ Institution	Vacant	



**Figure 3.1** Existing Land Use Map.  
Source: Fairfax County GIS/DPZ

house and multifamily subdivisions.

- » Private recreation uses: Privately-owned recreational facilities such as swimming pools, tennis courts, and picnic areas accessible to members.
- » Public recreation/open space uses: Publically accessible recreational or open spaces owned by county, state or federal entities.
- » Vacant: Land that has development potential according to the Comprehensive Plan but is undeveloped, or land that is developed with dilapidated structures of no visible use.

## Existing Development

The distribution of land use types by acreage in the Lincolnia PD is shown in Figure 3.2. Of the approximately 1,700 acres in the Lincolnia PD, excluding roads, the majority of the land area within the planning district is residential use (54 percent). Public recreation/open space comprises the next largest amount of acreage, encompassing about eight percent of the total area. Vacant land, private open space and common areas, industrial, and public facilities and government/institutional uses follow close behind, each approximately seven percent of the total land area.

### *Residential Use*

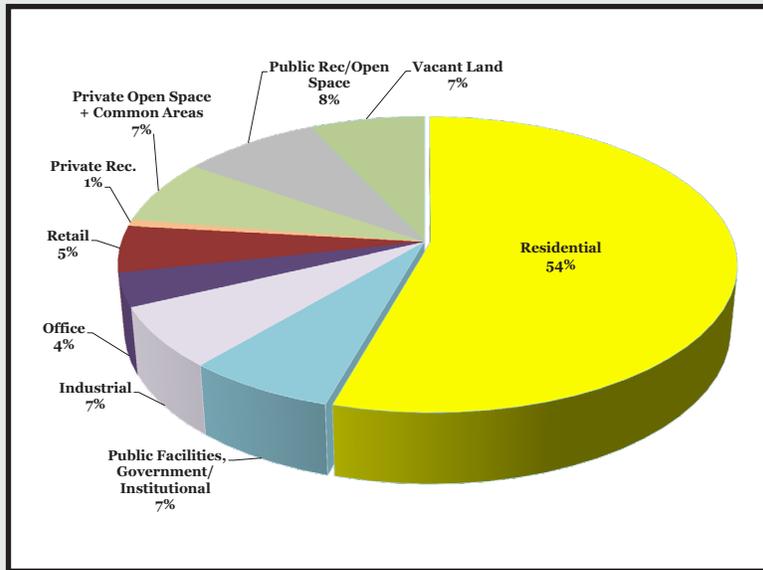
Single-family detached, townhouse, and multifamily units are found in the Lincolnia PD as indicated in Figure 3.3. Single-family detached and townhouse units comprise nearly the same proportion of existing residential units in the study area. Multifamily units comprise a majority of the existing dwelling units (55 percent).

#### *Single-family detached*

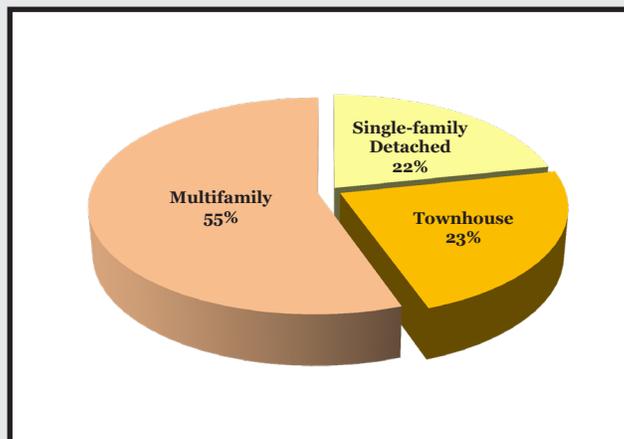
Single-family dwelling units comprise approximately 22 percent of the total residential units, approximately 1,600 units. Subdivisions include Lincolnia Park/Weyanoke in L2 Lincolnia Community Planning Sector (CPS) originating in the mid-1920s; Bren Mar Park, constructed in the 1950s-1960s; and newer, smaller subdivisions, such as the Ridges of Alexandria constructed in the early-2000s. As shown in Figure 3.4, the number of single family homes are divided fairly equally among the L1, L2, and L3 CPS.

#### *Townhouse*

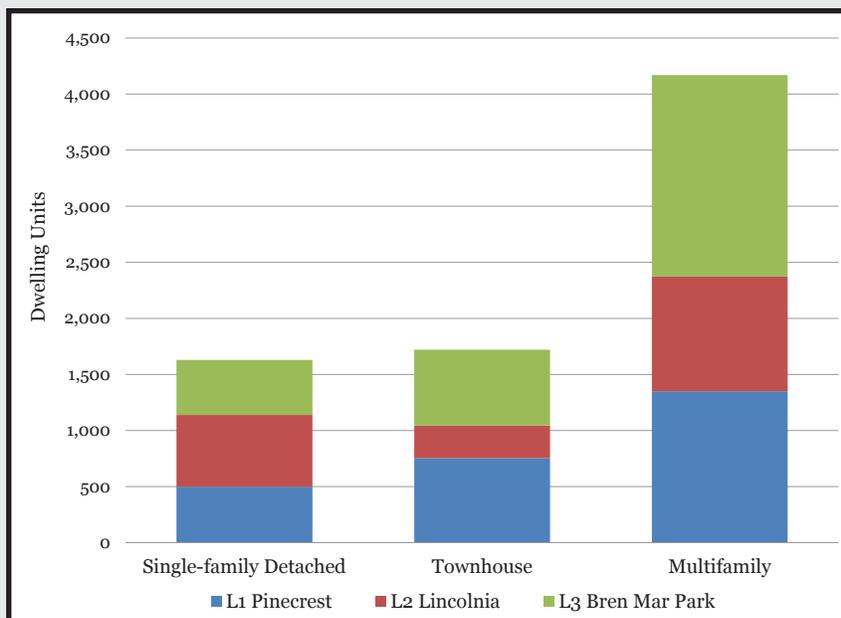
Townhouse units comprise approximately 23 percent of the total residential units, approximately 1,700 units. There are numerous townhouse communities throughout the study area. These include Barcroft Square, Linmar, and Little River Village established in the late 1970s; Pinecrest, Charleston Square, Strawbridge Square, and Landmark Mews built in the 1980s; Lincolnia Mews built in the early 1990s; and Overlook, Ridges at Edsall, and Stonegate built in the early 2000s. The L1 Pinecrest CPS and L3 Bren Mar Park CPS contain a fairly equal amount of townhouses, while the L2 Lincolnia CPS contains the fewest.



**Figure 3.2** Distribution of existing land uses by acreage.  
Source: Fairfax County GIS/DPZ



**Figure 3.3** Distribution of existing residential units.  
Source: Fairfax County GIS



**Figure 3.4** Distribution of existing residential units by community planning sector.  
Source: Fairfax County GIS

### *Multifamily*

Over half of the existing dwelling units, approximately 4,100 units, are multifamily units. Approximately 1,870 of these units are located north of I-395 in the Morningside Apartments and Towers and Crystal Woods of Alexandria, both constructed in the 1960s, and Arbor Park of Alexandria (formerly Orleans Village) built in 1965. These developments are generally clustered near Little River Turnpike on the east side of the study area.

The area south of I-395 contains the balance of the multifamily units. These developments include the Edsall Garden and Bren Mar apartments, built in the 1960s; Valley Park Condominiums, built in the 1960s; and the Sullivan Place apartments, built in the early 2000s.

### ***Nonresidential Use***

#### *Nonresidential Use by Gross Floor Area*

Figure 3.5 shows the distribution of existing gross floor area (GFA) for nonresidential uses in the Lincolnia PD. Industrial use comprises the most GFA, followed by retail use. Overall, total nonresidential GFA in the Lincolnia PD is over 4.3 million square feet.

Figure 3.6 shows the existing nonresidential development by CPS. The L3 Bren Mar Park CPS contains the majority of the nonresidential development in the Lincolnia PD, approximately three million gross square feet. The industrial uses in the L3 CPS are located in Shell Oil Park and Plaza 500.

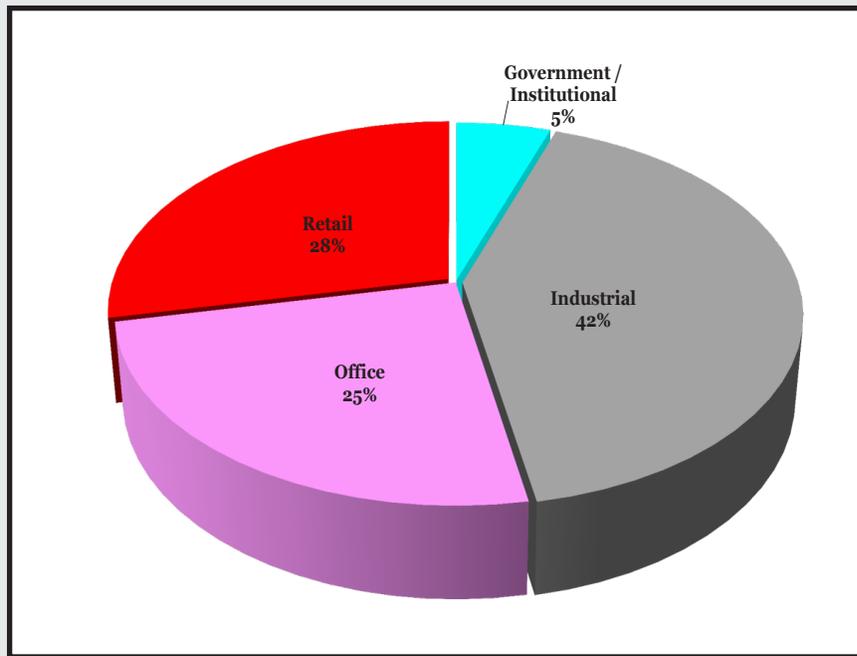
The L2 Lincolnia CPS has the least amount of nonresidential development, approximately 488,000 gross square feet. Primary nonresidential uses include the Home Depot at the southeast intersection of Braddock Road and Little River Turnpike; a plaza containing a Grand Mart grocery store, restaurants, and other commercial uses; and offices located along Little River Turnpike and Beauregard Street.

The L1 Pinecrest CPS contains approximately 972,000 gross square feet of nonresidential development. Nonresidential development includes the Pinecrest Plaza shopping center located across from the Home Depot, car dealerships located along Little River Turnpike, and the Plaza at Landmark.

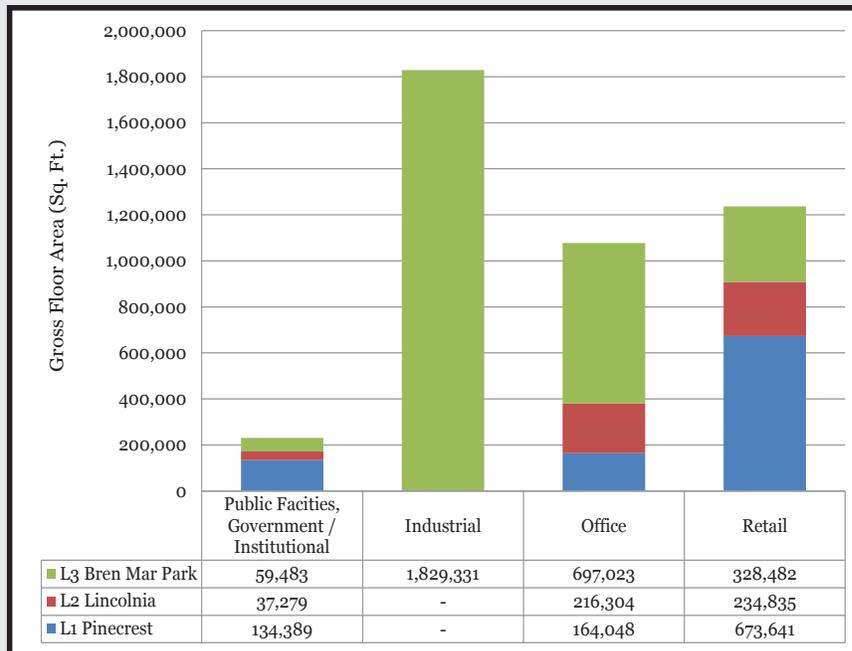
### **What is gross floor area (GFA)?**

The Fairfax County Zoning Ordinance describes GFA as the sum of the total horizontal areas of the floors of a building, measured from the interior faces of exterior walls. GFA includes basements, elevator shafts and stairwells, and other structural elements of buildings. GFA does not include cellars, outside balconies that fall within a certain distance from the exterior wall, parking structures, rooftop mechanical structures, penthouses enclosing only mechanical equipment, or walkways designed and used exclusively for pedestrian access between buildings and/or parking structures.

For more information, see Article 20 of the Zoning Ordinance: <http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art20.pdf>



**Figure 3.5** Distribution of existing nonresidential use by gross floor area (GFA).  
Source: Fairfax County GIS



**Figure 3.6** Existing nonresidential use by community planning sector.  
Source: Fairfax County GIS

### *Nonresidential Use by Acreage*

The distribution of existing nonresidential uses by acreage is shown in Figure 3.7. This analysis includes private open space and common areas, private recreation, public recreation/open space, and vacant land in addition to the previously mentioned public facilities and government/institutional, industrial, office, and retail uses.

Public recreation and open space account for the most nonresidential acreage at approximately 197 acres. The L1 Pinecrest CPS has a majority of this acreage consisting primarily of the Pinecrest Golf Course and Green Spring Gardens Park. Bren Mar Park and Turkeycock Run Stream Valley Park account for a majority of the parkland in the L3 Bren Mar Park CPS.

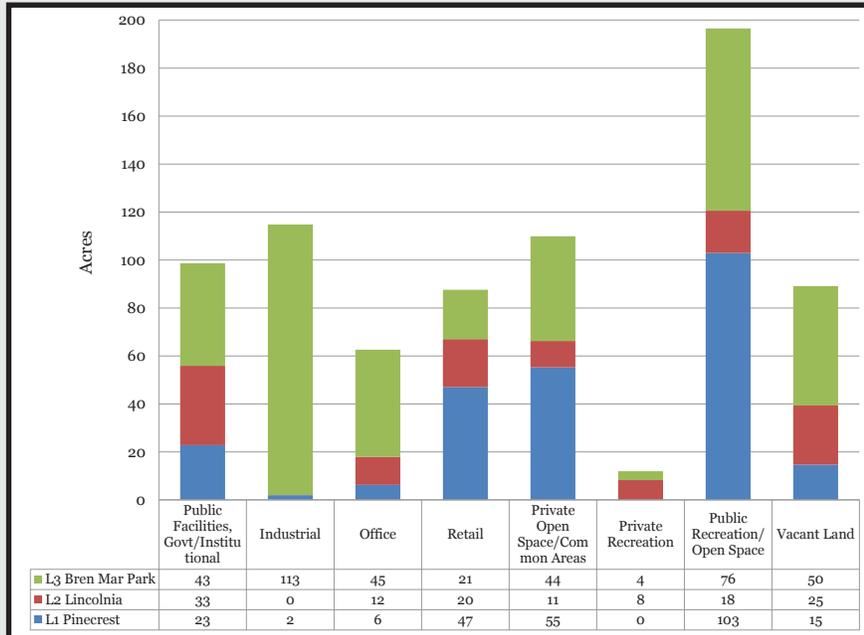
In terms of private open space and common areas in the Lincolnia PD, some of this land is impervious surface used for drive aisles and surface parking as well as landscaping and buffering that are part of townhouse or multifamily developments. Private recreation in the Lincolnia PD consists of the Bren Mar Recreation Association's pool and recreation center next to Bren Mar Park and the Lincolnia Park Recreation Club adjacent to Holmes Middle School.

Lastly, vacant land is dispersed throughout the planning district. Examples of vacant land include residentially planned and zoned parcels in the Lincolnia Park subdivision, an area cleared and partially developed with the Isabella at Monticello Mews residential condominiums accessed by Edsall Road, and a large undeveloped parcel adjacent to Indian Run and the Washington International Academy at the southeastern portion of the planning district.

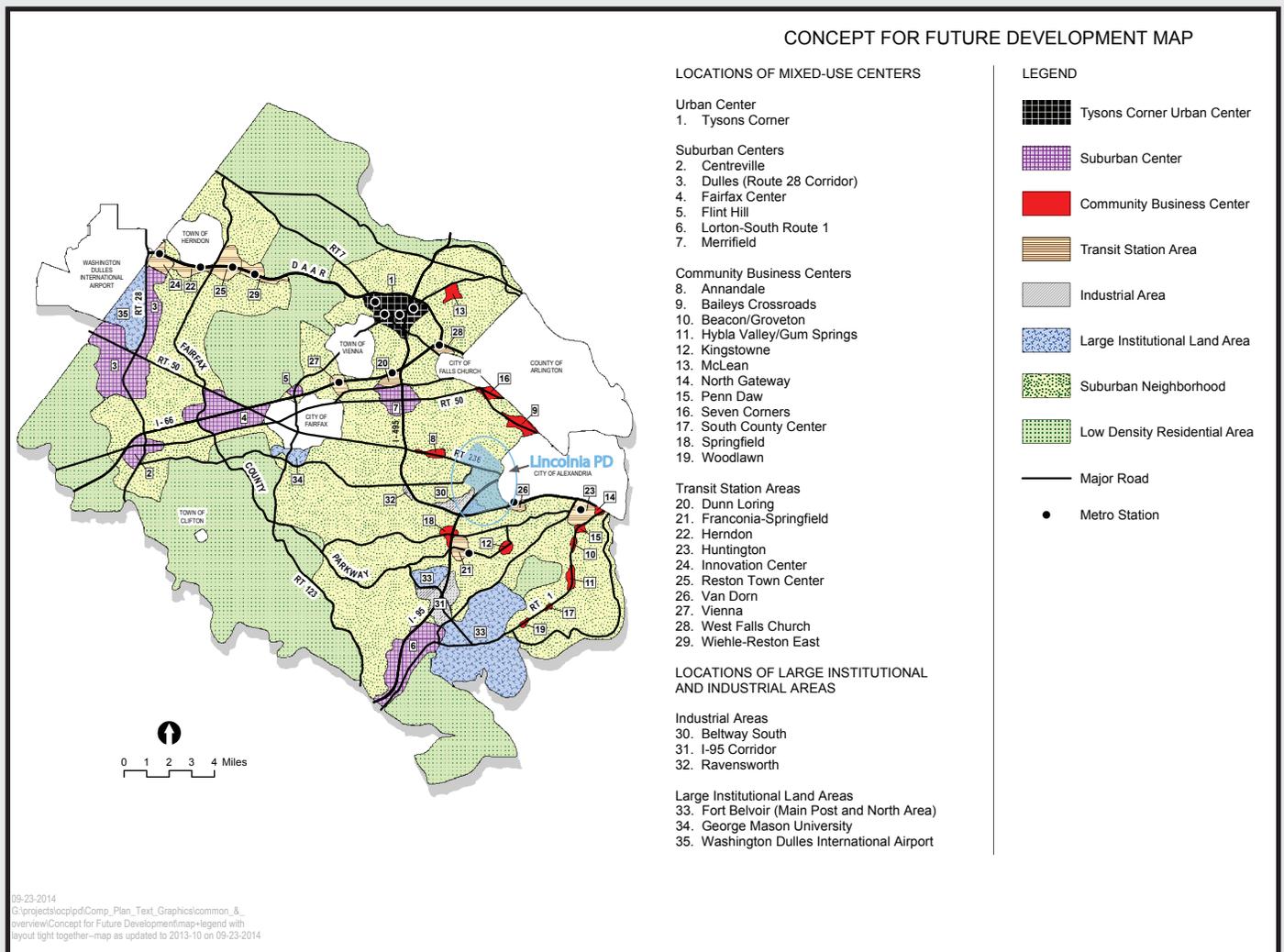
### **Concept for Future Development**

The Concept for Future Development (Concept) is a countywide element that forms the basis for the Area Plan recommendations in the Plan. The Concept classifies the county's land area into one of eight designations according to their principal land uses and character. The Concept consists of the Land Classification System and the Concept Map. The Concept Map (Figure 3.8) illustrates the generalized location of the land classification types. The Land Classification System is intended to provide direction when making planning decisions and is meant to be used in conjunction with the countywide Policy Plan objectives and policies and the Area Plans guidance.

The majority of the Lincolnia PD is classified as Suburban Neighborhoods with a predominantly residential character that are recommended to be protected and maintained. A portion of the L3 Bren Mar Park CPS is part of the Beltway South Industrial Area and classified as an Industrial Area on the Concept. Industrial areas are recommended to maintain the predominantly industrial character and follow appropriate guidelines for land use, intensity, and transitions to adjacent uses.



**Figure 3.7** Distribution of existing nonresidential use by acreage and community planning sector. Source: Fairfax County GIS



**Figure 3.8** Comprehensive Plan Concept for Future Development, amended through September 23, 2014.

## **Comprehensive Plan Potential**

The Comprehensive Plan development potential for the Lincolnia PD includes the amount of development recommended by the Plan by square feet for nonresidential uses and dwelling units for residential uses. The Plan contains land use recommendations for residential density (measured in dwelling units per acre or du/ac) and nonresidential intensity (measured in floor area ratio or FAR) for the Lincolnia PD. Floor area ratio is calculated by dividing the square footage of a building by the land area.

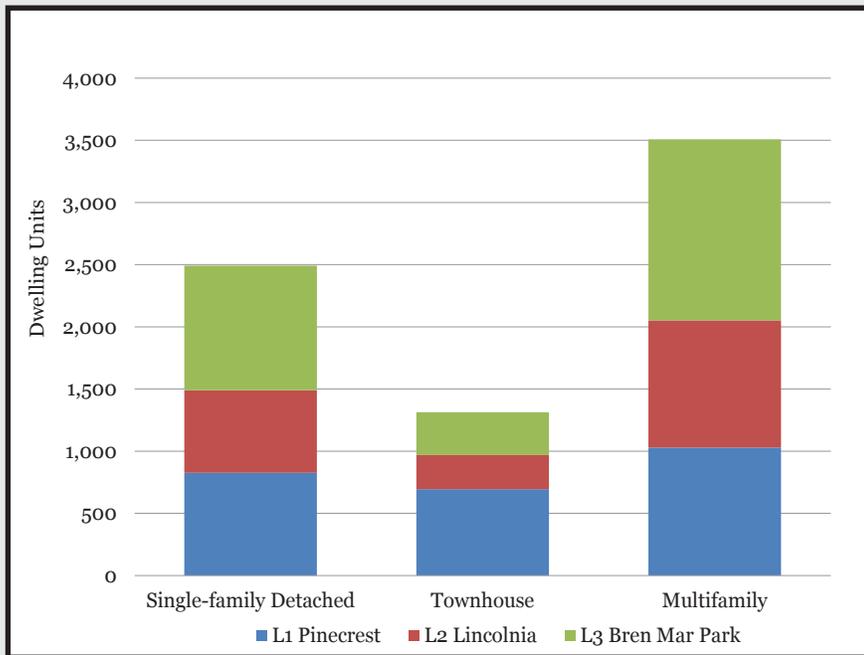
Land use recommendations accompany all parcels in the Lincolnia PD. The recommendations shown on the Comprehensive Land Use Plan Map are considered the baseline recommendations and may be complemented by text recommended in the Area I Plan volume, Lincolnia PD section of the Comprehensive Plan. In some cases, the Plan text specifically recommends land use alternatives or additional density or intensity for a parcel or group of parcels that differs from the baseline recommendation. These recommendations are referred to as Plan options.

If the Plan recommends an option for a parcel or group of parcels, the option is used in the calculation of maximum planned development potential. The baseline recommendation is compared to the existing development and existing zoning. If the existing development is not anticipated to change, conforms to the existing zoning district, and aligns with the baseline land use recommendation, then the amount of existing development is used instead of the maximum planned development potential. For example, if a ten acre parcel is planned for 8-12 du/ac and zoned R-8 (8 du/ac), the planned development potential yields 80-120 dwelling units. If the existing development consists of 85 single-family attached dwelling units in a stable townhouse community, it is unlikely that 5 townhomes will be removed or that 35 additional townhomes will be added in the future. Therefore, the existing development of 85 single-family attached units would be considered the maximum development potential instead of 120 units. This methodology is considered a more realistic interpretation of planned development potential.

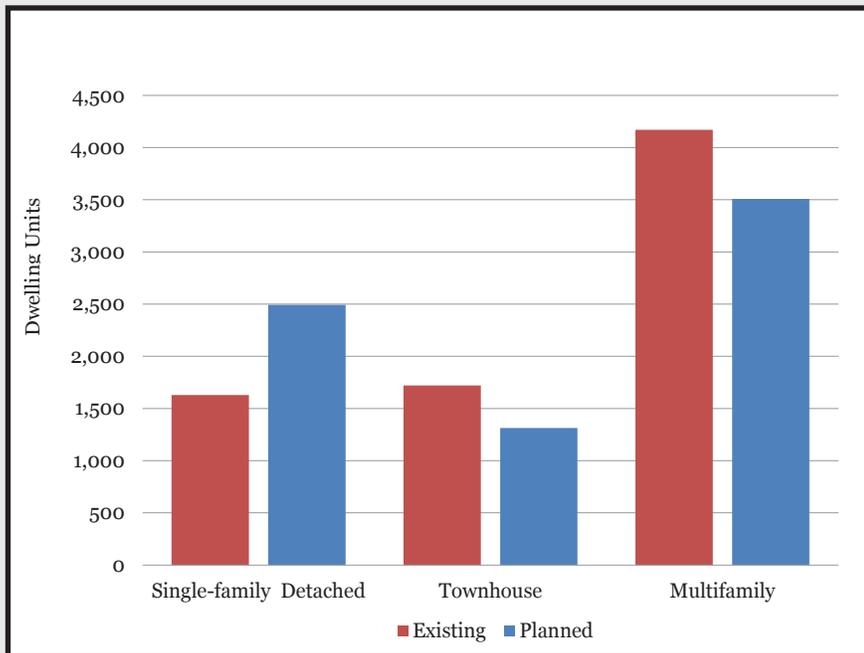
A similar methodology is applied to nonresidential uses in the Lincolnia PD. For a parcel with a baseline recommendation for nonresidential use shown on the Land Use Plan Map and without a land use option or Plan guidance specifying a planned FAR, the existing development was considered the maximum development potential if it is not anticipated to change, conforms to the existing zoning district, and aligns with the baseline land use recommendation.

## ***Residential Use***

Figure 3.9 indicates the number of planned dwelling units by community planning sector. The greatest Plan potential for single-family detached residential units is recommended in the L3 Bren Mar Park CPS, approximately 1,000 units. The greatest Plan potential for multifamily residential units is also recommended in the L3 Bren Mar Park CPS, approximately 1,450 units; approximately 1,000 multifamily units are planned in each of the L1 Pinecrest CPS and L2 Lincolnia CPS. Townhouses or single-family attached units comprise the least amount of planned residential development potential in the Lincolnia PD, approximately 1,300 units in total.



**Figure 3.9** Distribution of planned residential use (dwelling units) by community planning sector. Source: Fairfax County GIS



**Figure 3.10** Comparison of existing and planned dwelling units. Source: Fairfax County GIS

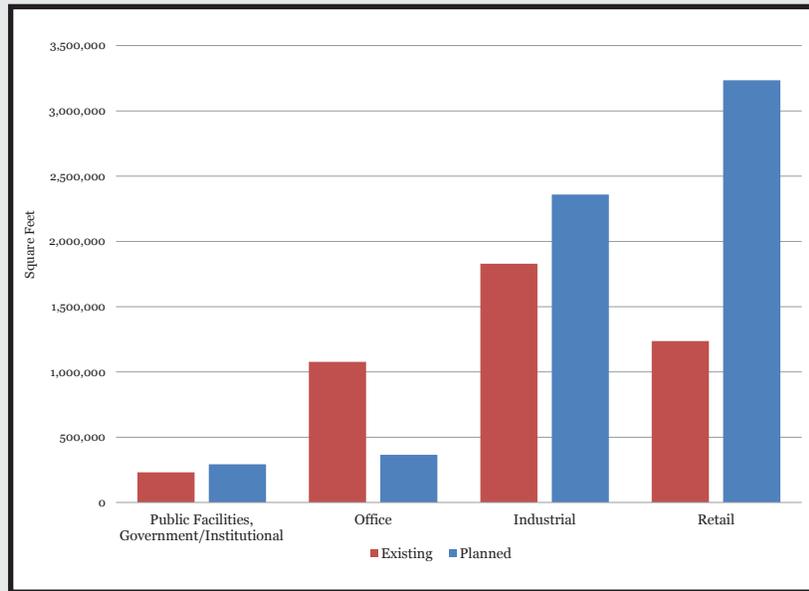
The L1 Pinecrest CPS has the greatest Plan potential for townhouse units at nearly 700 units. A comparison of existing and planned residential dwelling units by type is shown in Figure 3.10 on page 43. In the Lincolnia PD, there are approximately 400 more existing townhouse units than recommended by the Plan, and approximately 660 more existing multifamily units than recommended by the Plan. There is a potential for approximately 860 more single family dwelling units under the current Comprehensive Plan.

### ***Nonresidential Use***

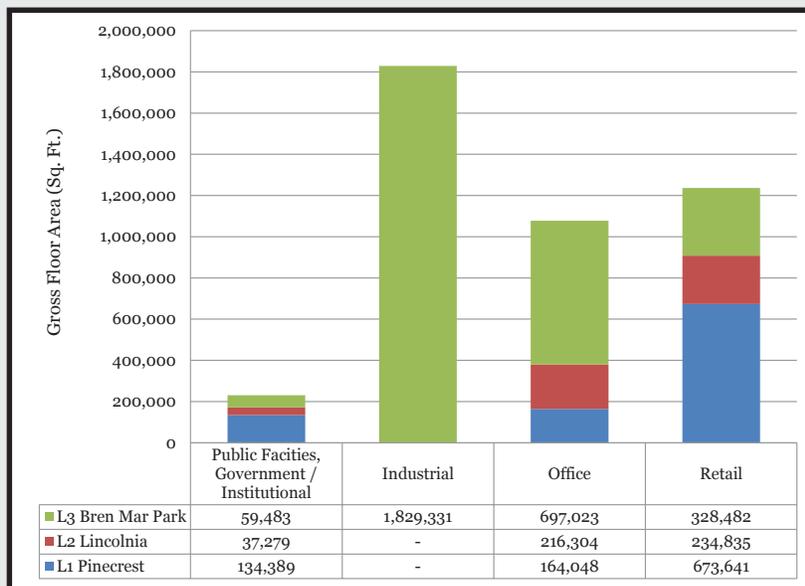
Figure 3.11 shows the comparison of existing and planned gross square feet of nonresidential use. Existing office use exceeds Plan potential by approximately 700,000 square feet and is mainly located in the Shell Oil Park in the L3 Bren Mar Park CPS. The Shell Oil Park has a Plan option for retail and industrial use up to 0.60 FAR; most of this area developed with light industrial-flex uses, accounting for the greater amount of existing office use compared to planned potential, as well as a significant amount of the retail Plan potential.

In total nearly 6.3 million square feet of nonresidential development is planned for the Lincolnia PD; about 4.3 million square feet of nonresidential development currently exists. Therefore, about 2 million square feet of planned development potential remains. Almost all of the remaining development potential is for retail use. In general, existing public facilities and government/institutional uses reflect these planned uses.

Figure 3.12 shows planned nonresidential development by CPS. The L3 Bren Mar Park CPS contains the majority of the nonresidential development potential in the Lincolnia PD, over 4.7 million square feet. The Shell Oil Park accounts for most of this nonresidential development potential. The L2 Lincolnia CPS has the least amount of nonresidential development potential, approximately 500,000 square feet; the planned office and retail use in this CPS is generally located along Little River Turnpike. The L1 Pinecrest CPS is planned for approximately 970,000 square feet of nonresidential development. Over 670,000 square feet of this development potential is for retail use and includes Plaza 500.



**Figure 3.11** Comparison of existing and planned nonresidential use.  
Source: Fairfax County GIS



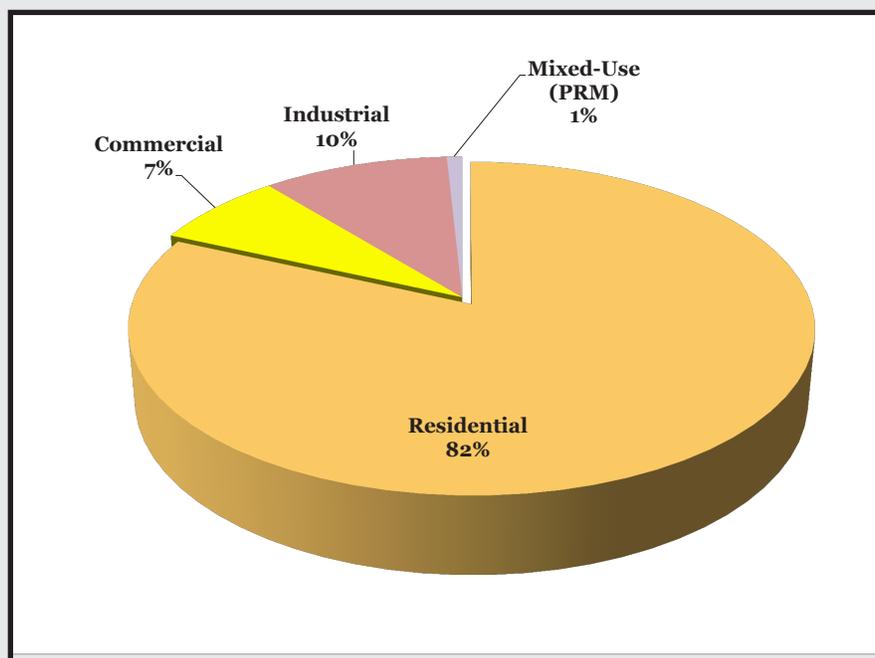
**Figure 3.12** Planned nonresidential land use by community planning sector.  
Source: Fairfax County GIS

## Zoning

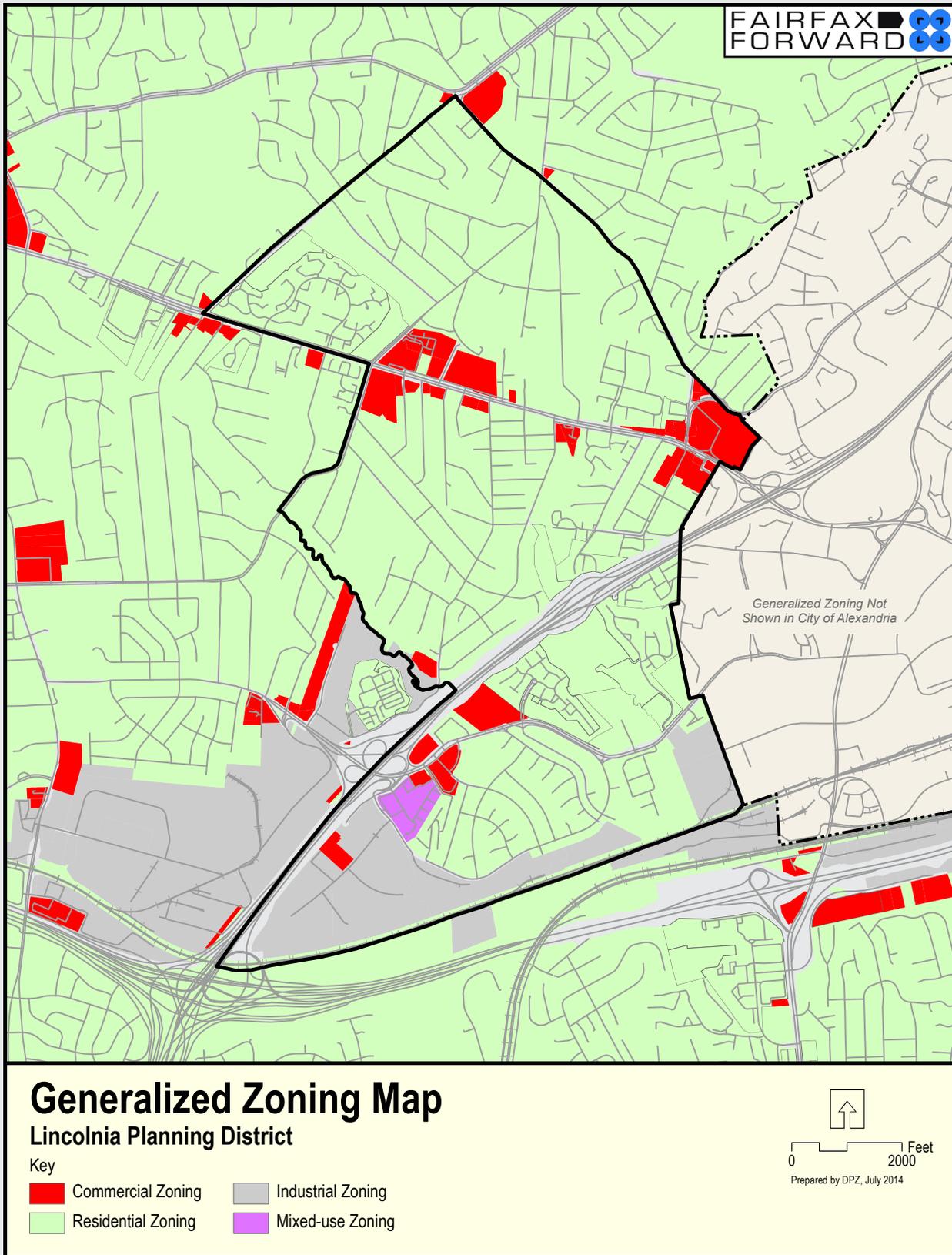
The Zoning Ordinance is a set of legal regulations intended to promote the health, safety and general welfare of the public and is used to implement the long-term vision established in the Comprehensive Plan. While the Comprehensive Plan speaks in general terms for future land use, intensity, characteristics of development, and preservation of natural and cultural resources, the Zoning Ordinance sets regulations for land uses that may be permitted on properties. Lot and building sizes, maximum density, and open space are among the requirements specified in the Ordinance.

Figure 3.13 shows the distribution of zoning districts by acreage for residential and nonresidential uses, excluding public recreation and open space. The Generalized Zoning Map (Figure 3.14) shows the current zoning across the study area and the surrounding area. The figure and map indicate an overwhelming majority, approximately 82 percent of the land area, is zoned for residential use. The Planned Residential Mixed Use (PRM) district is intended for high density, multifamily use with secondary office and/or other commercial uses.

Appendix B contains tables showing estimated development potential for residential units and nonresidential square feet under current zoning. In many nonresidential zoning districts, more than one type of land use is permitted within a district. For example, office use is permitted in some industrial districts. In addition, different land uses may be permitted in varying proportions within certain districts. For example, the C-8 zoning district allows up to 50 percent of the total square feet of development to be office use and up to 100 percent of the total square feet of development for retail use. The maximum zoning potential calculation provides an estimate of the nonresidential development in terms of square feet and residential development in terms of dwelling units that may be yielded.



**Figure 3.13** Distribution of zoning districts by acreage. Source: Fairfax County GIS



**Figure 3.14** Lincolnia Planning District Generalized Zoning Map.  
Source: Fairfax County GIS/DPZ

## 4. Transportation

*A keystone policy for future planning and facilities includes achievement of a multi-modal transportation system to reduce excessive reliance upon the automobile. Regional and local efforts will focus on planning and developing a variety of transportation options. Sidewalks, trails and on-road bicycle routes should be developed as alternate transportation facilities leading to mass transit, high density areas, public facilities and employment areas.*

– Excerpt from the Transportation element of the Policy Plan

### **Pedestrian and Bicycle Systems**

Transportation Policy Plan guidance encourages multiple modes of transportation including pedestrian and bicycle facilities and recognizes that roadway improvements alone cannot provide the needed transportation capacity for the future. Land use and transportation policies should be complementary to reduce the demand for roadway capacity and plan for multimodal options.

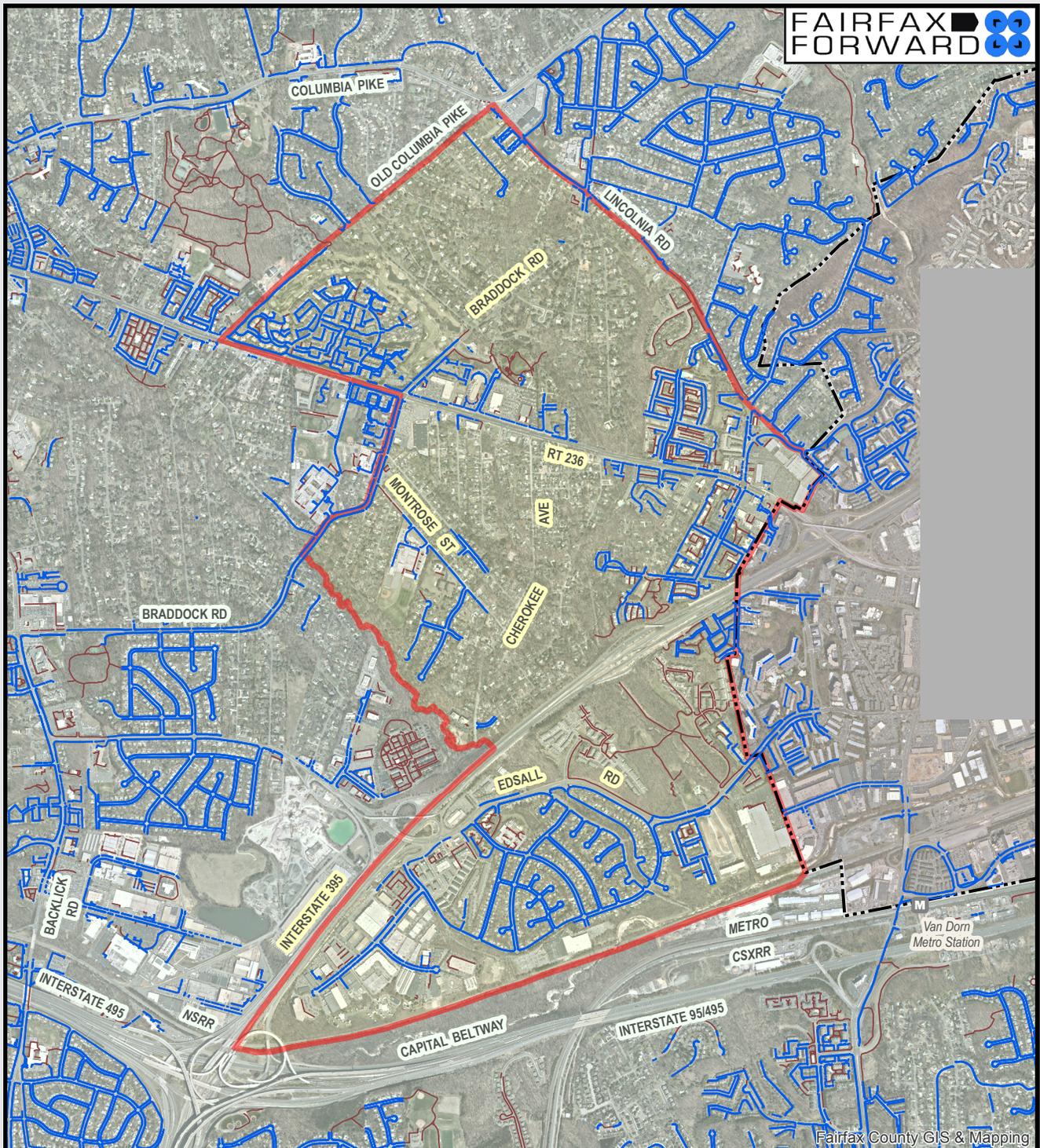
Current countywide policies addressing multimodal connectivity should be applied to the Lincolnia Planning District (PD). Sidewalks, trails and/or on-road bicycle routes which link residential areas with development centers, shopping districts, recreational facilities, and major public facilities should be provided. In addition, all new developments should mitigate adverse impacts upon the transportation system by facilitating transit access and promoting transit use and non-motorized transportation options.

#### *Existing Pedestrian and Bicycle Connectivity*

The presence of a trail or sidewalk network provides an opportunity for walking and bicycling, which can be convenient forms of transportation for local trips or as the first and last leg of a transit trip. An analysis of existing trails, bike lanes and sidewalks indicates pedestrian and bicycle connectivity throughout the Lincolnia PD is present to the greatest extent in the eastern and southern portion of the area, and could be improved overall.

Existing local and regional trails and sidewalks can be viewed at <http://www.fairfaxcounty.gov/parks/trails>. Details about existing bicycle routes in the county, including an interactive map, can be found on the Fairfax County Department of Transportation (FCDOT) website at <http://www.fairfaxcounty.gov/fcdot/bike/bikemap>.

As shown in the Walkability Map (Figure 4.1), there are few sidewalks or trails in the residential neighborhoods north of I-395 (L1 Pinecrest and L2 Lincolnia CPS compared to the neighborhoods south of I-395 (L3 Bren Mar Park CPS). North of I-395, many streets that provide vehicular connectivity to the greater transportation network do not have sidewalks. South of I-395, pedestrian facilities are present in a majority of the neighborhoods connecting residents to the greater transportation network. In general, neighborhoods that have few pedestrian facilities may result in pedestrians experiencing a difficult or unsafe walk to destinations such as retail areas, parks, or bus stops. The lack of facilities may also contribute to an auto-reliant environment.



# Walkability

## Lincolnia Planning District

- Key
- Existing Sidewalks
  - Other Existing Walkways and Trails

↑

0 2000 Feet

Prepared by DPZ, July 2014

**Figure 4.1** Lincolnia PD Walkability Map.  
Source: Fairfax County GIS/DPZ

Little River Turnpike (Route 236) serves as a primary east/west pedestrian connection north of I-395 in the Lincolnia PD. Sidewalks and trails are present along the segment that serves the study area; however these facilities are not contiguous on both sides of the roadway. Pedestrians and bicyclists have to cross the roadway multiple times to travel along the length of Little River Turnpike safely. Pedestrian and bicycle access is particularly difficult in the vicinity of North Beauregard Street and Little River Turnpike. While this area has sidewalks and crosswalks, there are numerous curb cuts, wide intersections, and heavy vehicular traffic, which create a challenging pedestrian and bicyclist experience.

Edsall Road serves as a major east/west pedestrian connection south of I-395. Edsall Road has better sidewalk connectivity on both sides of the roadway compared to Little River Turnpike; however there are some missing links such as the area near the Bowl America and Edsall Garden Apartments in proximity to the interchange with I-395. For both roadways, breaks in connectivity can be partially attributed to the development of the area prior to county policies requiring the presence of pedestrian accommodations on both sides of roads.

Intersections at the major thoroughfares throughout the Lincolnia PD are large and need pedestrian and bicycle-oriented improvements to ensure a safe and pleasant experience for pedestrians and cyclists. The addition of elements such as uniform landscaping and lighting, buffering between vehicles and sidewalks or trails, and sitting areas in strategic locations may contribute to more attractive, viable, and enjoyable pedestrian or bicycle travel in the future.

#### *Countywide Trails Plan and Bicycle Master Plan*

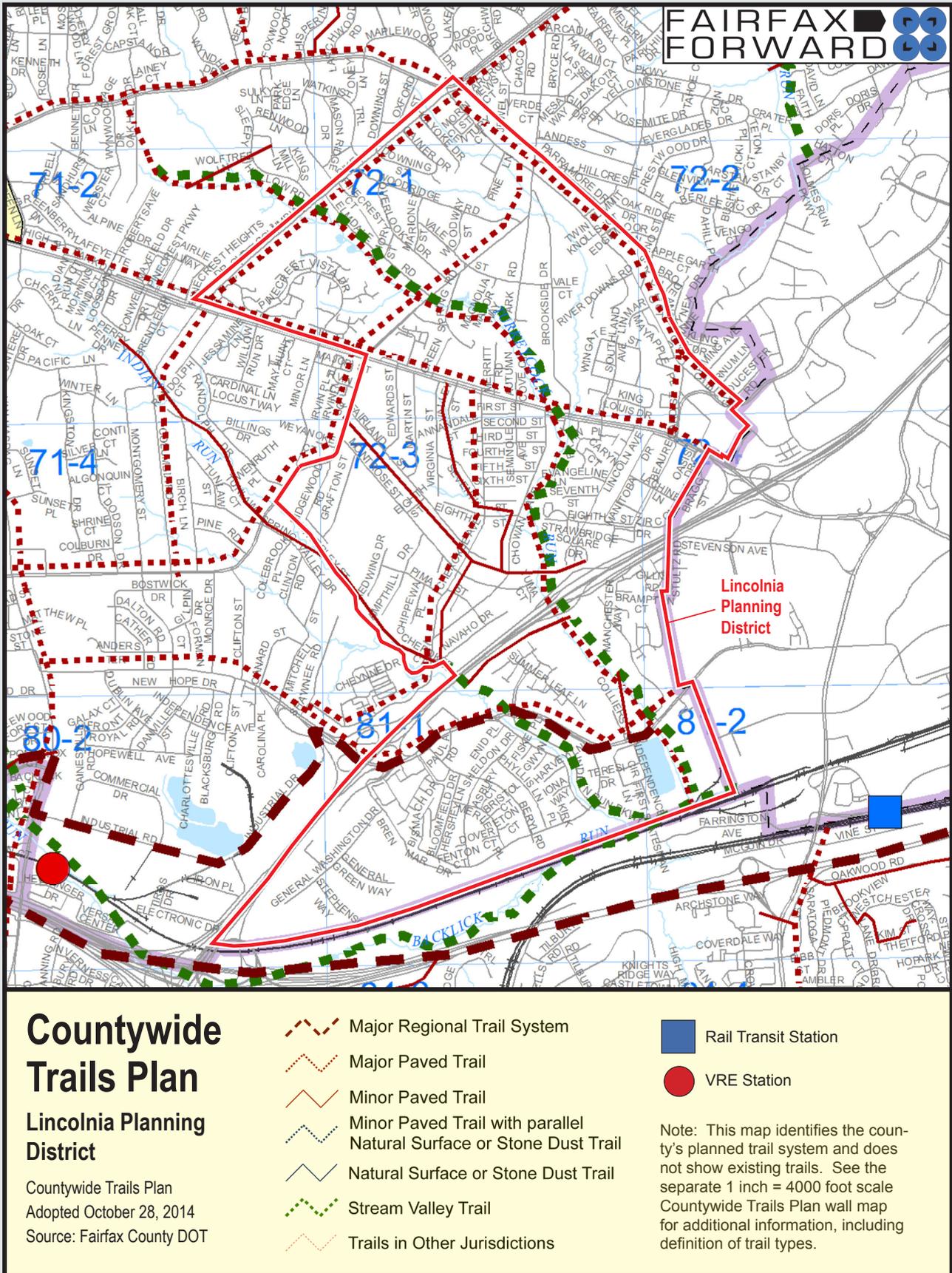
The Countywide Trails Plan Map and the Bicycle Master Plan contain recommendations for pedestrian and bicycle facilities and connectivity. Currently, the Countywide Trails Plan Map shows planned improvements for various trails and sidewalks. A detailed map of the planned trails in the study area is shown in the Countywide Trails Plan Map (Figure 4.2). Additional details about the different types of trails is contained in Appendix C. As shown on the map, a Major Regional Trail is recommended along Edsall Road. Major Paved Trails are recommended on Little River Turnpike, Braddock Road,



The intersection of Little River Turnpike and Beauregard Street is a large intersection in the Lincolnia PD.  
Source: Fairfax County



Deteriorating sidewalk conditions along Little River Turnpike pose safety concerns for pedestrians.  
Source: Fairfax County



**Figure 4.2** Lincolnia Planning District portion of the Countywide Trails Plan Map  
Source: Fairfax County Department of Transportation

Old Columbia Pike, Lincolnia Road, Cherokee Avenue and along Turkeycock Run. Stream valley trails are shown for Turkeycock Run and Indian Run. Minor paved trails are also recommended, primarily in the L2 Lincolnia CPS.

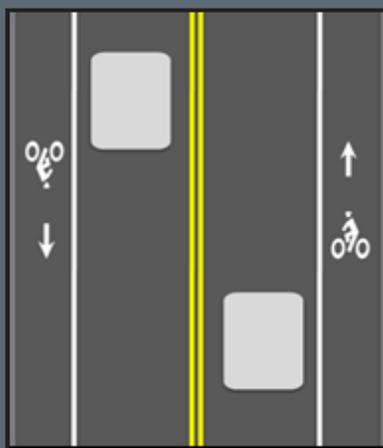
The Bicycle Master Plan was adopted by the Board of Supervisors on October 28, 2014. The Bicycle Master Plan includes revisions to the Countywide Trails Plan Map, and also:

- » Recommends improvements to the existing transportation system with the goal of creating a more bicycle-friendly transportation network;
- » Outlines how bicycle infrastructure can be incorporated into future roadway and transit projects; and
- » Develops policy guidelines recommending ways both the public and private sectors can establish and promote bicycling as a mode of transportation.

In the Lincolnia PD, the Bicycle Master Plan recommends bike lanes on Lincolnia Road and Edsall Road as shown in the Recommended Bicycle Network Map (Figure 4.5). Bicycle lanes include pavement markings that designate a portion of the roadway space exclusively for cyclists as illustrated below in Figure 4.3.

Recommended shared facilities in the Lincolnia PD include shared roadways, shared roadways with safety treatments, shared use paths, and sharrows. Shared facilities are recommended on Old Columbia Pike, Elmdale Road, Braddock Road, Vale Street, Brookside Drive, North Beauregard Street and Edsall Road.

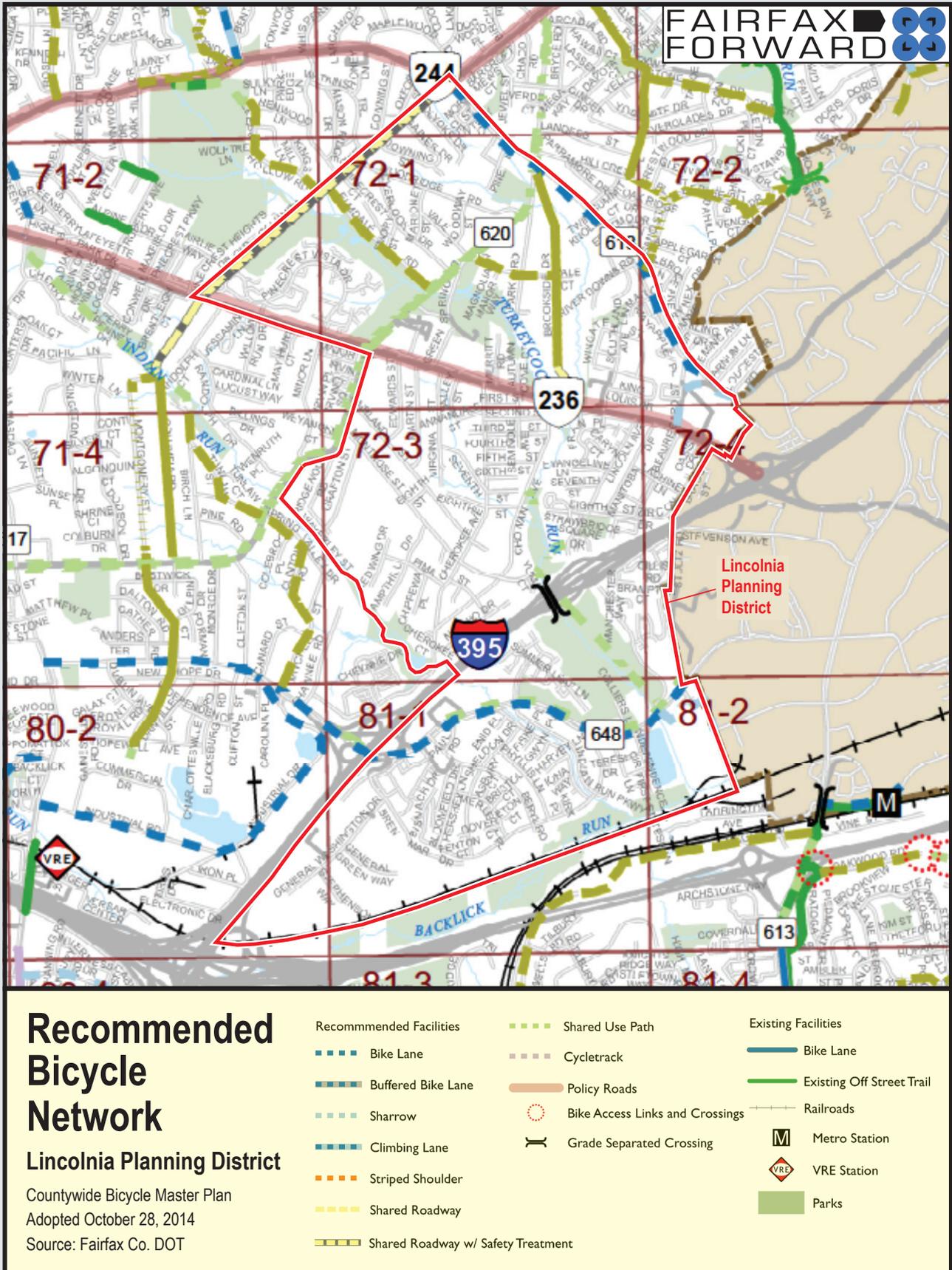
Shared roadways may have safety treatments such as signs that emphasize a cyclist's right to use the roadway, as shown below in Figure 4.4. These roads usually have a lower vehicle volume, and the roadways do not have any special bike treatments such as a separate bicycle lane. When needed, signs or other safety treatments are installed along sections of narrow, hilly, and/or curved roads to enhance a bicyclists' safety.



**Figure 4.3:** Illustration of bicycle lanes.  
Source: Fairfax County Bicycle Master Plan



**Figure 4.4:** Shared roadways with safety treatment concepts.  
Source: Fairfax County Bicycle Master Plan



**Figure 4.5** Lincolnia Planning District portion of the Countywide Bicycle Master Plan Recommended Bicycle Network.  
 Source: Fairfax County DOT/DPZ

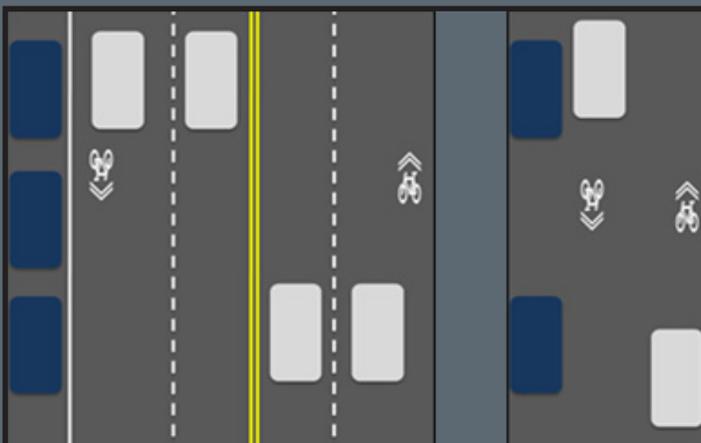
Shared-use paths are off-street multi-use facilities physically separated from vehicles, and are intended for use by bicyclists and pedestrians. Sharrows allow bicyclists and motor vehicles share the same travel lane. The markings help position bicyclists in the appropriate location on the road and provide a visual cue to motorists that bicyclists have the right to use the street.

All of the facilities mentioned are intended to help bicyclists travel safely in and through the Lincolnia PD to reach destinations such as shops, restaurants, offices, schools and parks. The implementation of the recommendations in the Bicycle Master Plan will help achieve the county's goal of accommodating all travel mode types within Fairfax County.

### Existing and Planned Transit Service

Transit service in the Lincolnia PD is offered by three providers: Fairfax County Connector; Washington Metropolitan Transit Authority (WMATA) Metrobus; and Driving Alexandria Safely Home (DASH). Buses use Little River Turnpike as a major cross-county connection which results in a high level of transit service in the study area. Proximity to the Mark Center and I-395 also contributes to the larger number of bus routes that serve the study area. Service in the Lincolnia PD can be broken down into two main service areas: north of I-395 and south of I-395. The Transit Existing Conditions Map (Figure 4.7) shows Metrobus, Fairfax Connector, and DASH bus routes.

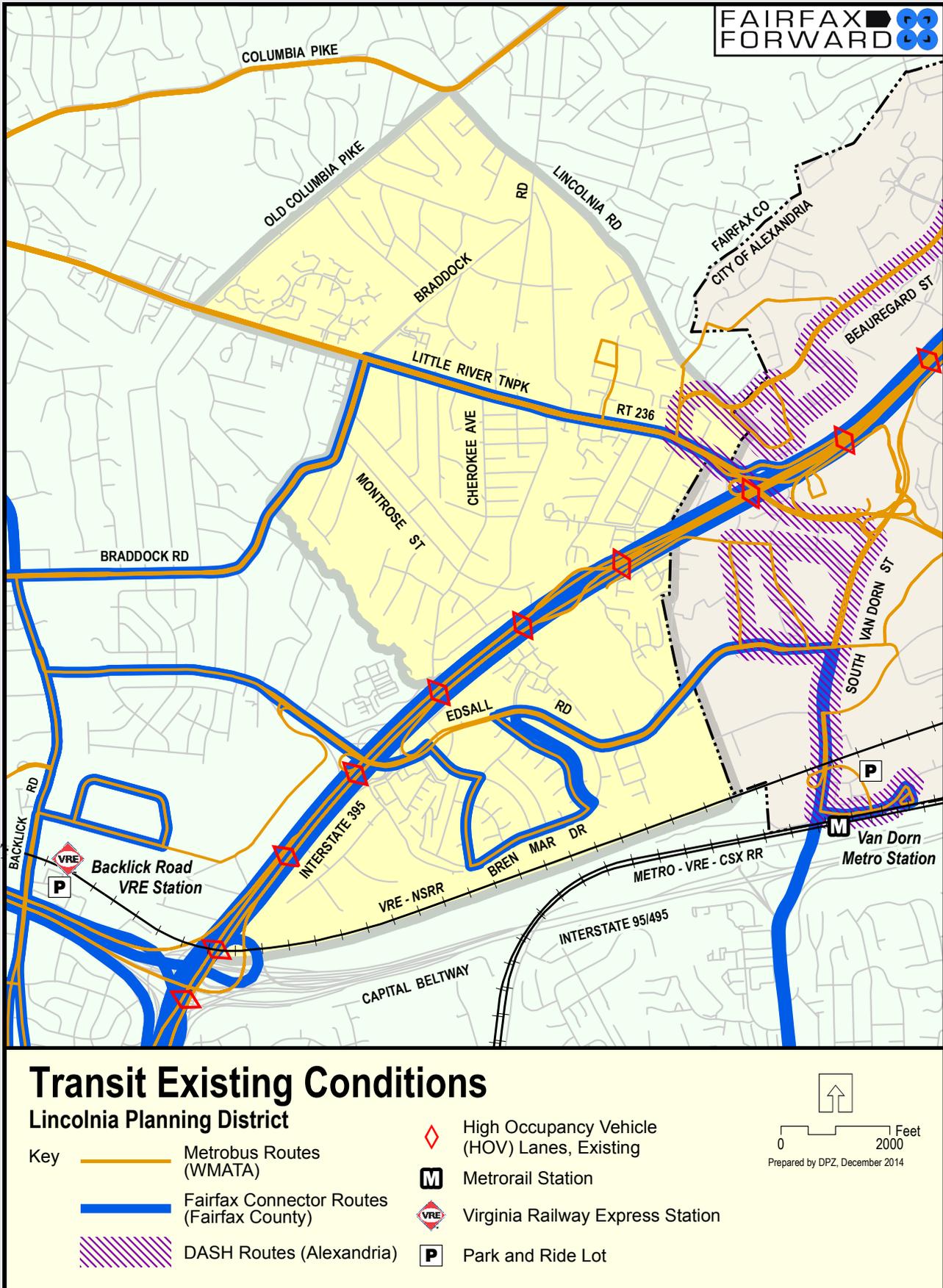
The table in Appendix C lists bus route numbers, peak headways, and general description of the route. The most up-to-date WMATA bus route information can be viewed online at <http://wmata.com/bus/timetables/>. Fairfax Connector bus route information can be viewed online at <http://www.fairfax-county.gov/connector/>, and information about DASH bus service can be found online at <http://www.dashbus.com/>.



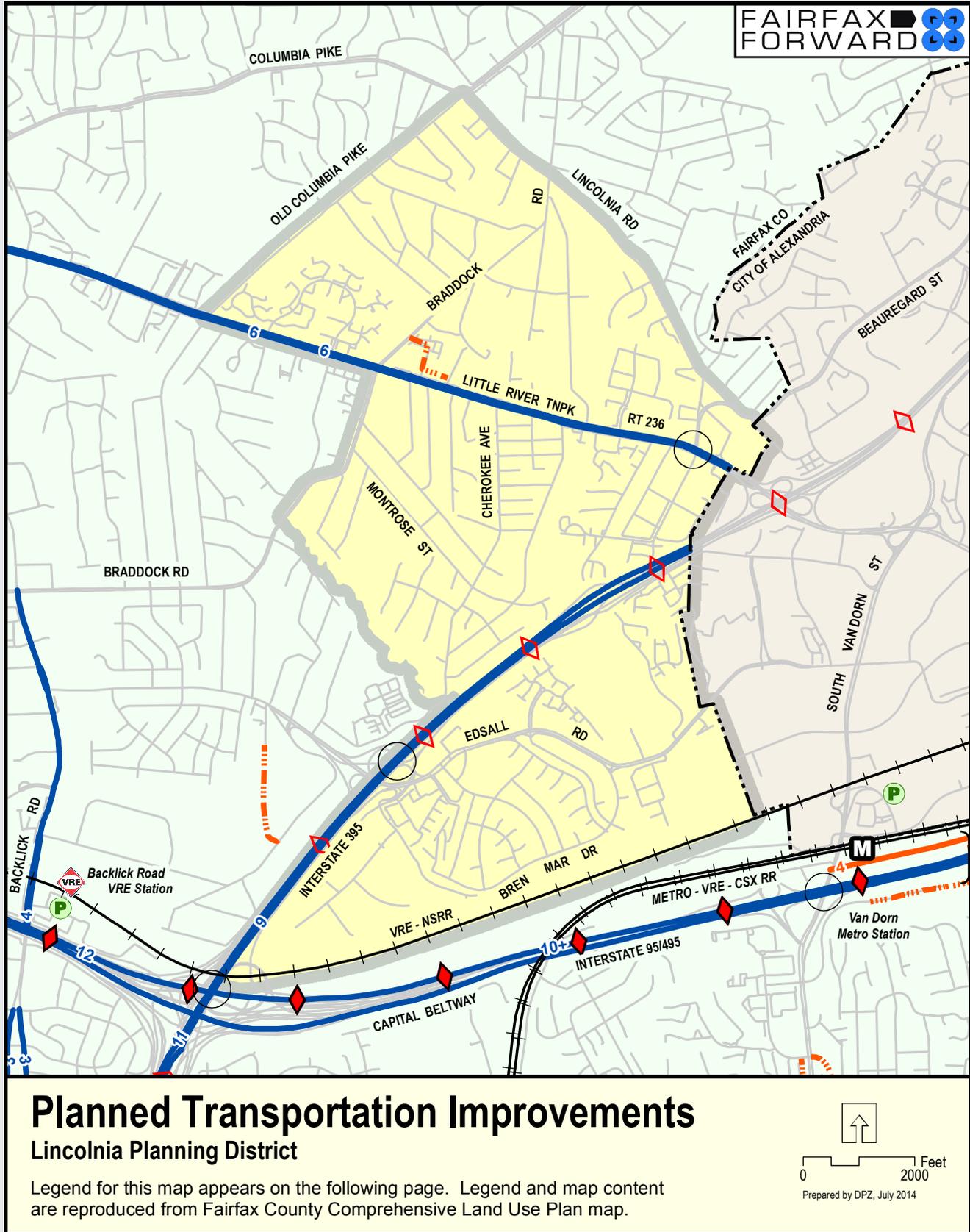
**Figure 4.6:** Shared lane marking concepts (sharrows)  
Source: Toole Design Group, Fairfax County Bicycle Master Plan



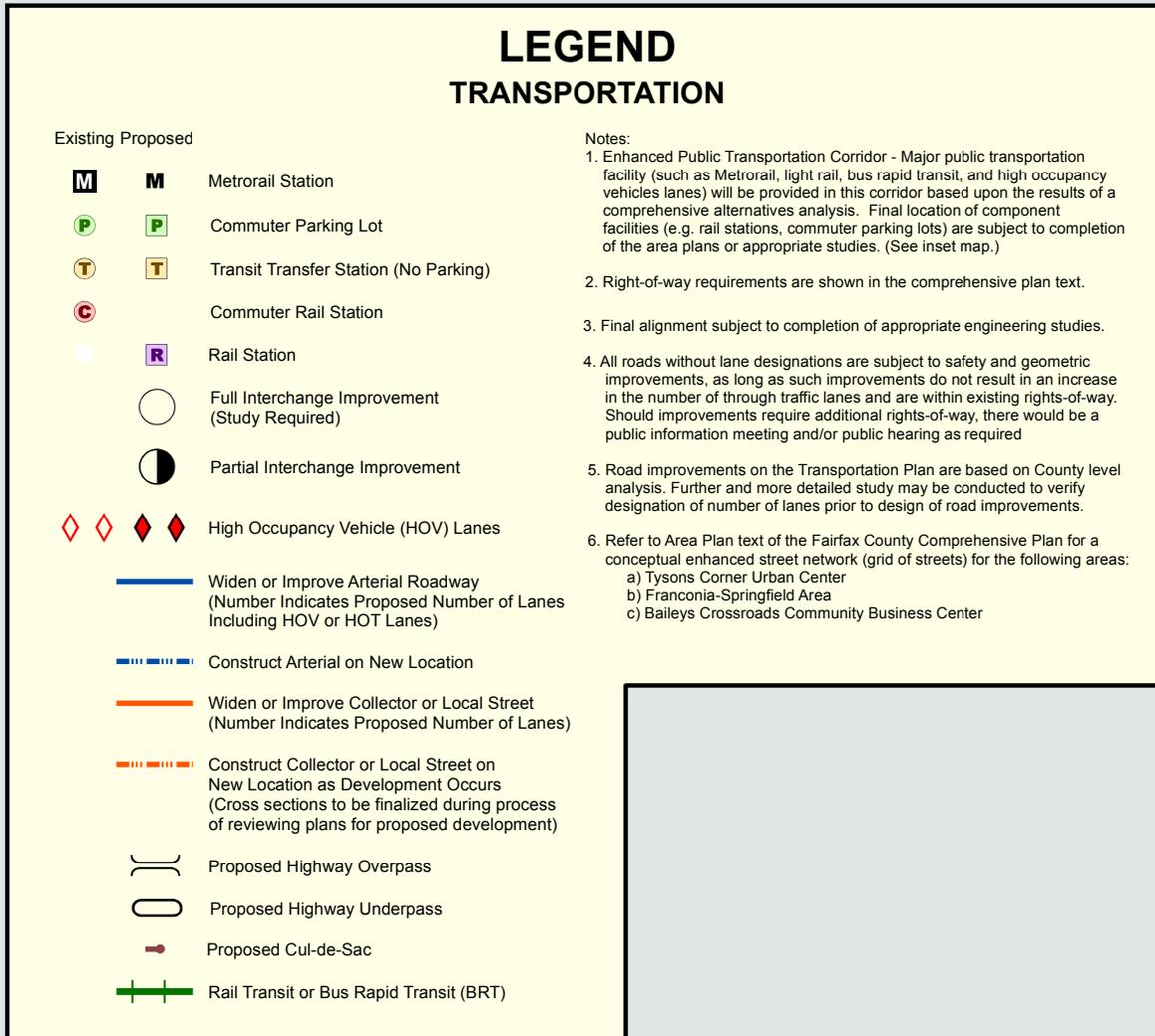
Sharrow along City of Fairfax's "Mason to Metro" bicycle route  
Source: City of Fairfax



**Figure 4.7** Lincolnia Planning District Transit Existing Conditions Map.  
Source: Fairfax County DOT/DPZ



**Figure 4.8** Planned Transportation Improvements Map for the Lincolnia Planning District.  
Source: Fairfax County DOT/DPZ



**Figure 4.9:** Planned Transportation Improvements Map Legend.  
Source: Fairfax County DOT/DPZ

FCDOT has developed a ***Transit Development Plan (TDP)*** which is a ten-year fiscally unconstrained plan for Fairfax Connector and Metrobus service within the county. As such, the plan does not take into account financial or budgetary limitations. The TDP recommends enhanced bus service on Little River Turnpike.

The ***Countywide Transit Network Study (CTNS)*** is a long range planning effort in which the county is examining the types of high-quality transit options needed to accommodate the desired long term economic growth within the county. The study is considering locations for Metrorail extensions, light-rail, and bus rapid transit (BRT). The study is also identifying gaps in the transit network, and determining where connections should occur. The study's draft recommendations include express bus along Little River Turnpike. Information about the CTNS can be viewed at <http://www.fairfaxcounty.gov/fcdot/2050transitstudy>. Final recommendations are anticipated in the spring of 2015.

East of the Lincolnia PD, the City of Alexandria is conducting a ***West End Transitway*** study. The study considers a BRT line connecting the Van Dorn Street Metrorail Station, Landmark Mall, Mark Center, and Pentagon Metrorail Station, with possible service to the Northern Virginia Community College campus and Shirlington Transit Center. This study will provide a detailed analysis of the Transitway and determine an alignment of the route. In the future, possible connections to the Lincolnia PD could be evaluated, resulting in increased available transit options in the planning district. More information about the West End Transitway project can be viewed at <http://alexandriava.gov/WestEndTransitway>.

## Roadways and Intersections

### *Road Maintenance*

In general, roads with route numbers associated with them are maintained by the Virginia Department of Transportation (VDOT). For example, Little River Turnpike (Route 236) is maintained by the VDOT. VDOT is responsible for potholes, traffic signals and signs (except street name signs), trees/branches, curbs and gutters, and snow removal. Overall, there are very few miles of public roadway maintained by Fairfax County.

### *Countywide Transportation Plan*

The current Comprehensive Plan for the Lincolnia PD recommends transportation improvements related to roadways and intersections. These improvements as shown on Planned Transportation Improvements Map on page 56 (Figure 4.8). The map legend is shown in Figure 4.9 on page 57.

### *Interchanges*

- » Construct a new interchange at Little River Turnpike and Beaugard Street.
- » Improve the existing interchange at I-395 and Edsall Road.

### *At-Grade Improvements/Construction*

- » Widen Little River Turnpike to six lanes.
- » Widen I-395 to nine lanes within the study area; 11 lanes south of I-495.
- » Construct a collector road between Green Spring Road and Braddock Road (Route 620).

### *Multimodal Transportation*

- » Construct High Occupancy Toll (HOT) lanes on I-395. VDOT has determined that the northern terminus of the HOT lanes will be at Edsall Road, and not extend into the City of Alexandria.

## **Regional Transportation Planning**

The roadways in the Lincolnia PD function as part of a regional transportation network. There are two regional plans with recommendations for the Lincolnia PD: the Constrained Long Range Plan (CLRP) and TransAction 2040.

### *Constrained Long Range Plan*

The Regional Constrained Long Range Plan (CLRP) is a transportation plan developed by the National Capital Regional Transportation Planning Board (TPB) in cooperation with local jurisdictions. This plan contains projects that can realistically be funded over a 30-year time frame, ensuring that its recommendations can be implemented. Regional CLRP projects are also drawn from Fairfax County's Comprehensive Plan. The CLRP includes one recommendation in the Lincolnia PD, which is to widen Little River Turnpike to six lanes.

### *TransAction 2040*

The Northern Virginia Transportation Authority (NVTA) identifies transportation needs in Arlington, Fairfax, Loudoun and Prince William counties, as well as the cities of Alexandria, Fairfax, Falls Church, Manassas and Manassas Park. Unlike the CLRP, TransAction 2040 is not constrained by project funding. TransAction 2040 has one recommendation in the Lincolnia PD, which is the implementation of the priority bus service on Little River Turnpike from the City of Fairfax to the City of Alexandria. Priority bus service often indicates limited stop service, with fewer stops that are spaced farther apart resulting in a faster travel time.

## **Fairfax County Roadway Functional Classification**

Roadway functional classifications are groupings of streets and highways based on the types of services they provide. The classifications define the role of a roadway in serving the flow of vehicles through the roadway network. There are five distinctive roadway types in Fairfax County:

- » **Freeways and Expressways** provide fast, high-volume travel. These roadways have four or more lanes, are limited access, and have no signals or at-grade intersections.
- » **Principal Arterials** function as main travel corridors carrying traffic through an area rather than local traffic. They are high capacity roads with four to six lanes and a median. Principal Arterials should have adequate and safe pedestrian and bicycle accommodations along the corridor.

- » **Minor Arterials** carry a mix of local traffic and traffic moving through the area, and are typically two to four lanes. There are two types of minor arterials in Fairfax County:
  - ◇ **Type A Minor Arterials** are similar to principal arterials since they carry significant amounts of traffic daily and connect to principal arterials and freeways via interchanges.
  - ◇ **Type B Minor Arterials** are shorter in length compared to Type A minor arterials and serve less densely developed areas.
- » **Collector Streets** are typically two lane roadways that provide direct services to and from local areas, connecting traffic to the arterial system.

The current classifications of the major roadways in the Lincolnia PD are shown in Table 4.1. There are no Type A minor arterials in the Lincolnia PD.

Table 4.1: Roadway Functional Classification		
Roadway Functional Type	From	To
<b>Freeways/Expressways</b>		
I-95/I-395 (Shirley Highway)	Prince William County Line	Alexandria City Line
<b>Other Principal Arterials</b>		
Little River Turnpike	Fairfax City Line	Alexandria City Line
<b>Minor Arterials (Type B)</b>		
Beauregard Street	Little River Turnpike	Alexandria City Line
Braddock Road	Backlick Road	Columbia Pike
Edsall Road	Backlick Road	Alexandria City Line
Lincolnia Road	Columbia Pike	Beauregard Street

#### *Lincolnia PD Existing Levels of Service*

Fairfax County roadways are planned, designed, constructed and improved based on the volume demand, future anticipated capacity needs, and travel time delays of the roadway. A roadway's operations are typically measured through level-of-service (LOS) standards. LOS measures how well traffic moves along the roadway, including through its intersections. LOS is generally defined in terms of speed, travel time, freedom to maneuver, and traffic interruptions.

These standards are measured using a letter rating system with "A" representing the least amount of congestion and "F" the most amount of congestion. A LOS of "D" or better is considered acceptable in the peak hours as described in the Transportation section of the Policy Plan.

The types of LOS are defined as follows:

- » **LOS A** describes free-flow conditions. Vehicles are not affected by the presence of other vehicles.
- » **LOS B** indicates reasonably free-flow conditions. Drivers are aware of the presence of other vehicles and have slightly less room to maneuver.

- » **LOS C** represents stable traffic flow. The ability to maneuver with in traffic is reduced, but traffic flows at or near free flow speeds.
- » **LOS D** describes high density flow in which speed and freedom to maneuver are severely restricted. Driver comfort is reduced, though the traffic flow remains stable.
- » **LOS E** represents unstable flow that is near or at capacity levels. Drivers experience difficult maneuvering and reduced speeds.
- » **LOS F** indicates that demand exceeds the capacity of the roadway. Traffic experiences break down conditions, queues form behind choke points in the network. LOS F is characterized by stop-and-go conditions, diminished travel times and driver discomfort.

Examining the operation of major intersections in the Lincolnia PD creates a picture of the overall condition of traffic in the study area. The study area's morning traffic peak hour is 7:30 AM to 8:30 AM, and the evening traffic peak hour is 5:15 PM to 6:15 PM. These are the hours during the mornings and evenings that experience the heaviest levels of traffic. The Lincolnia PD also experiences heavy traffic Saturday mid-day, between 11:30 AM and 2:30 PM. Table 4.2 shows the operation of key intersections during the weekday and Saturday peak hours.

Table 4.2: Existing Peak Hour Intersection Level of Service (LOS)						
Intersection	AM		PM		Saturday	
	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS
<b>Little River Turnpike @</b>						
Old Columbia Pike	14.0	B	14.5	B	9.6	A
Pinecrest Vista Drive	16.4	B	23.3	C	18.8	B
Braddock Road	56.1	E	52.5	D	43.6	D
Southland Avenue	35.4	D	26.1	C	19.5	B
Beauregard Street	64.8	E	73.7	E	79.9	E
Oasis Drive	11.6	B	14.3	B	19.9	B
<b>Beauregard Street @</b>						
Chambliss Street	29.9	C	44.6	D	55.1	E
<b>Lincolnia Road @</b>						
N. Beauregard Street	19.3	B	17.2	B	19.2	B
N. Chambliss Street	18.6	B	18.7	B	15.7	B
Braddock Road	49.5	D	44.9	D	38.9	D
Columbia Pike	23.1	C	24.5	C	16.5	B
<b>Edsall Road @</b>						
Bren Mar Drive	14.7	B	23.1	C	15.1	B
Bloomfield Drive	6.5	A	7.2	A	6.7	A
Beryl Road	6.5	A	6.2	A	4.5	A

Source: Virginia Department of Transportation (VDOT) Synchro Files, June 2014

Many of the intersections in the Lincolnia PD operate at an acceptable LOS, with the exception of a few intersections along Little River Turnpike. The evening peak hour generally experiences heavier delays than the morning peak hour, while Saturday mid-day experiences heavier delays at the intersections surrounding the retail areas on Beauregard Street. During the morning peak hour, the intersections on Little River Turnpike with Braddock Road and Beauregard Street operate at LOS E. During the evening peak the intersection of Beauregard Street at Little River Turnpike operates at LOS E. On Saturdays the two intersections close to the Plaza at Landmark Shopping Center operate at LOS E. These intersections are Little River Turnpike at Beauregard Street and Chambliss Street at Beauregard Street.

The intersection of Little River Turnpike at Beauregard Street consistently operates at an unacceptable LOS. This intersection is affected by the trips to the retail uses around it, as well as the high volume of vehicles traveling through the intersection to access I-395 and the City of Alexandria.

## 5. Housing

The Board of Supervisors' goal for housing states that opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent and affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. It should be a vital element in high density and mixed-use development projects, incentivized in revitalization areas, and encouraged through more flexible zoning wherever possible.

Table 5.1 shows affordable housing in the Lincolnia Planning District (PD) that is owned by the Fairfax County Redevelopment and Housing Authority (FCRHA) and private entities as of October 2014. Affordable or assisted housing is provided through financial assistance to homeowners and renters from federal, state, or local sources. Some programs have time limits, and those units are no longer considered "assisted" after income eligibility and rent limitations have been removed. In many cases, the affordable units comprise a portion of a larger development.

<b>Table 5.1: Affordable Housing in the Lincolnia PD as of October 2014</b>		
<b>Assisted Living Residences (FCRHA Owned)</b>		
<b>Development</b>	<b>Number of Beds</b>	<b>Address</b>
Lincolnia Adult Care Residence	52	4710 North Chambliss Street
<b>Senior Housing (FCRHA Owned)</b>		
<b>Development</b>	<b>Number of Dwelling Units</b>	<b>Address</b>
Lincolnia Residences	26	4710 North Chambliss Street
<b>Privately Owned Federally Assisted Rental Units</b>		
<b>Development</b>	<b>Number of Dwelling Units</b>	<b>Address</b>
Edsall Station	135	6272 Edsall Road
Strawbridge Square	128	5128 Lincoln Avenue
<b>Privately Owned Affordable Dwelling Units</b>		
<b>Development</b>	<b>Number of Dwelling Units</b>	<b>Address</b>
Sullivan Place (formerly Jefferson at Sullivan Place)	17	5575 Vincent Gate Terrace

*\*Rental Units Subject to the ADU Ordinance*

The following statements about assisted housing are found in the adopted Comprehensive Plan recommendations for the Lincolnia PD. The programs listed below are included as assisted housing:

- » Housing units owned or managed by FCRHA and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental program.
- » Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing.
- » Federal Choice Voucher (previously Section 8) project based rent subsidy units, which are usually privately owned.

- » Units subsidized under Federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities.
- » Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements.
- » Tax Credit/Virginia Housing Development Authority (VHDA) financed projects with Low Income Housing Tax Credits and/or VHDA financing which establishes income eligibility requirements, many of which are privately owned.
- » Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund.
- » Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the resale price of the home.
- » Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families to purchase market rate homes in the county. Financing was both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applied only to the purchase of homes in foreclosure. Both programs are currently not available.
- » Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) area median income (AMI) and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.
- » Workforce Dwelling Units (WDU) are units created through the Board of Supervisors WDU Policy which was adopted in 2007 to provide affordable housing in mid and high-rise buildings which are exempt from the requirements of the ADU ordinance. The Policy Plan recommends that Workforce Housing be provided within mixed-centers. The WDU policy is a proffer-based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate-income households earning up to 120% of AMI. Workforce housing is allocated to three equal groupings or tiers. The first tier is priced for households making up to and including 80 percent of AMI. The second tier is priced for households making up to and including 100 percent of AMI. The third tier is priced for households making up to and including 120 percent of AMI. Pricing in all tiers is adjusted for household size.



Sullivan Place apartments located at Bren Mar Drive and Edsall Road in the Lincolnia PD.

## 6. Environment

The Chesapeake Bay Preservation Ordinance and the Environment section of the Policy Plan guide environmental planning efforts in Fairfax County. Adopted by the county, the Chesapeake Bay Preservation Ordinance aims to protect streams and the Chesapeake Bay from pollution that may result from development. The Policy Plan includes goals and objectives that reflect the belief that environmental protection and preservation are important contributors to a high quality of life. At the same time, the Policy Plan recognizes the need to balance environmental protection and planning for the development and redevelopment of the county.

### **Resource Protection Areas and Resource Management Areas**

In an effort to protect the Potomac River and the Chesapeake Bay, the Commonwealth of Virginia requires certain localities to designate Chesapeake Bay Preservation Areas. Resource Protection Areas (RPAs), one of the more restrictive types of Chesapeake Bay Preservation Areas, are delineated in Fairfax County. RPAs are corridors of environmentally sensitive land located alongside or near the shorelines of streams, rivers, and other waterways. RPAs supply important biological and ecological functions such as protecting water quality, filtering pollutants out of stormwater runoff, reducing the volume of stormwater runoff, and preventing erosion.

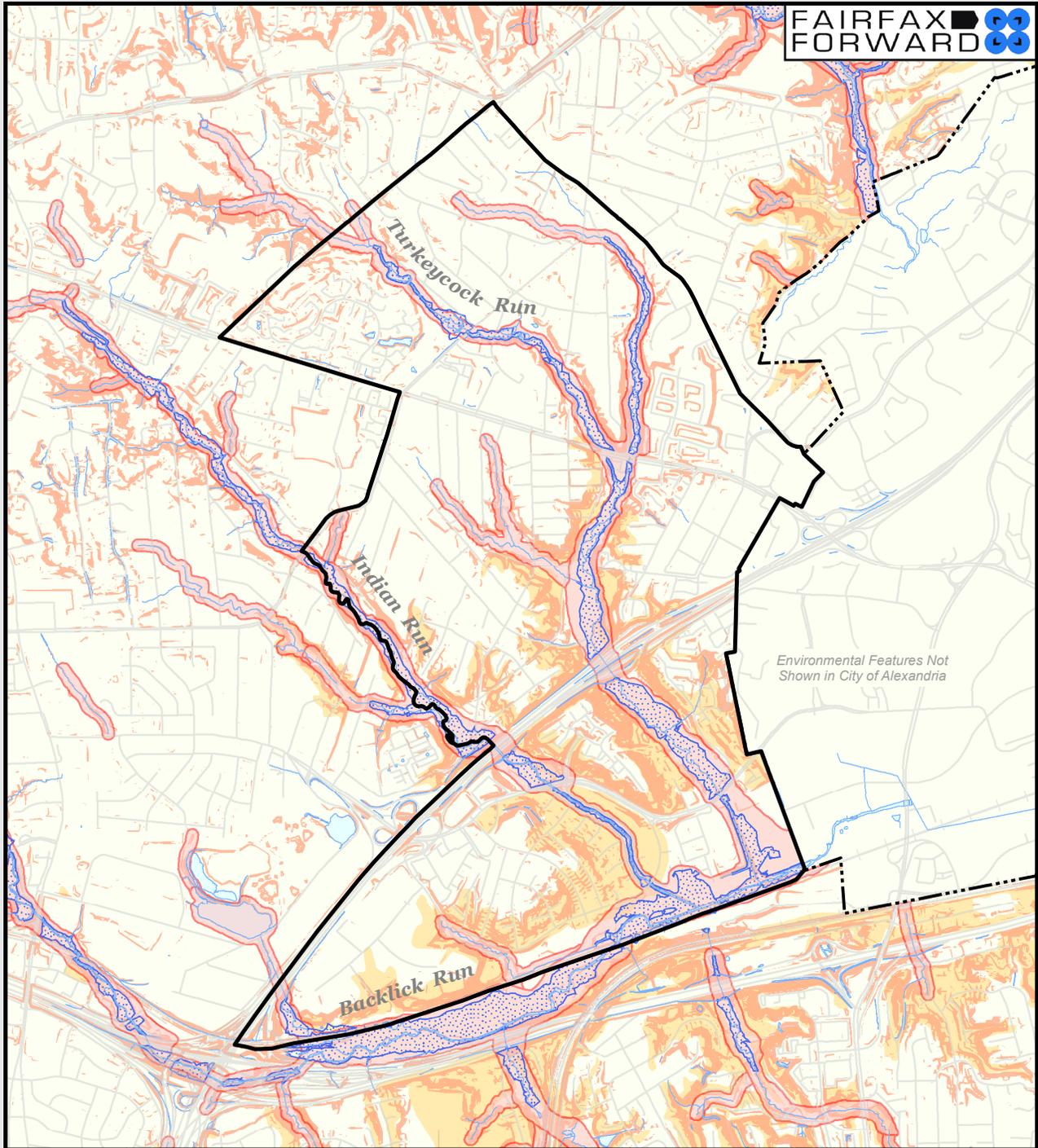
Most types of new development are prohibited in RPAs. Redevelopment of existing uses, infrastructure improvements, and some other types of RPA disturbance are permitted. Other uses may be granted through a waiver process, which requires an assessment of the water quality impacts and an explanation of proposed best management practices to mitigate the potential RPA encroachment or other adverse impacts to the RPA.

The Lincolnia PD contains approximately 365 acres of RPA generally delineated along Backlick Run, Indian Run, and Turkeycock Run as shown in the Environment Map (Figure 6.1). This RPA acreage comprises approximately 17.8 percent of the Lincolnia Planning District (PD), inclusive of roads. The condition of the RPA varies throughout the study area. Certain portions of the RPA, primarily by Little River Turnpike, Braddock Road, and I-395 are diverted underground through piping. The Policy Plan recommends that where practical and to the greatest extent possible, redevelopment can be an opportunity to restore impacted areas to a more natural state.

Resource Management Areas (RMAs) are a less restrictive category of Chesapeake Bay Preservation Areas. Development is permitted in RMAs as long as it meets applicable water quality goals and performance criteria, including stormwater management standards and erosion and sediment control requirements. In Fairfax County, RMAs consist of any land that is not designated as an RPA.

### **Steep Slopes and Marine Clay**

Approximately 152 acres of land in the study area consist of steep slopes equal or greater than 15 percent, also shown in Figure 6.1. Areas containing steep slopes comprise approximately 7.4 percent of the study area, inclusive of roads. The slopes generally correspond with portions of the RPAs. The



# Environment

## Lincolnia Planning District

Key  FEMA 100-Year Flood Plain

 Resource Protection Area (RPA)

 Slope 15% and greater

### Lincolnia Planning District Environmental Factors

**Resource Protection Area: 365 acres**

**Slope 15% and greater: 152 acres**

**Marumsco or Marine Clay Soil: 181 acres**

 Problem Soils

The highlighted soils exhibit problematic soil characteristics, including but not limited to high shrink-swell potential, and low percolation. It should be noted that this layer displays the general location of the problematic soils. Therefore, some areas may not have problem soils even though they fall within the purview of the classification. A geotechnical investigation should be conducted prior to development to ensure proper mitigation.

**Figure 6.1** Environmental features in the Lincolnia Planning District.  
Source: Fairfax County DPZ/GIS

Lincolnia PD is characterized by significant areas of Marumsco soil or marine clay, totaling approximately 181 acres. Similar to the presence of steep slopes, marine clay is present within or near portions of the delineated RPAs.

Marine clay is prone to shrinking when dry and swelling when wet. If there is inadequate engineering design and construction of a foundation built on marine clay, the shrinking and swelling can cause uneven settling and cracking in floors and walls over time. Additionally, marine clay has poor drainage properties and can cause slope instability or landslides.

Steep slopes and marine clay may result in significant development constraints. Issues with development or redevelopment that result from these the presence of these features should be addressed through detailed geotechnical analyses and mitigation measures in advance of any ground disturbing activities.

### **Environmental Quality Corridors**

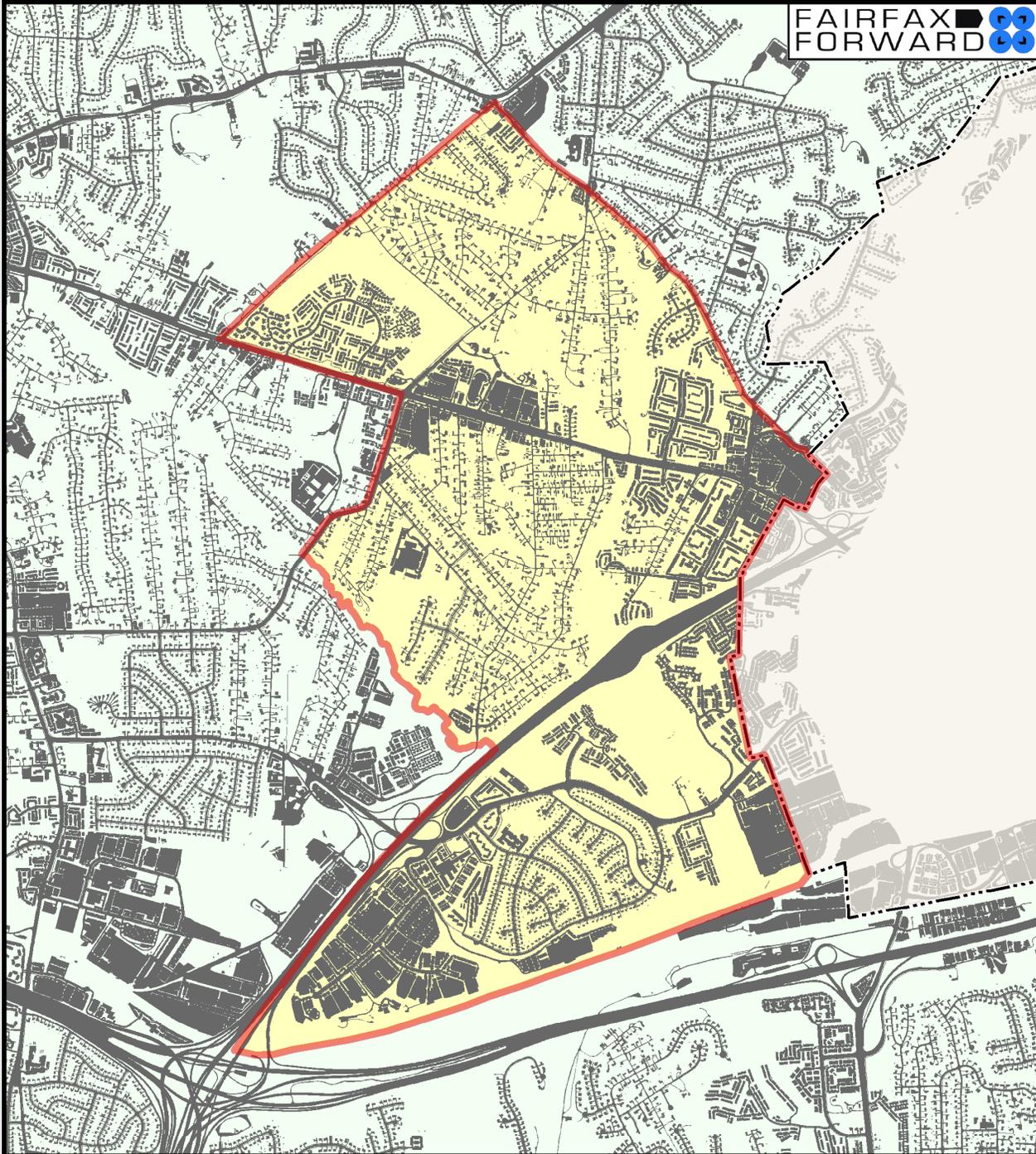
Environmental Quality Corridors (EQCs) are defined by the Comprehensive Plan as an open space system designed to link and preserve natural resource areas and provide passive recreation. The core of the EQC system is the county's stream valleys, which include the 100-year floodplains, adjacent steep slopes, and wetlands.

EQCs typically encompass delineated RPAs. Unlike RPAs, there are no regulatory requirements for the protection of EQCs. However, the preservation of EQCs is long-standing county policy and is currently achieved through the development review process, acquisition of parkland, and the donation of easements. The EQC policy is intended to identify, protect, and enhance an integrated network of ecologically valuable land and surface waters, as outlined in Objective 9 of the Environmental section of the Policy Plan. A preserved network of the county's natural landscape can provide corridors for wildlife movement and open space which may be used for passive recreation. EQCs also help mitigate pollution relating to water quality, microclimate control, and/or reductions in noise.

### **The Cameron Run Watershed**

The Cameron Run Watershed Management Plan (WMP) was adopted by the Board of Supervisors in 2007. The Cameron Run WMP intends to complement the Policy Plan and support the federal Clean Water Act and the Chesapeake Bay Preservation Ordinance. According to the Cameron Run WMP, a watershed can be defined as the land that drains to a particular point along a stream. The Lincolnia PD falls entirely within the Cameron Run watershed that spans 42 square miles. Thirty-three square miles of this watershed are in Fairfax County, and the remainder is within the cities of Falls Church and Alexandria.

The Cameron Run watershed has an extensive history of development beginning at the turn of the 20th century. The Impervious Surfaces Map (Figure 6.2) displays the amount of streets, sidewalks, buildings, parking lots, and pools that cover the study area. According to the spatial analysis, approximately 711 acres, or 35 percent, of the Lincolnia PD is covered by impervious surfaces.



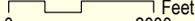
# Impervious Surfaces

## Lincolnia Planning District

Key  Impervious Surface

**A total of 35% of the surface area of the Lincolnia Planning District is impervious.**

Lincolnia Planning District Area	2055 acres
Impervious Surface Total	711 acres
Buildings	228 acres
Pools	1 acre
Roads, Highways, Streets	182 acres
Parking Lots, Driveways	270 acres
Sidewalks	30 acres

  
 0  Feet  
 2000  
 Prepared by DPZ, July 2014

**Figure 6.2** Impervious surfaces in the Lincolnia Planning District.  
 Source: Fairfax County DPZ/GIS

The Cameron Run WMP cites the 2001 Stream Protection Baseline Study that includes data collected from streams throughout the county. The study determined the Cameron Run watershed is in Watershed Restoration Level II, which is categorized by high development density, significantly degraded stream habitat conditions, and substantially impacted biological communities. Several streams within the Cameron Run watershed fail to meet water quality standards specified by the federal Clean Water Act, and are therefore included in the Virginia Department of Environmental Quality's list of impaired streams.

The Cameron Run WMP identifies physical and policy-based solutions to address the condition of the Cameron Run watershed. Physical solutions include incorporating low impact development (LID) practices into single projects, for example bioretention at the edges of a parking lot. Distributed LID techniques over a larger area, such as placing rain barrels throughout neighborhoods are also suggested. Other physical solutions include adding new ponds or small detention areas, retrofitting existing dry detention ponds, and stream restoration throughout the Cameron Run watershed.

Policy recommendations in the Cameron Run WMP include supporting legislation that provides incentives for VDOT to use LID techniques in its projects, providing incentives for developers to reduce runoff through an expedited review process for projects that include conservation design techniques and LID components in their site plans, and conducting frequent inspections during the building process to ensure compliance with permit conditions pertaining to landscaping requirements and adequate prevention of stormwater runoff. More information about the Cameron Run WMP may be found online at: <http://www.fairfaxcounty.gov/dpwes/watersheds/cameronrun.htm>

### *Subwatersheds*

Watersheds encompassing more than one stream can be broken down into smaller geographic units called subwatersheds. The Cameron Run watershed is comprised of eight subwatersheds, all of which are assessed in the Cameron Run WMP. Portions of the Backlick Run, Indian Run, and Turkeycock Run subwatersheds fall within the Lincolnia PD. The Lincolnia PD is predominantly within the Turkeycock Run subwatershed.

A stream physical assessment was conducted in 2002-2003. The stream physical assessment found in the Turkeycock Run subwatershed, 35 percent of the streams were in poor condition and 65 percent were in fair condition. Turkeycock Run is affected by inadequate buffers, eroded stream banks, and obstructions of stream flow. Projects recommended to improve the condition of Turkeycock Run include construction of LID measures, provision of erosion control, and the addition of culverts at specific locations.

A U.S. Geological Survey (USGS) monitoring station is located at Turkeycock Run. Established in 2007, the monitoring station provides an opportunity to identify conditions and trends in water quality and quantity. The information collected can be used to evaluate the benefits of watershed improvement projects. The findings from 2007-2012 can be found online through the USGS Publications warehouse at <http://pubs.er.usgs.gov/publication/sir20145073>. In the future, data collected from the monitoring station can be used to evaluate how land use changes in Lincolnia affect local waterways.

## What is Low-Impact Development (LID)?

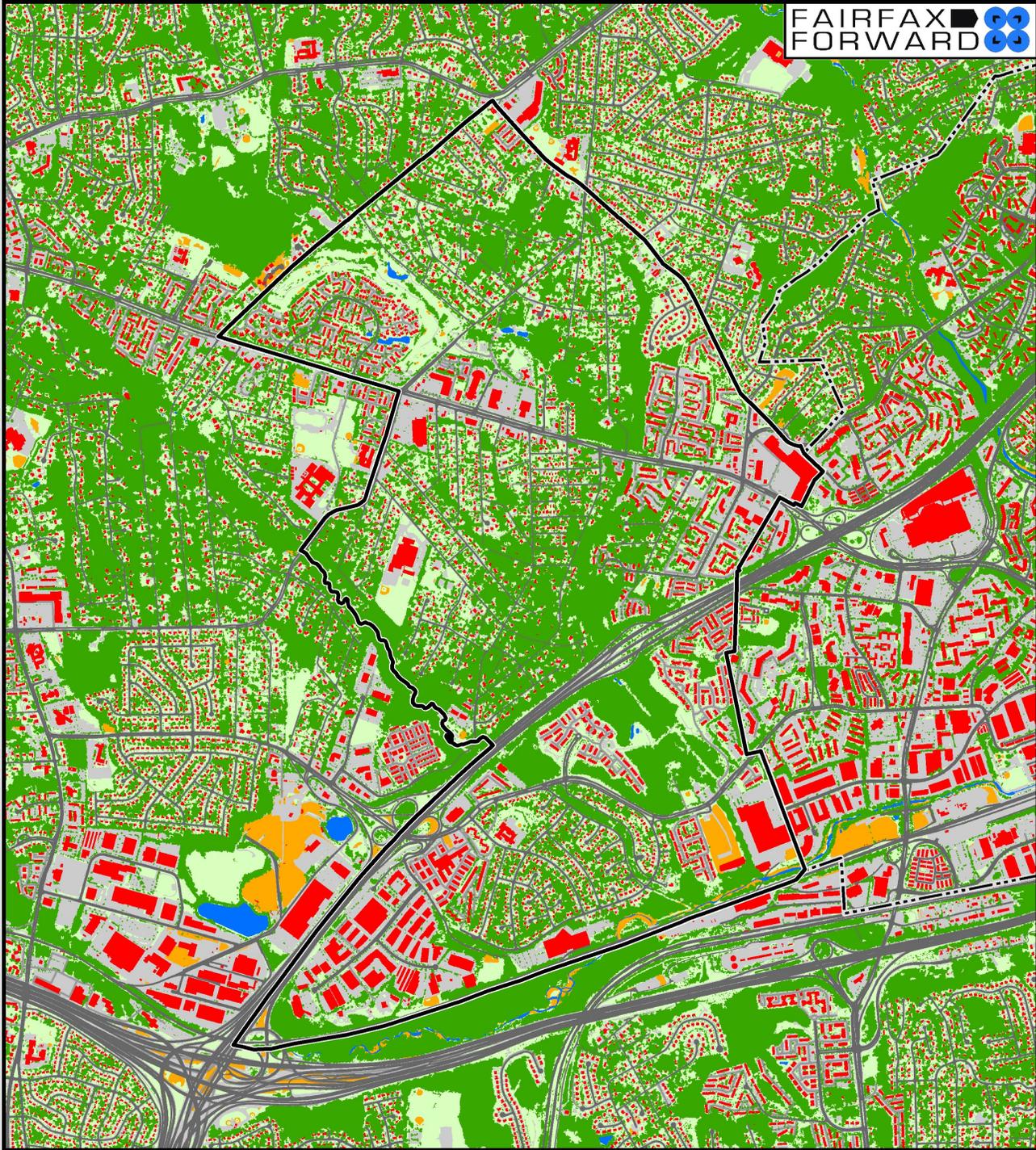
LID is an approach to land development or redevelopment that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features and minimizing impervious surfaces to create functional and appealing site drainage. Examples of LID include rain gardens, vegetated roofs, and permeable pavements.

Source: U.S. Environmental Protection Agency (EPA)



A rain garden on a residential property.

Source: Rain Garden Design and Construction: A Northern Virginia's Homeowner's Guide. Accessible online at: <http://www.fairfaxcounty.gov/nvswcd/raingardenbk.pdf>



# Landcover

## Lincolnia Planning District

Source: Urban Tree Canopy (UTC) Assessment for the greater Fairfax County region developed by University of Vermont Spatial Analysis Laboratory & Casey Trees, 2011.

Key

- |   |             |   |                      |
|---|-------------|---|----------------------|
|  | Bare Earth  |  | Buildings            |
|  | Tree Canopy |  | Roads                |
|  | Grass/Shrub |  | Other Paved Surfaces |
|  | Water       |   |                      |

0  2000 Feet  
Prepared by DPZ, July 2014

**Figure 6.3** Land cover in the Lincolnia Planning District.  
Source: Fairfax County DPZ/GIS

### *Current Regulatory Standards*

In 2013, the county adopted a Stormwater Management Ordinance that will advance the goals of the Cameron Run WMP. Additionally, the Municipal Separate Storm Sewer Systems (MS4) permit mandated by the Clean Water Act and U.S. EPA regulations require the county to prevent the discharge of pollutants such as engine oil, fertilizer, and trash from MS4s into waterways to the maximum extent practicable.

### **Urban Forestry**

Urban forestry management strives to enhance the quality of life in communities by ensuring the vitality of the urban forest and preserving the natural environment. Raising awareness about the importance of trees and forests is addressed through various countywide efforts.

The current Comprehensive Plan guidance for the Lincolnia PD states that while a majority of the planning district is developed, some sizable and largely undeveloped areas remain. The Land Cover Map (Figure 6.3) illustrates the various types of land cover within the study area which include tree canopy, buildings, roads, grass/shrub, water, cleared and unpaved surfaces, and paved surfaces such as parking lots. The map indicates a substantial amount of tree canopy that is generally associated with RPAs and/or EQCs. The Comprehensive Plan suggests these areas have not been developed due to environmental considerations and constraints such as steep slopes and slippage prone soils.

Older residential neighborhoods with relatively smaller houses on sizable lots can also contain significant forest resources. These valuable forest resources and native plant vegetation may be threatened by the potential for tear-down and rebuilding through infill lot grading, which may include redevelopment of a house or other structure with a larger footprint and/or additional ground disturbance. The planting of invasive plant species can be part of infill or new developments. Invasive species are non-native species that cause ecological or economic harm and compete with native species for the same resources.

### **What is a Municipal Separate Storm Sewer System (MS4)?**

An MS4 is a conveyance or system of conveyances that transport stormwater runoff. MS4s are owned by a state, city, or other public entity. Polluted stormwater runoff is commonly transported through MS4s, and is often discharged untreated into local waterbodies. To prevent harmful pollutants from being washed or dumped into an MS4, localities must acquire permits for MS4s and develop a stormwater management program.

Source: U.S. EPA

## **Transportation Generated Noise**

The Lincolnia PD is highly urbanized and predominately built-out to the maximum planned potential. The study area is traversed by several major transportation thoroughfares, including Columbia Pike, Little River Turnpike, I-395, I-495, and the Norfolk Southern Railway/Virginia Railway Express tracks, which generate noise impacts for noise sensitive uses such as residential neighborhoods. Current county policy recommends that noise sensitive uses should be protected from the adverse impacts of transportation-generated noise.

## **Green Building**

New development and redevelopment in the Lincolnia PD should focus on supporting the county's green building goal of using a holistic approach to reduce adverse environmental impacts of buildings and their associated facilities and landscapes. For areas in the county such as the Lincolnia PD, the Policy Plan encourages the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. Encouraging commitments to attain certification under established green building rating systems for individual buildings, attain the ENERGY STAR® rating where available, and the certification of new homes through an established residential green building rating system are some of the green building-related policies that are applicable to the Lincolnia PD.

## 7. Heritage Resources

Heritage resources in the county are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the county or its communities. Such sites or structures have been:

- » Listed in, or determined eligible for listing in the National Register of Historic Places or the Virginia Landmarks Register;
- » Determined to be a contributing structure within a district so listed or eligible for listing in the National Register of Historic Places or the Virginia Landmarks Register;
- » Located in and considered as a contributing structure within a Fairfax County Historic Overlay District; or
- » Listed in, or meeting the criteria for listing in the Fairfax County Inventory of Historic Sites.

Heritage resources include historic buildings or other structures, landscapes, and cemeteries as well as historic period (post-1600s) and prehistoric (Native American, pre-1600s) archeological sites. The Board of Supervisors goal for preserving the county's heritage resources serves a public purpose by enhancing the quality of life through aesthetic diversity in the landscape and providing a sense of continuity to the county's historic and prehistoric past. This goal also recognizes that heritage resource preservation requires commitment from the public and private sectors and from the community.

There are thousands of recorded heritage resources located in Fairfax County. Most of these resources remain in private ownership and use, while only a handful are on public lands or open to the public as museums. Additionally, 13 Historic Overlay Districts have been designated by the Board of Supervisors and are protected by special provisions contained in the county's Zoning Ordinance. There are no Historic Overlay Districts located within the Lincolnia Planning District (PD).

### **The Fairfax County Inventory of Historic Sites**

Established in 1969, the Inventory of Historic Sites (Inventory) is a catalog of historically significant sites in Fairfax County. The county's History Commission determines if a site is eligible to be listed in the Inventory using a set of criteria and is responsible for listing sites in the Inventory. Any person can nominate a site to the Inventory. The nomination process includes submitting a nomination form to the Department of Planning and Zoning for staff review. More information can be found online at <http://www.fairfaxcounty.gov/dpz/historic/ihs/>.

There are currently 361 sites in the Inventory. These resources range from internationally-known Mount Vernon to more anonymous churches, bridges, houses, burial grounds, and objects.

Inclusion in the Inventory is an honorary designation and does not impose restrictions or limits as to what an owner can do with his or her property. The sites are currently listed in the Comprehensive Plan by planning district in the Heritage Resources sections. The lists within the Plan are updated on an annual basis as appropriate. The Plan encourages preservation of these sites when possible.



Mount Pleasant Baptist Church Cemetary.  
Source: Fairfax County

## **Documented Heritage Resources in the Lincolnia Planning District**

Three historic sites in the study area are included in the Fairfax County Inventory of Historic Sites. The locations of the sites are shown on the Heritage Resources Map (Figure 7.1) on page 78.

The Green Spring Farm/Moss House is listed in the National Register of Historic Places in addition to the Fairfax County Inventory of Historic Sites. Green Spring Farm/Moss House is owned by the Fairfax County Park Authority. Originally built in 1784, this house is significant for its 1942 restoration and landscape redesign.

The Mount Pleasant Baptist Church Cemetery is an African-American cemetery established in 1867 by freed slaves and has over 75 marked burials.

The location of the former Tobey House is shown on the Heritage Resources Map. The structure is now demolished.

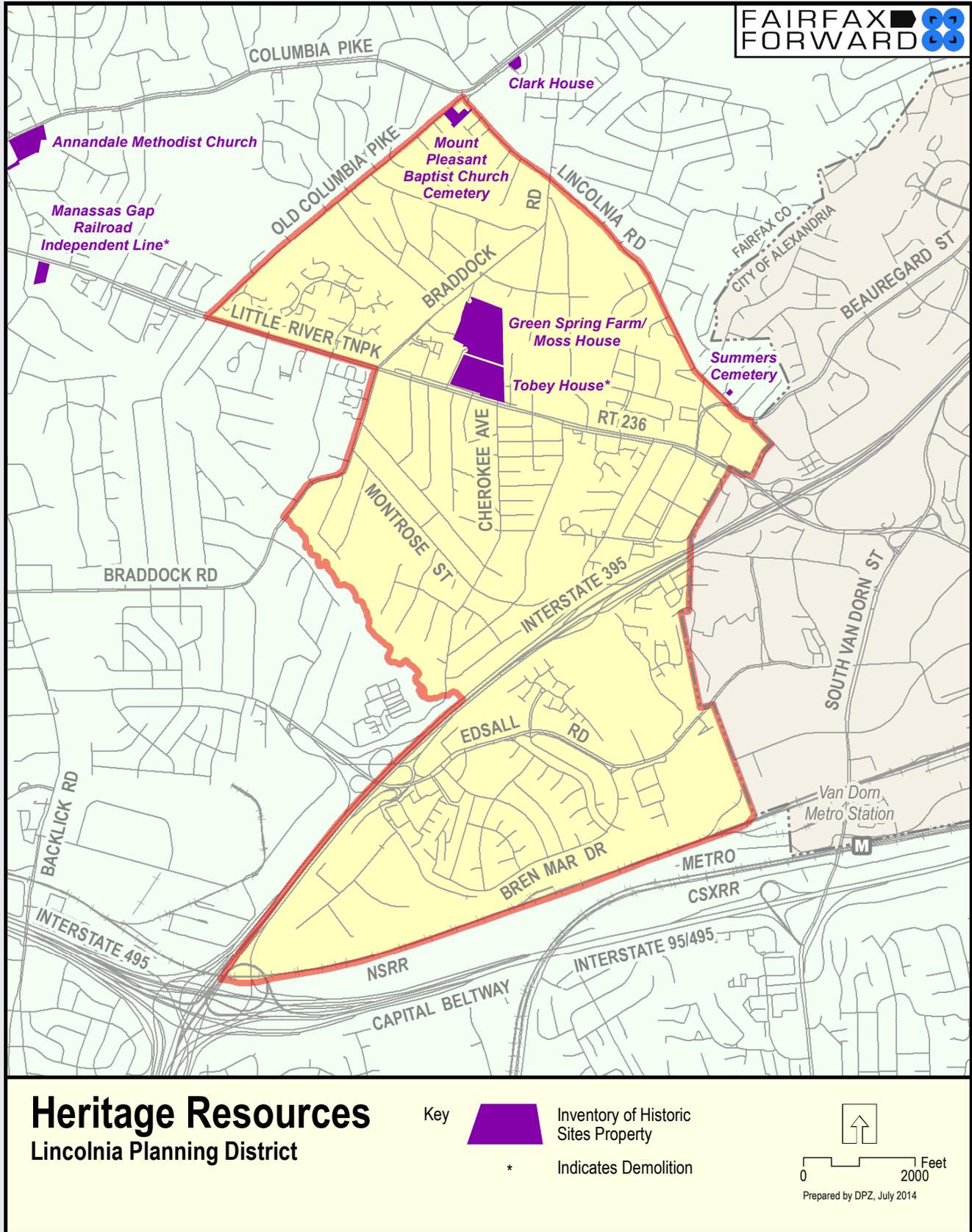
The Lincolnia PD also contains many important archaeological resources, including Native American, Colonial American, and Civil War features best represented at Green Spring Gardens Park, Joseph Barnes Battery Park, and Turkeycock Run Stream Valley.

## **Surveying Needs in the Lincolnia Planning District**

The entire Lincolnia PD has not been formally surveyed to determine the presence or absence of architectural heritage resources. A survey completed in 2014 of the L3 Bren Mar Park Community Planning Sector (CPS) identified the following potentially significant heritage resources for further study and evaluation: a circa 1925 house on Colliers Lane; the Bren Mar Park Neighborhood built from 1954-1966; a 176-unit apartment complex built in 1964 at Tax Map parcel 81-1((6)) 3; and two industrial buildings at Tax Map parcel 80-2((9)) 3 and 15.

It is likely there are additional sites in the study area that have not yet been subject to archaeological survey or historic research. Therefore, there is a potential for unidentified existing heritage resources.

Residential areas are particularly likely to yield heritage resources, especially from the mid-20th century. There is a potential for significant historic and prehistoric archaeological resources in the yards of residential neighborhoods where cutting and filling was a minor element in their construction. As per current county policy, surveys should be conducted to identify and record heritage resources prior to new development on both private and public property, and appropriate action should be taken to further record, preserve and/or recover the significant resources.



**Figure 7.1** Heritage resources in the Lincolnia Planning District.  
Source: Fairfax County DPZ/GIS



Built in 1784, the Moss House is significant for its 1942 restoration and landscape redesign.  
Source: Fairfax County

## 8. Public Facilities

Public facilities are essential to support the services and functions that are provided by the county government or public utility companies. The facilities discussed in this section of the report are schools, libraries, public safety, sanitary sewer, and water systems.

The Public Facilities Map (Figure 8.1) shows the location of existing schools, libraries, fire stations, and police stations within and proximate to the Lincolnia Planning District (PD).

### Schools

A total of seven schools serve the Lincolnia PD. The schools are Bren Mar Park, Columbia, Parklawn and Weyanoke Elementary schools; Holmes Middle School; and Annandale and Edison High schools. As shown in Figure 8.1, of these schools, only Bren Mar Park Elementary and Holmes Middle schools are located in the planning district.

Appendix D includes a table showing 2014 and 2019 school capacities, current enrollment, and projected enrollment for 2015-2016 and 2019-2020. This table represents a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are updated annually and completed on a six-year timeframe. Enrollment projections are not available beyond the six-year projection horizon. New enrollment projections are expected in December 2015 - January 2016.

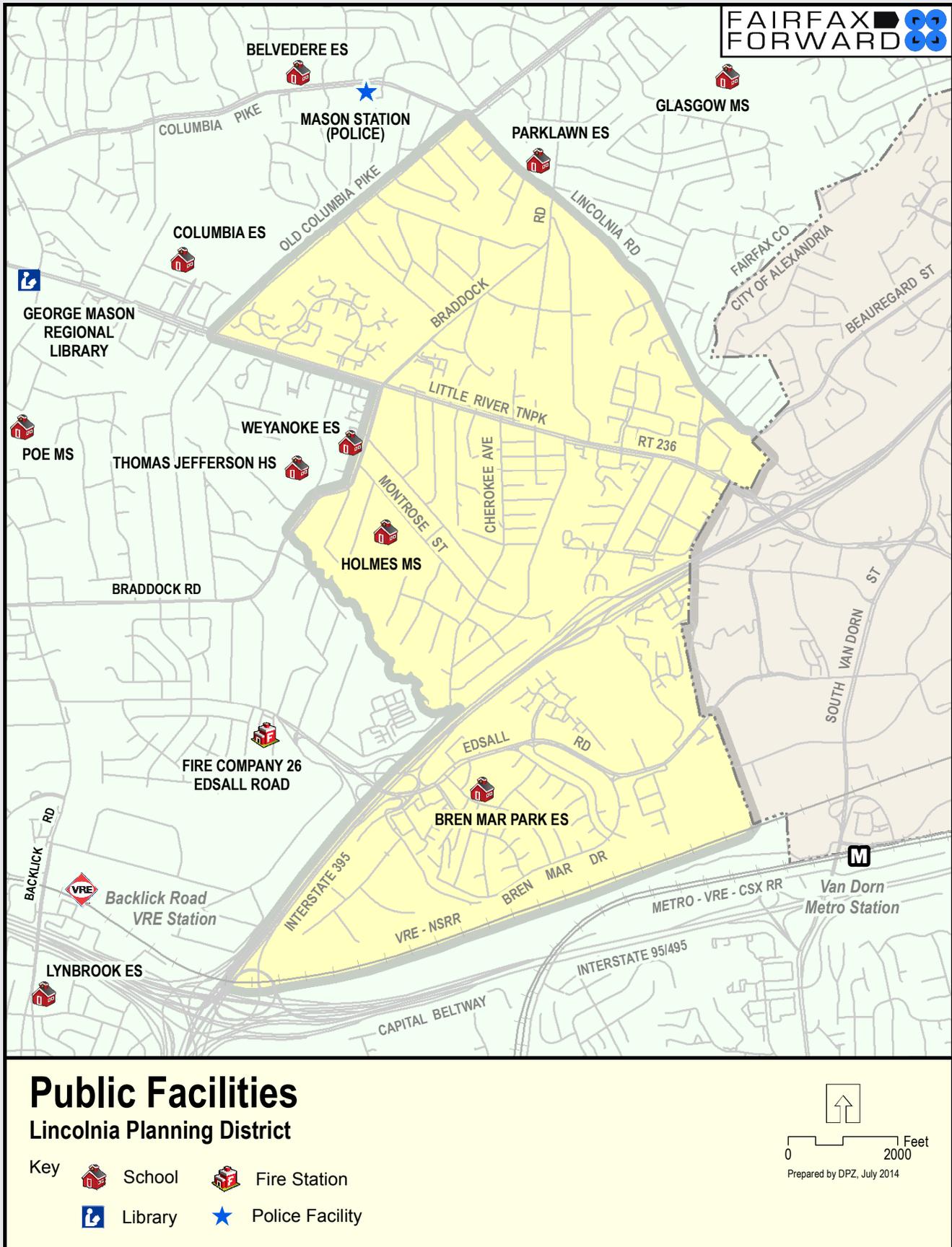
School capacity is based on the proposed Fiscal Year (FY) 2016-2020 Capital Improvements Program (CIP); if a school capacity enhancement is included in the CIP, 2019 capacity will be greater than 2014 capacity. Within the next six years, school capacity deficits are projected at all four elementary schools, with the largest deficit projected at Columbia and Weyanoke Elementary schools. A capacity surplus is projected at the middle and high school levels.

### *Capital Improvement Projects*

The proposed FY 2016-2020 CIP does not contain any capacity enhancements or renovations for the schools serving the Lincolnia PD.

### *School Facility Needs*

The Lincolnia PD is projected to continue to have capacity challenges at the elementary school level. Enrollments will be monitored at the elementary level as capacity enhancements may be needed in the future to accommodate the projected growth. Capacity needs have traditionally been addressed through the construction of new schools, additions to existing facilities, interior architectural modifications, the addition of temporary/modular buildings, and/or changes to programs and/or attendance areas.



**Figure 8.1** Public facilities in and around the Lincolnia Planning District.  
Source: Fairfax County DPZ/GIS

## Libraries

The Fairfax County public library (FCPL) system provides a network of facilities and library services to meet the educational, recreational, and informational needs of residents. The library system is composed of two categories of libraries based on facility size and the extent of services provided.

Regional libraries provide services to the local community and support informational needs of all county users on a coordinated and shared basis. They have a floor area of approximately 25,000 to 39,000 square feet. Regional libraries have about 20,000 visitors per month and a monthly circulation of at least 20,000. Circulation is related to the number of materials that are borrowed from the library.

Community libraries provide a mix of library services designed to serve the community in which the library is located. They have a floor area of approximately 10,000 to 17,000 square feet. Community libraries have about 10,000-20,000 visitors per month and a monthly circulation between 10,000 and 50,000.

No community or regional libraries are located in the Lincolnia PD. The study area is served by George Mason Regional Library, located at 7001 Little River Turnpike in Annandale. This library was renovated in 1998. Richard Byrd Community Library is located at 7250 Commerce Street in Springfield and was renovated 2010. Woodrow Wilson Community Library is located at 6101 Knollwood Drive in Falls Church. This library is being renovated and is scheduled to reopen in mid-March 2015. The larger renovated facility will include multiple meeting rooms and a sizable children's area.

In terms of both total number of visitors and average number of monthly visitors in FY2014, George Mason ranked 6th among all 22 FCPL branches, while Richard Byrd ranked 11th and Woodrow Wilson ranked 22nd. George Mason Regional Library is the closest library to the study area, as illustrated in Figure 8.1. There are currently no additional needs or deficiencies for the libraries that serve the study area.

## Public Safety

### *Police*

Police and governmental buildings are the nucleus for police operational programs and critical logistic staging. Emerging trends and threats have changed the way law enforcement operates. In addition to the historic uses of community building initiatives, citizen interviews, public briefings, and station based services, police stations may also house rapid deployment equipment and vehicles that cannot constantly be placed in service.

The ability to quickly send out specialized equipment to traffic incidents, active shooter situations, and other high profile threats in a timely fashion is paramount to the Fairfax County Police Department's success. Additionally, it is critical that communities have reasonable access to many police services offered at the stations; while police strive to take services into the neighborhoods, a need will always exist to offer many services directly from the stations.

The Lincolnia PD is served by Mason and Franconia District police stations, both located outside of the Lincolnia PD. The Mason District police station is shown in Figure 8.1. Together these stations deliver effective and critical police services to approximately 400,000 people within their service areas.

The Mason District police station is collocated with the Mason District Office at 6507 Columbia Pike in Annandale. Approximately 148 employees, including police and auxiliary officers, civilian support staff, and volunteers staff the Mason District station at various times. The station provides police services to the northern portion of Lincolnia, as well as communities within an approximately 20 square mile area including Annandale, Baileys Crossroads, Seven Corners, Lake Barcroft, Woodburn, Woodfield and Mantua as well as Fairfax Hospital.

The Franconia District police station is collocated with the Franconia Governmental Center at 6121 Franconia Road in the Lee Supervisor District. Approximately 170 employees, including police and auxiliary officers, civilian personnel and volunteers staff the Franconia District station at various times. The station serves the southern portion of the Lincolnia PD, the areas around the Franconia-Springfield Metrorail Station and the Springfield Mall, as well as communities in Kingstowne, Lorton, North Springfield, Franconia, and Rose Hill.

The Franconia station has exceeded its intended life cycle and requires renovation; however, projects in need of more immediate attention have been identified on the Police Department's FY2015 CIP priority list. Renovations to the Franconia station will be part of CIP discussions in the future.

### *Fire and Rescue*

The Fairfax County Fire and Rescue Department includes 37 strategically positioned stations to effectively serve county residents. Emergency response coverage to the Lincolnia PD is mainly provided by the Edsall Road Fire and Rescue Station 26 as shown in Figure 8.1. This station is located west of the Lincolnia PD.

Several other fire and rescue stations that are not shown on the map provide coverage to the



George Mason Regional Library.  
Source: annandaleva.blogspot.com



Bailey's Crossroads Volunteer Fire Station.  
Source: Google Maps

Lincolnia area. The northern portion of the study area is covered by the Bailey's Crossroads Volunteer Fire and Rescue Station 10 located along Columbia Pike. Additional coverage is provided by the Annandale Volunteer Fire and Rescue Station 8 also located along Columbia Pike. The Alexandria Fire and Rescue Department also provides emergency support to the Lincolnia area through a mutual response agreement with Fairfax County.

There are currently no plans for additional fire and rescue facilities or any proposed improvements to the existing facilities serving the Lincolnia PD or surrounding areas.

## **Sewer and Water**

### *Sanitary Sewer Service and Infrastructure*

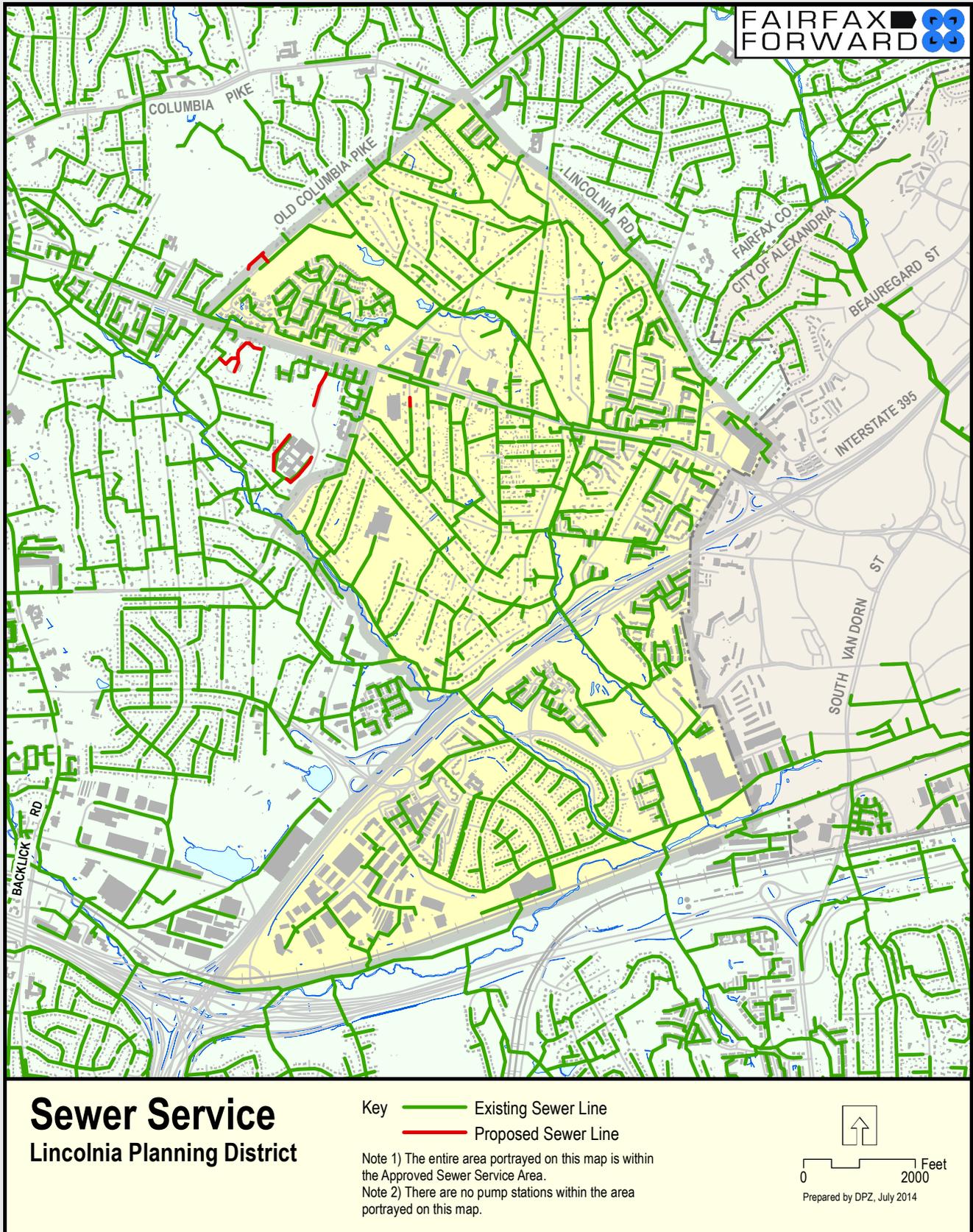
The Sewer Service Map (Figure 8.2) shows existing and proposed sewer lines in and near the study area. The Lincolnia PD is served by the Alexandria Renew Enterprises (AlexRenew) treatment plant.

Located near the Woodrow Wilson Bridge, the AlexRenew plant is a regional treatment facility that also provides sewage treatment to the City of Alexandria and a portion of the City of Falls Church. Under a service agreement, Fairfax County has a treatment allocation of 32.4 million gallons per day (MGD) out of the facility's 54 MGD treatment capacity, or about 60% of the facility's total capacity. The county currently utilizes about 18.0 MGD, or approximately 56% of its allocation. The AlexRenew treatment plant is capable of handling the county's projected sewage flow under its current allocation through 2040.

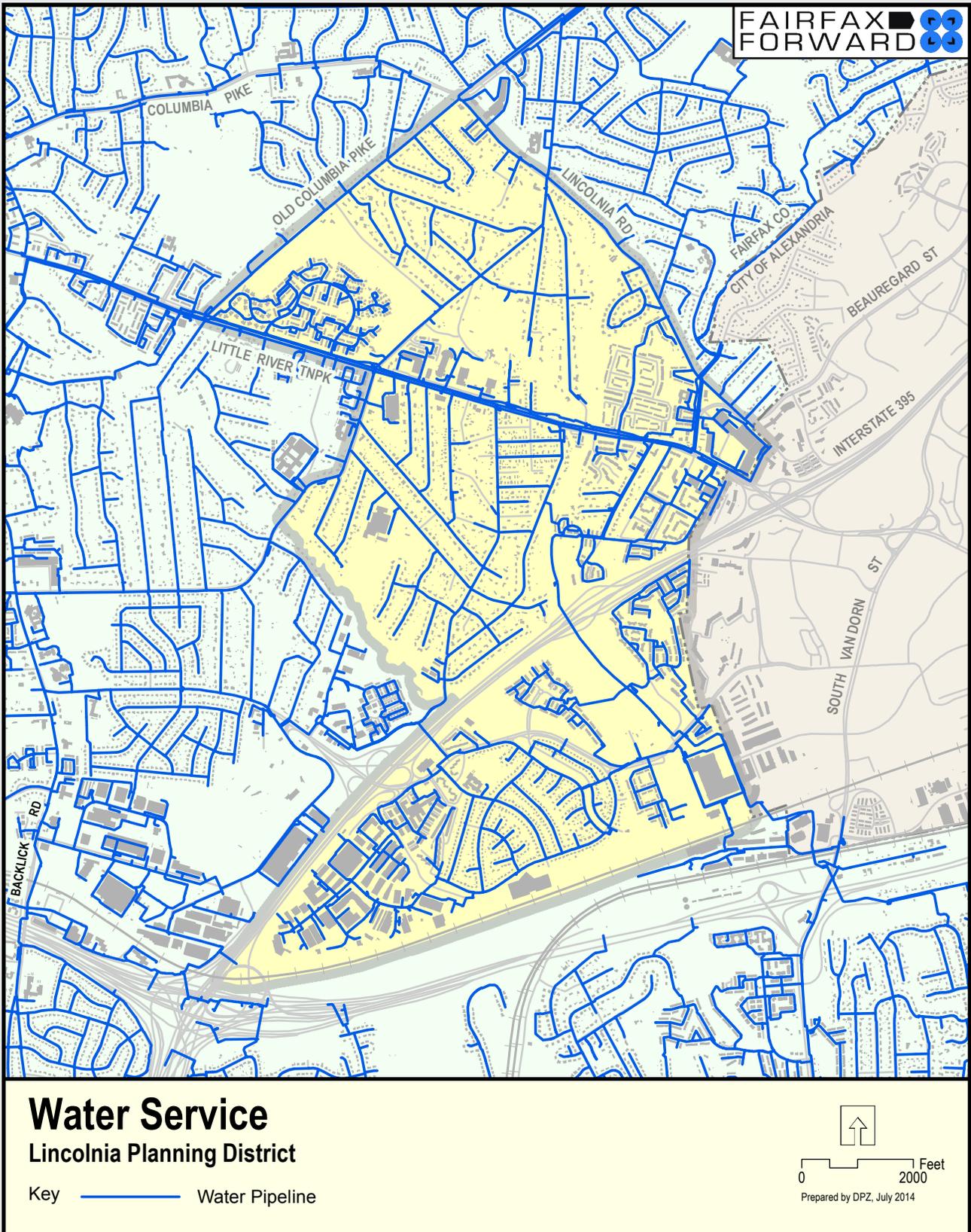
There are small portions of proposed sewer lines in the Lincolnia PD. All of the existing trunk lines in the study area have adequate capacity to handle the projected flow through 2040.

### *Public Water System and Infrastructure*

The Water Service Map on page 86 (Figure 8.3) shows existing water pipelines within and surrounding the study area. The Lincolnia PD is served by the Fairfax County Water Authority (Fairfax Water). On January 3, 2014, Fairfax Water acquired the water systems previously owned by the cities of Fairfax and Falls Church. An integration study is currently underway to plan for the most efficient operation of the combined systems. One project in the Lincolnia PD has been identified through this study. The project proposes the installation of a transmission water main along the Brad-dock Road corridor from Columbia Pike to south of Lincolnia Road. Additional transmission requirements to better serve customers in the future may be identified at a later time.



**Figure 8.2** Existing and planned sewer infrastructure in and around the Lincolnia Planning District.  
Source: Fairfax County DPZ/GIS



**Figure 8.3** Existing water infrastructure in and around the Lincolnia Planning District.  
Source: Fairfax County DPZ/GIS



BREN MAR PARK SCHOOL  
6344

Bren Mar Park Elementary School.  
Source: Fairfax County

## 9. Human Services

Human services include a diverse set of programs, services, and facilities in Fairfax County such as health care services, housing for low-to moderate-income elderly individuals, child protective services, emergency housing, services for residents with mental health and substance abuse problems, juvenile and domestic relations district court services, recreation programs for youth, adults, older adults, and individuals with disabilities, as well as transportation services.

As described in the Policy Plan, the delivery of human services is affected by numerous demographic factors such as social factors (e.g., the aging of the population), political factors (e.g., the role of the federal government), and economic factors (e.g., affordability issues), and not only the expected number of people in a specific geographic area. These factors can be difficult to forecast accurately and are interrelated in ways that can complicate planning efforts. Therefore, the provision of human services may require modifications that are not as predictable or systematic as some other county services.

The wide spectrum of human services are provided in a variety of settings – from private homes to satellite field offices, senior centers, and health care offices. As noted in the Policy Plan, increased collocation of human services and programming options at public facilities such as libraries, schools, and privately-owned facilities may be beneficial to improve access to services and activities for residents. Collocated facilities can also increase human service system capacities by providing more comprehensive and better integrated programming for people of all ages, interests and abilities.

Fairfax County is divided into four human services regions. The Lincolnia PD is part of Region 2. This region includes the Mason Supervisor District and portions of Braddock, Providence and Dranesville districts. More information about Region 2 can be found online at [www.fairfaxcounty.gov/ncs/regions/r2.htm](http://www.fairfaxcounty.gov/ncs/regions/r2.htm).

### Services for Older Adults

There are 13 senior centers in Fairfax County. One of the 13, the Lincolnia Senior Center, is located in the study area. The Lincolnia Senior Center is managed by the Fairfax County Department of Neighborhood and Community Services (NCS). By paying an annual membership fee calculated based on income, Fairfax County residents ages 55 and over can participate in classes, trips, health and wellness programs; access a computer and the Internet; and enjoy opportunities to socialize with others and stay connected with the community. Round-trip transportation service can be requested from residents' homes to the senior center. This service is provided by Fastran for a nominal charge.

In fiscal year 2013, a total of 33,552 visits were made to the Lincolnia Senior Center which was open for 248 days during this time period, an average of approximately 135 visits per day. Out of the total visits, daily attendance accounted for 21,613 visits and night and weekend attendance totaled 11,939. A total of 245 volunteers contributed approximately 4,206 hours to support activities at the Lincolnia Senior Center.

Demand for evening and weekend activities at the Lincolnia Senior Center continues to exceed available facility space. The senior center is undergoing renovations through 2016, however the addition of facility space for events and activities is not anticipated as part of this renovation. NCS is exploring additional programming options, including the Center Without Walls concept first introduced in the Burke/West Springfield area in 2009. Center Without Walls began as a public-private partnership among the residents, local businesses, places of worship and Fairfax County Government. The public-private partnership provides older adults with opportunities to participate in a variety of activities held at different locations throughout the local community. Activities could be hosted at nearby recreation centers, churches, or stores such as those specializing in fitness. Center Without Walls is based on the idea that leveraging community assets increases options for neighborhood-based programming tailored to older adults.

### **Transportation Needs**

Transportation services such as Fastran are in high demand countywide. Fastran is a specialized transportation service that offers lift-equipped, door-to-door service for people who have a disability or special need that prevents them from using public transportation to get to county-sponsored programs and services. All Fastran riders must be certified by a sponsoring Human Services agency.

The provision of more transportation options for elementary and high school aged residents would benefit youth who wish to access current NCS programming and services in locations other than Poe and Holmes Middle schools. These schools are the facilities closest to or within the Lincolnia PD that currently offer “outside of school time” programs, or programs that take place before and after school hours. One goal of establishing multimodal connectivity that serves the study area is to provide viable transportation choices that can benefit a diverse population.

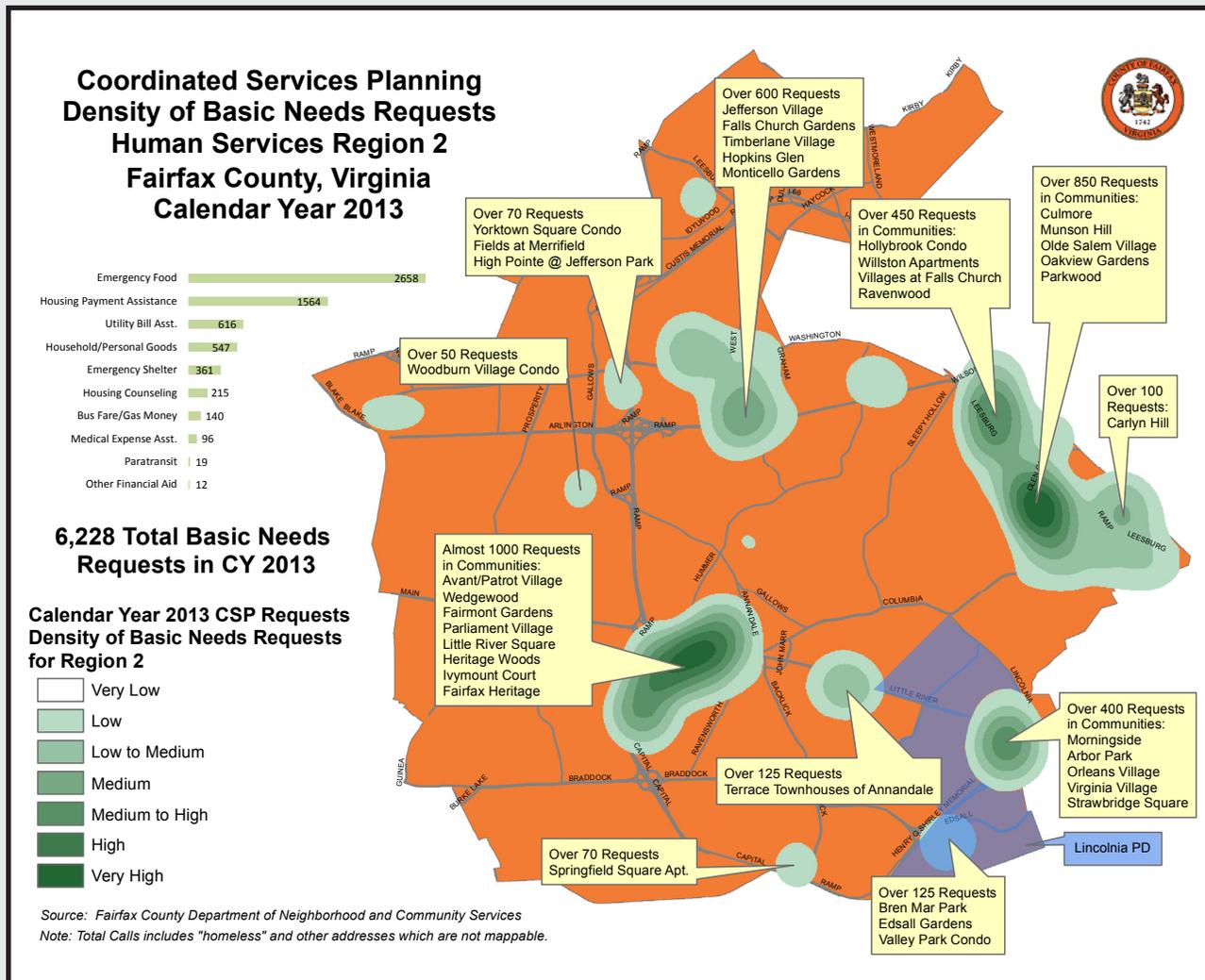
### **Coordinated Services Planning**

Coordinated Services Planning (CSP) is a human services call center. Callers are provided with direct access to a specialist who listens their needs, explores possible short and long term solutions, and provides referrals and linkages to public and private human services available to Fairfax County residents. Inquiries are tracked by the four regions as noted previously. Information about calls received by CSP and other additional information about CSP can be found online at [www.fairfaxcounty.gov/ncs/csp](http://www.fairfaxcounty.gov/ncs/csp).

Through partnerships with community-based organizations and other Fairfax County agencies, CPS connects people to a variety of services, some of which include: referrals for health care services, financial assistance such as rent or mortgage assistance to prevent eviction or foreclosure, referrals for job training or legal advice, and assistance with basic needs (emergency food, shelter, clothing,

The Lincolnia area continues to include neighborhoods with high and very high concentrations of need in the county. Figure 9.1 shows the density of basic needs requests for Region 2 in 2013. In 2013, a concentration of requests originated from residential areas such as Morningside, Arbor Park, and other neighborhoods in the eastern part of the L1 Pinecrest and L2 Lincolnia community planning sectors (CPS). Requests also originated from Bren Mar Park, Edsall Gardens, and Valley Park residences in the L3 Bren Mar Park CPS. As shown on the map, a high to very high volume of requests were also received just to the west of the Lincolnia PD in the Annandale area.

Proximity to services leads to positive community outcomes. Therefore, it may be valuable to consider how community based organizations can be integrated into communities where there continues to be a high concentration of need and identify priority needs to provide the most effective support and services.



**Figure 9.1** Region 2 coordinated services planning density and basic needs requests in calendar year 2013.  
 Source: Fairfax County

## Youth Recreation and Community Facility Needs

Accessible “out of school time” options for youth living in the Lincolnia PD is currently limited to programs available at Poe and Holmes Middle schools. As noted previously, reliable, safe and easily accessible transportation options could benefit youth who wish to access NCS programming and services in other parts of the county.

### *Athletic Facility and Field Use*

NCS schedules athletic activities at Holmes Middle school, which has two gymnasiums, two rectangular fields, and one diamond field; Bren Mar Park, which has one diamond field; and the Plum Center located outside of the study area at 6815 Edsall Road. The Plum Center has two rectangular fields and two diamond fields.

The 2013 -2014 statistics for sports groups that operate in Human Services Region 2 is shown in Table 9.1. Each count represent a person’s registration. For example, if one individual registered to use a field for two seasons in the same year, two registrations or counts would be included in the total. The total number of athletic field uses over this time period was about 52,556.

Appendix E includes tables showing athletic field use by individual adult and youth major groups. A major group is a youth or adult athletic group that maintains an organizational structure governing the management of the group. The group registers participants, schedules games, and has sufficient membership to schedule competitive play. Youth groups consist of participants that are 18 years of age or younger.

Participant Group	Number of Uses
Youth Major Groups	22,315
Adult Major Groups	10,797
All Minor Groups	33,112
<b>Total</b>	<b>52,556</b>

In 2012-2013, NCS lead a task force charged with developing recommendations for the development, funding, replacement, and maintenance of synthetic turf fields. The task force report was published in July 2013, and a countywide shortage of available field space was identified. Region 2 had only 12 percent of the turf fields in the county, or 8 of 67. A link to the report can be found at: [http://www.fairfaxcounty.gov/ncs/pdfs/turf\\_rpt.pdf](http://www.fairfaxcounty.gov/ncs/pdfs/turf_rpt.pdf).

### *After-school Programs*

According to Fairfax County Public Schools (FCPS), after-school activities provide youth with greater opportunities for success in developing the attitudes, skills, and abilities to live healthy lives, become productive adults, and to thrive in the workplaces and communities of the 21st century. All middle schools currently have regularly scheduled after-school programs five days a week. Late bus service is also administered by FCPS, however it is provided only three days per week generally on Monday, Wednesday and Friday.

The programs offerings vary by school. Holmes MS offers a series of comprehensive activities. Information about the programs offered at Holmes MS can be accessed online at: <http://www.fcps.edu/HolmesMS/afterschool.html>.



*The integrated park system serves as the primary public mechanism for accomplishing two equally important purposes: (1) to protect and preserve environmentally sensitive land, habitat connectivity, and water resources, and areas of archaeological, historical and/or cultural significance; and (2) to provide opportunities for residents, workers and visitors to pursue leisure activities in safe, accessible, and enjoyable parks and community recreational facilities. – Excerpt from the Parks and Recreation section of the Policy Plan*

# 10. Parks and Recreation

## Fairfax County Park Authority Maintained Parks

### *Existing Parks in the Lincolnia Planning District*

The Lincolnia PD contains approximately 260 acres of parkland maintained by the Fairfax County Park Authority (FCPA). This parkland comprises approximately 13 percent of the total planning district and is contained in nine parks either wholly or partially within the boundaries of the study area as shown in Figure 10.1 on page 94. These parks are classified as local, district, countywide, resource based, or regional in accordance with the county's Park Classification System. Details about the Park Classification System as found in the Policy Plan are contained in Appendix F.

The majority of parkland serving the study area is classified as resource based parks. The two most visited parks are Green Spring Gardens and Pinecrest Golf Course. Green Spring Gardens is Fairfax County's premier horticultural park with over 20 thematic demonstration gardens, a horticultural center with a library, a greenhouse, wooded trails, ponds, and a magnolia bog. Pinecrest Golf Course is a par 35, 9-hole executive golf course. A 9-hole course is referred to as an executive course because it is shorter than the standard 18-hole golf course. Pinecrest Golf Course also offers a clubhouse with indoor golf simulation, a snack bar, a pro shop, and golf lessons. Green Spring Gardens and Pinecrest Golf Course are assets to the county, drawing visitors from the county and the larger region.

Table 10.1 lists the existing public parks within the Lincolnia PD by classification, acreage, and date of master plan approval. In the Lincolnia PD, four of the nine parks have master plans. A park master plan is a general guide for appropriate park uses and their approximate location within a specific park site. The plan serves as a long range vision (10-20 year timeframe) for future development and programming of parks. Stream valley parks may never be master planned because these resource-based parks primarily preserve and protect natural and/or cultural resources, therefore public uses are generally limited to those that do not adversely impact the resources themselves.

**Table 10.1: FCPA maintained parks located in the Lincolnia PD**

Park Name	Acreage	Park Classification	Approved Master Plan
Backlick Run	8.34	Local	None
Bren Mar	31.38	Local	2013
Green Spring Gardens	31.39	Countywide	1992
Indian Run Stream Valley	56.69	Resource Based	NA
Joseph F. Barnes Battery	3.80	Resource Based	NA
Lincolnia	4.64	Local	1985
Mulberry Hill	6.35	Local	None
Pinecrest Golf Course	52.62	District	1984
Turkeycock Run Stream Valley	64.28	Resource Based	NA



### *Existing Parks Outside of the Lincolnia Planning District*

Approximately 293 acres of parkland maintained by the FCPA is located within a reasonable distance of the Lincolnia PD. Table 10.2 lists the existing public parks located outside of the Lincolnia PD by classification, acreage, and date of master plan approval. These parks that serve the Lincolnia population are generally located within a half mile of the study area. One of the larger parks is Mason District Park. The 121-acre Mason District Park is located along Columbia Pike in Annandale. Mason District Park contains an athletic complex that includes rectangle fields, diamond fields, tennis courts, and basketball courts. This park also contains an amphitheater and two picnic areas that can be reserved. This popular park contains the most facilities of all parks that serve the Lincolnia PD. Additional park resources serving the Lincolnia PD are located in the surrounding planning districts of Annandale, Baileys, Jefferson, Rose Hill, and Springfield. Tables showing existing and planned park facilities serving the Lincolnia PD are contained in Appendix F.

**Table 10.2: FCPA maintained parks located outside of the Lincolnia PD (within 1/2 mile)**

Park Name	Acreage	Park Classification	Approved Master Plan
Backlick Stream Valley	75.88	Resource Based	NA
Clark House at Barcroft Mews	0.85	Resource Based	1987
Franconia	62.87	District	1979
Glasgow	4.31	Local	1980
Heywood Glen	4.27	Local	1977
Mason District	121.15	District	2001
Monticello Woods	13.71	Local	NA
Parklawn	3.89	Local	1970
Summers Cemetery	0.31	Resource Based	NA
Trailside	6.65	Local	NA



Pinecrest Golf Course. Source: Fairfax County

## Park Service Levels and Needs

In the Lincolnia PD, only a portion of the population's demand for parkland is met, even when parks near the study area are included. To measure the level of park service provided for a particular population, the FCPA has developed countywide population-based service level standards for park facilities and parkland. Using adopted service level standards, the 2010 U.S. Census population, and the 2020 projected population, the FCPA is able to identify either a deficiency or surplus for each type of publicly accessible recreation facility that serves the study area population. As shown in Table 10.3, there is a deficiency in all types of facilities with the exception of adult baseball fields and dog parks. The greatest need is for additional basketball courts followed by rectangle fields and playgrounds.

**Table 10.3: Lincolnia PD recreational facility needs analysis for the current and projected population**

Facility	Service Level Standard	Existing Facilities	Needed Facilities	(Deficient)/ Surplus
Rectangle Fields	1 field / 2,700 people	2	7.1	(5.1)
Adult Baseball Fields	1 field / 24,000 people	1	0.8	0.2
Adult Softball Fields	1 field / 22,000 people	0	0.9	(0.9)
Youth Baseball Fields	1 field / 7,200 people	1	2.7	(1.7)
Youth Softball Fields	1 field / 8,800 people	0	2.2	(2.2)
Basketball Courts	1 court / 2,100 people	1	9.1	(7.6)
Playgrounds	1 playground / 2,800 people	3.5	6.8	(3.3)
Neighborhood Dog Parks	1 dog park / 86,000 people	1	0	1.0
Neighborhood Skate Parks	1 skate park / 106,000 people	0	0.2	(0.2)

As noted in the Demographics section of the report, the Lincolnia PD has the second highest population density (people per acre) compared to all planning districts in the county, and is the smallest planning district in size. Most of the developable land in the study area is built out according to planned potential with little or no change since the late 1990s; therefore, opportunities to add public parkland or recreation facilities are limited compared to other places in the county. Many of the public parkland and recreation facilities that serve residents and employees are currently provided outside of the Lincolnia PD.

Similar to the recreational facilities in the study area, only a portion of the demand for parkland is met as shown in Table 10.4. Given the development pattern and size of the planning district, it is unlikely that all of the parkland needed to serve the projected population can be added within the boundaries of the Lincolnia PD. County policy encourages new facilities and improvements to existing facilities, the dedication of park space during redevelopment, and the addition of park space and improvements to nearby facilities to address the need for recreation facilities and parkland serving the Lincolnia PD. Privately provided small scale recreation facilities can augment the public provision of parks and recreation; however, these facilities are not easily catalogued.

**Table 10.4: Lincolnia PD local serving parkland needs analysis**

Parkland / Open Space Type	Service Level Standard	Existing Facilities	Needed Facilities	(Deficient)/ Surplus
Local	5 acres / 1,000 people	51	96	(44)
District / Countywide	13 acres / 1,000 people	83	249	(166)
Resource Based	No service level standard	77	N/A	N/A

For areas in the Lincolnia PD that are planned to be more densely developed, the application of urban parks policy guidance is appropriate. The Urban Parks Framework is found in the Policy Plan volume of the Comprehensive Plan, and notes that urban parks can be integrated into mixed-use developments that are planned or developed at an urban scale. The Urban Parks Framework recommends the integration of urban park features into new development, which can include plazas, gathering places, amphitheater/performance spaces, special landscaping, fountains, sculpture, and street furniture, as well as recreation uses such as tennis courts, basketball courts, volleyball courts, bocce courts, tot lots, water play features, and skateboarding facilities. Incorporating future recreation features that are more readily accessible by non-motorized means can better serve the population with a full range of local recreation opportunities.

### **Park Access & Connectivity**

Park and habitat corridors are fragmented, and improved accessibility via a connected pedestrian and bicycle network would also increase park visitors' options for accessing parkland. Many parks in the Lincolnia PD are located along major roads. Turkeycock Run Stream Valley Park, Pinecrest Golf Course, Joseph Barnes Battery, and Green Spring Gardens are accessed via Little River Turnpike (Route 236) or a nearby roadway. Bren Mar Park has an entrance from Edsall Road, a major east/west connection south of I-395 in the study area.

Publicly accessible sidewalks and trails can also augment the provision of outdoor recreation facilities by providing increased opportunities for people to be active through walking or bicycling. As noted in the Transportation section of this report, establishing a complete pedestrian and bicycle circulation network will also improve multimodal connectivity in the study area, thus providing a dual transportation and public health benefit.

# 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.

# Appendices

## Appendix A - Demographics

**Table A.1: Population by Year**

Year	Lincolnia Planning District	Fairfax County
2014	18,736	1,116,246
2015	19,026	1,120,875
2020	19,108	1,158,750
2025	19,349	1,213,699
2030	19,637	1,267,483
2035	19,899	1,315,731
2040	20,142	1,361,036

Source: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services

**Table A.3: Racial/Ethnic Composition (# of persons)**

Race/Ethnicity	Lincolnia CDP	Fairfax County
White Alone	11,345	694,329
Black or African American Alone	4,607	101,228
American Indian and Alaska Native Alone	57	4,328
Asian Alone	3,738	196,175
Native Hawaiian or Other Pacific Islander Alone	138	907
Some Other Race Alone	3,200	58,206
Two or More Races	507	47,984

Source: US Census ACS 2010-2012 3 year est. Table B02001

**Table A.2: Population by Age (2010-2012 three-year average)**

Age Range	Lincolnia CDP	Fairfax County
< 5 Years	8.1	6.7
5-9 Years	7.2	6.6
10-14 Years	5.7	6.7
15-19 Years	5.7	6.3
20-24 Years	6.5	5.5
25-29 Years	11.0	7.3
30-34 Years	10.3	7.4
35-39 Years	6.5	7.3
40-44 Years	5.7	7.8
45-49 Years	8.6	8
50-54 Years	6.5	7.8
55-59 Years	6.2	6.5
60-64 Years	4.1	5.9
65-69 Years	2.6	3.7
70-74 Years	2.1	2.5
75-79 Years	1.2	1.7
80-84 Years	0.7	1.2
85 + Years	1.3	1.2

Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table S0101)

**Table A.4: Language Spoken at Home, Population 5 years and over**

Language	Lincolnia CDP	Fairfax County
English Only	41.90%	62.10%
Language Other Than English	58.10%	37.90%
Spanish	27.00%	13.90%
Other Indo-European	11.40%	8.60%
Asian and Pacific Islander	8.10%	11.60%
Other languages	11.70%	3.80%

Source: U.S. Census ACS 2010-2012 3-Yr. Est. (Table DP02)

**Table A.5: Population 16+ by Occupation Classification**

Occupation Category	Lincolnia	Fairfax County
Management, Business, Science, and Arts	39.4%	55.1%
Service	26.0%	15.2%
Sales and Office	16.4%	19.6%
Natural Resources, Construction, and Maintenance	11.4%	5.7%
Production, Transportation, and Material Moving	6.8%	4.4%

Source: Lincolnia CDP/Fairfax County Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP03)

**Table A.7: Educational Attainment, Population 25 years and over**

Level of Education	Lincolnia CDP	Fairfax County
Less Than 9th Grade	8.4%	4.6%
Some High School, No Diploma	8.1%	3.7%
High School Graduate (or GED)	18.9%	13.8%
Some College, No Degree	14.0%	14.7%
Associate Degree	6.9%	5.3%
Bachelor's Degree	26.0%	30.2%
Graduate or Professional Degree	17.6%	27.6%

Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP02)

**Table A.6: Commuting to work, workers 16 years and over**

Means of Commuting	Lincolnia CDP	Fairfax County
Drove Alone (car, truck, or van)	60.1%	72.2%
Carpooled (car, truck, or van)	18.5%	9.9%
Public Transportation (excludes taxicab)	12.9%	9.2%
Walked	2.8%	2.0%
Other Means	1.1%	1.4%
Worked at Home	4.2%	5.2%

Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP03)

**Table A.8: Households By Year**

Year	Lincolnia Planning District	Fairfax County
2014	6,764	400,951
2015	6,892	402,892
2020	6,926	420,332
2025	7,023	445,007
2030	7,139	468,868
2035	7,244	490,209
2040	7,340	510,223

Source: Fairfax County Department of Neighborhood and Community Services, 2014-2040. Note: Households are occupied housing units.

**Table A.9: Gross Rent As Percentage of Household Income (GRPI)**

Percent	Lincolnia CDP	Fairfax County
<15.0	3.4%	11.0%
15.0 - 19.9 percent	17.6%	15.1%
20.0 - 24.9 percent	16.5%	15.4%
25.0 - 29.9 percent	10.5%	12.9%
30.0 - 34.9 percent	7.0%	9.8%
35.0 or more percent	45.1%	35.8%

Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP04). Note: this table shows occupied units paying rent (excluding units where GRPI cannot be computed)

## Appendix B - Land Use

<b>Table B.1: Existing Land Use by Acres</b>	
Existing Land Use (acres)	
Residential	939
Government/ Institutional	118
Industrial	115
Office	63
Retail	88
Private Rec.	12
Private Open Space + Common Areas	122
Public Rec/Open Space	144
Vacant Land	122
<b>Total</b>	<b>1723</b>

Existing land use by acres. Exclusive of right-of-way.

<b>Table B.2: Existing Residential Land Use (Dwelling Units)</b>				
Existing Residential Land Use by Community Planning Sector (Dwelling Units)				
Community Planning Sector	Single Family	Townhouse	Multifamily	Total
L1 Pinecrest	498	753	1,350	2,601
L2 Lincolnia	640	291	1,023	1,954
L3 Bren Mar Park	491	677	1,797	2,965
<b>Total</b>	<b>1,629</b>	<b>1,721</b>	<b>4,170</b>	<b>7,520</b>

<b>Table B.3: Existing Nonresidential Land Use (Gross Square Feet)</b>				
Existing Nonresidential Land Use by Community Planning Sector (GFA)				
Community Planning Sector	Public Facilities, Government/Institutional	Industrial	Retail	Office
L1 Pinecrest	134,389	0	673,641	164,048
L2 Lincolnia	37,279	0	234,835	216,304
L3 Bren Mar Park	59,483	1,829,331	328,482	697,023
<b>Total</b>	<b>231,151</b>	<b>1,829,331</b>	<b>1,236,958</b>	<b>1,077,375</b>

Table B.4: Planned Nonresidential and Residential Land Use							
Community Planning Sector	Nonresidential (Square Feet)				Residential (# Dwelling Units)		
	Government / Institutional	Industrial	Office	Retail	Single Family	Townhouse	Multifamily
L1 Pinecrest - Plan Option	0	0	0	0	723	0	0
L1 Pinecrest - No Option	195,789	25,000	77,550	673,641	103	694	1,029
<b>Total (L1)</b>	<b>195,789</b>	<b>25,000</b>	<b>77,550</b>	<b>673,641</b>	<b>826</b>	<b>694</b>	<b>1,029</b>
L2 Lincolnia - Plan Option	0	0	90,510	0	168	0	0
L2 Lincolnia - No Option	37,279	0	197,660	186,634	497	276	1,023
<b>Total (L2)</b>	<b>37,279</b>	<b>0</b>	<b>288,170</b>	<b>186,634</b>	<b>665</b>	<b>276</b>	<b>1,023</b>
L3 Bren Mar Park - Plan Option	0	1,962,814	0	1,962,814	564	0	634
L3 Bren Mar Park - No Option	59,483	0	0	39,816	437	343	822
<b>Total (L3)</b>	<b>59,483</b>	<b>1,962,814</b>		<b>2,002,630</b>	<b>1,001</b>	<b>343</b>	<b>1,456</b>
<b>Total (ALL)</b>	<b>292,551</b>	<b>1,987,814</b>	<b>365,720</b>	<b>2,862,905</b>	<b>2,492</b>	<b>1,313</b>	<b>3,508</b>

**Table B.5: Nonresidential zoning potential (sq ft) L1 - CPS**

Use	Low	High
Industrial	0	0
Office	826,812	1,055,023
Retail	0	228,211
Total nonresidential zoning potential: 1,055,023		

**Table B.6: Nonresidential zoning potential (sq ft) L2 - CPS**

Use	Low	High
Industrial	0	0
Office	556,653	670,388
Retail	0	113,735
Total nonresidential zoning potential: 670,388		

**Table B.7: Nonresidential zoning potential (sq ft) L3 - CPS**

Use	Low	High
Industrial	0	3,606,332
Office	386,377	638,590
Retail*	5,000	1,180,040
*includes parcels zoned PRM		
Total nonresidential zoning potential: 5,172,750		

**Table B.8: Residential Zoned Potential**

Residential						
Zoning District	L1 (acres)	L2 (acres)	L3 (acres)	Max Density	Zoned Potential	Unit Type
R-1	63.3	0.0	0	1 DU/AC	63 dwelling units	single family
R-2	273.3 <sup>^</sup>	374.4 <sup>^^</sup>	18.7 <sup>^^^</sup>	2 DU/AC	1,136 dwelling units	single family
R-2C (cluster)	3.7	0.0	0.0	2 DU/AC	7 dwelling units	single family
R-3	5.7	4.9	0.0	3 DU/AC	32 dwelling units	single family
R-4	3.3	0.0	126.8 <sup>^^^</sup>	4 DU/AC	449 dwelling units	single family
R-5	17.1 <sup>*</sup>	3.9 <sup>**</sup>	0.0	5 DU/AC	82 dwelling units	townhouse
R-8	3.4	1.9	3.8	8 DU/AC	73 dwelling units	townhouse
R-12	0.0	6.3	54.2 <sup>***</sup>	12 DU/AC	627 dwelling units	townhouse, multifamily
R-12C	5.3	7.7	0.0	12 DU/AC	156 dwelling units	townhouse, multifamily
R-20	44.2 <sup>****</sup>	49.3	20.5	20 DU/AC	2,215 dwelling units	multifamily
R-30	0.0	0.0	6.5	30 DU/AC	195 dwelling units	multifamily
PDH-4	0.0	0.0	112.6 <sup>~</sup>	4 DU/AC	218 dwelling units	townhouse
PDH-5	0.0	20.4 <sup>~~</sup>	0.0	5 DU/AC	54 dwelling units	townhouse
PDH-8	75.5 <sup>~~~</sup>	0.0	0.0	8 DU/AC	409 dwelling units	townhouse, multifamily
PDH-12	4.2	0.0	0.0	12 DU/AC	50 dwelling units	townhouse

<sup>^</sup>198.3 of 273.3 acres are quantified. Approximately 75 acres comprise Pinecrest Golf Course, Green Spring Gardens, Turkeycock Run Stream Valley Park, and Mulberry Hill Park.

<sup>^^</sup>365 of 374.4 acres are quantified. Approximately 9.3 acres comprise Indian Run Stream Valley Park and Lincolnia Park.

<sup>^^^</sup>4.5 of the 18.7 acres are quantified. Approximately 14 acres comprise Bren Mar Park.

<sup>^^^</sup>109 of the 126.8 acres are quantified. Approximately 18 acres comprise Bren Mark Park elementary school and county-owned open space.

<sup>\*</sup>14.4 of 17.1 acres are quantified. Approximately 2.7 acres comprise Turkeycock Run Stream Valley Park.

<sup>\*\*</sup>2 acres of 3.9 acres are quantified. Approximately 2 acres comprise Lincolnia Park.

<sup>\*\*\*</sup>46 of 54.2 acres are quantified. Approximately 8.3 acres comprise Backlick Run Park

<sup>\*\*\*\*</sup>41 of 44.2 acres are quantified. Approximately 3.2 acres comprise Turkeycock Run Stream Valley Park.

<sup>~</sup>54.6 of 112.6 acres are quantified. Approximately 57.9 acres comprise Turkeycock Run Stream Valley Park and Bren Mar Park.

<sup>~~</sup>10.7 of the 20.4 acres are quantified. Approximately 9.8 acres is Turkeycock Run Stream Valley Park

<sup>~~~</sup>51.2 of 75.5 acres are quantified. Approximately 24.3 acres comprise Pinecrest Golf Course

## Appendix C - Transportation

**Table C.1: Bus Routes Serving Lincolnia**

**Bus Routes Serving Southern Lincolnia (South of I-395)**

Route	Morning and Evening Weekday Peak Headway	Weekend Headways	Provider	Service
7H, 7X	15 minutes	-	Metrobus	Connects the Lincolnia area to the Mark Center and the Pentagon. Operates exclusively during the morning and evening weekday peak, with a focus on providing access to major employment areas.
7A, 7F	20 minutes	30 minutes	Metrobus	Connects the Lincolnia area to Landmark, the Mark Center, Shirlington, and the Pentagon Metro Station. Service runs daily, with more frequent service during the morning and evening commuting hours.
17A, 17B, 17M	25 minutes	-	Metrobus	Serves the areas in Lincolnia along Little River Turnpike and Braddock Road, and connects to the Pentagon Metro Station. Also links Lincolnia with North Springfield, Kings Park, Burke, and George Mason University (GMU). They operate on weekdays during the morning and evening peak period. Fairfax Connector Route 306 provides mid-day service along a comparable route.
29C, 29E, 29G, 29H	15 minutes	-	Metrobus	Runs along Little River Turnpike from the Fairfax City Line, through Lincolnia, connecting to the Pentagon Metro via I-395. Provides all day service on weekdays, with a focus on providing commuter trips in the peak direction during the morning and evening peaks.
29K, 29N	30 minutes	60 minutes	Metrobus	Connects the Vienna Metro and GMU to Landmark Center and the King Street Metro Station, via Little River Turnpike. This service runs Monday through Saturday and provides Lincolnia additional connections in Fairfax County and the greater region.
306	60 minutes	-	Fairfax Connector	Supplements the 17 Routes of the Metrobus, connecting GMU to the Pentagon, via Lincolnia. It operates on mid-day on weekdays, and Metrobus 17A and 17G operate in the peak periods on weekdays.
AT1	30 minutes	60 minutes	DASH (Alexandria Transit Company)	Runs from the Van Dorn Street Metro to Beauregard Street and the Mark Center. This service provides additional connections to the Van Dorn Metro and Alexandria for residents in Lincolnia.

**Bus Routes Serving Southern Lincolnia (South of I-395)**

Route	Morning and Evening Weekday Peak Headway	Weekend Headways	Provider	Service
18F	30 minutes	-	Metrobus	Connects the developments around Edsall Road to Springfield and the Pentagon Metro station. Provides commuter service during the morning and evening weekday peaks.
321 & 322	30 minutes	-	Fairfax Connector	Operates as a loop, with each route operating in the opposite direction. Connects the Van Dorn Metro Station and the Franconia-Springfield Metro Station. Serves Edsall Road and Bren Mar Drive, connecting the residents and workers to the larger transit system. The routes operate with full day service on weekdays.

Note: For Metrobus routes serving the study area, peak headways may be estimated from scheduled routes that do not run on regularly spaced intervals. For example, one gap between buses may be 16 minutes, and the next gap may be 24 minutes. Taking this into account, an estimate of 20 minute headways would be used for this case. It is also important to note that bus routes are reviewed periodically and are subject to change.

Source: Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Transportation – Appendix, amended through 10-28-2014, page 29:

### APPENDIX 3 BICYCLE AND TRAIL CLASSIFICATION AND DEFINITIONS

#### COUNTYWIDE TRAILS PLAN MAP

**Major Regional Trail:** Includes the Interstate Route One Bikeway, Cross County Trail, and trails along I-495, I-66, Dulles Airport Access Road, Fairfax County Parkway, Franconia-Springfield Parkway, Norfolk Southern Railway, George Washington Memorial Parkway, Washington and Old Dominion Regional Park, Bull Run, Occoquan River and Potomac River. Most of the trails designated in this category are paved trails, 8 feet or more in width. However, surface materials vary from paved, natural surfaces and stonedust for the Interstate Route One Bikeway, South County East-West trail, Cross County Trail and those trails along the Bull Run, Occoquan River, and Potomac River.

**Major Paved Trail:** Concrete or asphalt trail, 8 feet or more in width.

**Minor Paved Trail:** Concrete or asphalt trail, 4 feet to 7 feet 11 inches in width.

**Minor Paved Trail with Parallel Natural Surface or Stone Dust Trail:** Concrete or asphalt trail, 4 feet to 7 feet 11 inches in width adjacent to, and in the same easement with a stone dust or natural surface trail typically 6-8 feet in width.

**Natural Surface or Stone Dust Trail:** Stone Dust or natural surface trail typically 6-8 feet in width.

**Stream Valley Trail:** Trails along stream ways as determined by Fairfax County Park Authority Staff.

**Trails in Other Jurisdictions:** Trails to be reviewed by and located in the Towns of Herndon, Vienna and Clifton and the Cities of Fairfax and Falls Church.

#### Appendix D - Public Facilities

**Table D.1: School Capacity, Enrollment and Projections**

School	Capacity 2014/ 2019	Enrollment (9/30/2014)	2015-16 Projected Enrollment	2015-16 Capacity Balance	2019-20 Projected Enrollment	2019-20 Capacity Balance
<b>Elementary Schools</b>						
Bren Mar Park	509/509	537	512	-3	562	-53
Columbia	466/466	471	521	-55	532	-66
Parklawn	830/830	718	800	30	845	-15
Weyanoke	617/617	528	649	-32	708	-91
<b>Middle Schools</b>						
Holmes	1,176/1,176	967	958	218	1,127	49
<b>High Schools</b>						
Annandale	2,541/2,541	2,162	2,171	370	2,327	214
Edison	2,101/2,101	1,905	1,907	194	2,063	38
Capacities based on proposed 2016-2020 Capital Improvement Program (December 2014)						
Projected Enrollments based on 2014-15 to 2019-20 Six-Year Projections (April 2014)						

## Appendix E - Human Services

**Table E.1: Athletic Field Uses by Youth Major Groups**

Youth Major Groups	Number of Uses
Annandale Boys & Girls Club	8,337
Annandale North Springfield Little League	723
Braddock Road Youth Club	7,177
Fairfax Police Youth Club	2,293
Falls Church Annandale Babe Ruth	168
Falls Church Kiwanis Little League	827
Mason District Little League	553
Metro American Volleyball	222
Northern Virginia Volleyball Association	159
Premier Athletic Club	516
Team America FC	646
Turnpike Basketball	694
<b>Total</b>	<b>22,315</b>

**Table E.2: Athletic Field Uses by Adult Major Groups**

Adult Major Groups	Number of Uses
Evergreen Badminton	255
Fairfax Adult Volleyball	317
Fairfax Women's Soccer Association	2,115
Northern Virginia Adult Soccer Association	2,541
Northern Virginia Coaches League	1,757
Northern Virginia Senior Softball	853
Northern Virginia Soccer League	2,959
<b>Total</b>	<b>10,797</b>

## Appendix F - Parks and Recreation

**Table F.1: Existing and Planned Park Facilities in the Lincolnia PD**

Park Name	Golf Course	Trails	Open Play Area	Picnic Area	School Age Playground	Tot Lot	Basketball Courts	Demonstration Gardens	Historic Feature	Dog Park	Garden Plots
Backlick Run											
Bren Mar		Y	Y	Y	Y					Y	
Green Spring Gardens		Y	Y	P				Y	Y		P
Indian Run Stream Valley		Y							Y		
Joseph F. Barnes Battery											
Lincolnia		Y	Y	Y	Y	Y	1				
Mulberry Hill											
Pinecrest Golf Course	Y								Y		
Turkeycock Run Stream Valley		Y									

*Note: Y = existing facility P = planned facility 1 = number of each facility*

**Table F.2: Existing and Planned Park Facilities serving the Lincolnia PD located outside of the study area**

Park Name	Trails	Amphitheatre	Open Play Area	Picnic Area	Playground	Tot Lot	Rect. Fields	Diamond Fields	Tennis Courts	Basketball Courts	Garden Plots	Historic Feature
Backlick Stream Valley												
Clark House at Barcroft Mews												Y
Franconia	Y						2	2			Y	Y
Glasgow	Y		Y	Y	Y							
Heywood Glen												
Mason District	Y	Y	Y	Y	Y	Y	2	2	6	2		Y
Monticello Woods	Y											
Parklawn	Y			Y		Y		1				
Summers Cemetery	Y											Y
Trailside								4				

*Note: Y = Existing facility P = Planned facility 1 = number of each facility*

Source: Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Parks and Recreation – Appendix, amended through 3-4-2014, pages 8 – 14:

## PARK CLASSIFICATION SYSTEM

### INTRODUCTION

The Park Classification System is a general framework intended to guide open space and public facilities planning, and also to assist in the development of public and private land management plans, by grouping parks according to certain common typical characteristics. The Park Classification System specifically supports Countywide Objective 1, Policy a. by outlining the primary purpose, location and access, character and extent of development for the following park classifications:

- A. Local Parks including Urban Parks (See Parks and Recreation Appendix 2 for the Urban Parks Framework)
- B. District Parks
- C. Countywide Parks
- D. Resource-Based Parks
- E. Regional Parks

This Park Classification System is augmented by state and federal park areas within Fairfax County boundaries. Park Classifications provide guidance: a) to the Planning Commission for determining whether a proposed park site is in substantial conformance with the county Comprehensive Plan; b) for determining the appropriate geographic location and equitable distribution of varying types of parks; c) to the park planning staff during the park planning and development process; and d) to set public expectations for future park uses. Park master planning, determination of substantial conformance with the county Comprehensive Plan pursuant to Code of Virginia section 15.2-2232 (known as the 2232 process), and capital funding allocations are all public processes that precede development on parkland.

Criteria for each park class are provided in the individual descriptions below. The general areas of consideration are:

1. **Purpose** indicates the general park use.
2. **Location and Access** indicates the appropriate location and means of access.
3. **Character and Extent of Development** indicates the general park size range, typical facility types, the extent of development, the general experience a user may expect and any special considerations. Site-specific facilities and uses are determined through the park master planning process for individual parks. The park master planning process is a public process that provides opportunities for public input and requires approval by the appointed officials of the respective park agency or elected officials of local municipalities.

## A. LOCAL PARKS

### Purpose

This general classification of parks includes parks that serve neighborhoods and mixed use centers in suburban and urban areas of the county. Local parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to county residents and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

### Location and Access

Local Parks should be located to serve local residential neighborhoods, broader residential communities and/or urban employment or mixed-use centers. Pedestrian, bicycle, transit, and/or car access is appropriate depending on the setting and access features. In suburban contexts, whenever feasible, locate these parks adjacent to elementary or intermediate schools to maximize collocation of recreation facilities; In mixed-use developments, proximity to retail/office areas is desirable for collocation of parking and minimum impact on residences. In urban contexts, Local Parks should be located within walking distance (1/4 to 1/2 mile) from every residence. In these urban areas, access would be predominantly by foot or bike and the need for parking would be reduced or eliminated; it would be appropriate to provide limited on-street parking.

### Character and Extent of Development

Local Parks primarily provide facilities for active or passive recreation, or both; areas for scheduled and unscheduled recreation activities and social gathering places; and serve residential, employment and mixed-use centers. In suburban settings, park size will typically be at least 2.5 acres and less than 50 acres, but some local parks may range up to 75 acres. In urban areas, park size is typically less than 5 acres and often less than 1/2 acre. Visits to local parks will typically be less than two hours.

The character of Local Parks may vary depending on their location within the county. In residential settings, these parks will generally be larger than in urban parts of the county. Local Parks offer open space to those with little or no yards as well as places to informally gather and socialize. Various facility types are appropriate and may include, but are not limited to, open play areas, playgrounds, dog parks, skating features, courts, athletic fields, game areas, trails, trail connections, natural areas, and picnic facilities. Facilities may be lit or unlit. In a suburban setting and depending on the park size, accessibility, and facilities, the service area may be up to 3 miles. In an urban setting, the service area is generally 1/4 to 1/2 mile, or generally within a 5-10 minute walking distance from nearby offices, retail and residences.

The user experience at Local Parks may be casual and informal geared toward social interaction, play and outdoor enjoyment, or may be more structured to support organized sports and park programs. Collocation of a mix of park uses and facilities that support both informal and structured activities is increasingly necessary to meet the county's diverse and varied recreation and leisure needs in an environment where available land is diminishing. To the extent possible, facilities will be planned so that areas that address different needs are compatible.

In urban areas, urban-scale Local Parks are appropriate. These publicly accessible urban parks will include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for recreation and social interactions, enjoyment of outdoor open space and performing and visual arts. Urban parks are generally integrated into mixed-use developments or major employment centers in areas of the county that are planned or developed at an urban scale. Areas in the county that are generally appropriate for urban parks include Tysons and other designated mixed-use centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale Local Parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, athletic and sports facilities, playgrounds, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. Well-conceived and executed design is critical to the viability of this type of park. To be successful, urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere. For detailed urban park information, types, and descriptions see Appendix 2, Urban Parks Framework.

The Area Plans element of the Comprehensive Plan delineates the park classifications of all public park sites in the county. The specific types of facilities to be developed at each Local Park site is determined by the managing park agency with public participation through its Park Planning and Development process.

## **B. DISTRICT PARKS**

### **Purpose**

This park classification includes larger parks that serve larger geographic areas of the county and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection.

### **Location and Access**

These parks may be located in most areas of the county. Access should be available by the major arterials and the countywide trail system to encourage pedestrian and bicycle trips; public transit access is also desirable. The service area can range from 3 to 6 miles. Size is typically 50 to 150 acres. Parking must be provided.

### Character and Extent of Development

District Parks provide diverse opportunities for passive and active recreation uses. Generally, facilities in these parks are larger in number and scale than at Local Parks and support a longer visit.

District Parks may combine recreation-oriented complexes of developed facilities with areas of the park that are undeveloped. The extent of development will depend on actual site conditions, such as topography, amount of developable acreage, and access. Appropriate facilities include those that support active and passive recreation, often clustered together, areas for programmed activities and gathering places and areas designated for resource protection. Lighted facilities and extended hours of operation are the norm.

These parks offer diverse experiences and activities that typically involve an individual or group for a time period of up to a half day and may attract spectators or participants. Typical recreation activities at District Parks include, but are not limited to, golf, skating, skateboarding, picnicking, classes and camps, child play, off-leash dog exercising, cultural and holiday events, performing arts, sports play and activities scheduled in RECenters. Additionally, woodlands, open space, trails and open play areas are highly desirable features. Sensitive environmental areas and cultural resource sites within the parks will be managed as Natural or Cultural Resource Areas.

The Area Plans element of the Comprehensive Plan delineates the park classifications of all park sites in the county. The specific types of facilities to be developed at each District Park and support amenities, such as parking, lighting and restrooms, is determined by the managing park agency with public participation through its Park Planning and Development process.

## C. COUNTYWIDE PARKS

### Purpose

This park classification includes larger parks that serve the county and provides a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the county. Areas designated for natural and/or cultural resource protection may also be included within these parks.

### Location and Access

These parks may be located in most areas of the county. Access should be available by the major arterials and the countywide trail system to encourage pedestrian and bicycle trips; public transit is also desirable. The service area is typically larger than 5 miles often including the entire county, or larger, depending on the facilities and location. Park size is typically 150 acres or more. Parking must be provided.

### Character and Extent of Development

Resource-based Parks are selected for inclusion in the park system because of their exemplary natural and/or cultural features and are acquired, identified and preserved for stewardship and protection. Protection and stewardship of unique natural and cultural resources provide a variety of public benefits. These parks provide educational and interpretative opportunities relative to environmental and cultural resources.

These lands may offer opportunities to restore degraded areas and to protect, increase and restore biodiversity of species that may inhabit these areas. In addition, recreation opportunities and facilities are also appropriate at these parks to the extent they are consistent and compatible with resource management within the park. Development which does not adversely affect resources and which enhances awareness of the resource values is appropriate. Development of public sites should include opportunities for public education and enjoyment. Interpretive (educational) facilities and structures may include visitor centers, nature centers, orientation kiosks, nature watching stations, demonstration areas, preserved buildings and gardens, hiking, biking and equestrian trails as designated. To the extent that they do not adversely impact the resources themselves, support amenities may also be developed such as picnicking areas, restrooms, signs, benches and parking. Trails and trail connections are a significant feature at these parks, especially along stream valleys and often serve as countywide trail connections.

Stream valleys are a predominant physiographic feature of Fairfax County and comprise the core of the county's Environmental Quality Corridor (EQC) system. Parks located in and along the stream valleys encompass those segments of EQCs planned for public parkland and comprise the core elements of a greenway network that links areas notable for significant natural and cultural resources with residential and employment areas throughout the county. They may vary in size and character from steeply sloped corridors with cascading streams to broad floodplains; all are treated as sensitive environmental areas. Trails within stream valleys should be located to be sensitive to environmental conditions. In addition to trails, seating areas, small picnic and open play areas, landscaping and interpretive structures may also be developed, if they do not adversely impact the EQC or ecological functions.

The user experience at Resource-based Parks will be varied. These parks support nature, horticulture and history programs as well as more casual interests such as gardening, nature watching and appreciation of local, regional, state and national history. Settings for quiet contemplation are appropriate in these parks. Recreation uses compatible with resource management may also be appropriate in these parks. Visitors may frequent these parks on a regular or occasional basis.

The Area Plans element of the Comprehensive Plan delineates the park classifications of all park sites in the county. The specific types of facilities and support amenities, such as parking, lighting and restrooms, to be developed at each Resource-based Park is determined by the managing agency with public participation through its Park Planning and Development process.

## **E. REGIONAL PARKS**

### **Purpose**

Regional Parks are lands or facilities administered by the Northern Virginia Regional Park Authority (NVRPA), with region-wide significance that supplement and enhance the county and municipal park systems within the six participating political jurisdictions. NVRPA parks and facilities serve a multi-jurisdictional constituency.

NVRPA's Park Classification System was developed within the context of its mission, goals and objectives: 1) to distinguish regional parks from local, state and federal parks; 2) to provide a concise description of the management functions and responsibilities of the Authority; and 3) to apply to regional parklands and recreational facilities. While the classification system is comprehensive, it is not mutually exclusive, and some parks may fall within more than one classification.

#### Location and Access

NVRPA owns and protects more than 11,000 acres of public parkland and has developed twenty-five parks in its service area of Fairfax, Arlington and Loudoun Counties and the cities of Fairfax, Falls Church and Alexandria. Facilities within this service area are typically accessible within a 1 to 1.5 hour drive by car and by foot, bicycle and equestrian trails. Eleven Regional Parks consisting of more than 8,000 acres, are located within Fairfax County.

#### Character and Extent of Development

The character and extent of development for Regional Parks is directed by the NVRPA Park Classification System that contains six categories, each with its own criteria. These criteria identify the park purpose and provide general planning and development guidelines and resource management and use policies. Individual park master plans work in conjunction with the NVRPA classification system to further define use and management of the park as a resource. The general purpose and character of NVRPA's six park classifications are briefly defined below:

**Regional Land Bank** - This designation provides the NVRPA with an administrative mechanism to hold lands on a temporary basis pending decisions on classification or disposition. Because the land will be held under this designation on a temporary basis, planning for these areas will occur only as required.

**Regional Conservation Area** - This designation places public ownership or control over regionally significant natural areas or water resources, so as to protect and preserve their unique environmental, cultural, ecological or scenic value. The primary long-term objective is to limit the development of these areas to preserve their "wilderness-like" qualities.

**Regional Shoreline Park** - These parks preserve riparian lands adjacent to regionally significant water resources, and provide public access for educational and environmental study and water-based recreational and scenic enjoyment. Long-term objectives for these parks vary for natural and recreational areas. Natural areas are limited to development and use consistent with preserving their natural characteristics. Recreational areas allow for development of facilities consistent with regional needs, with particular emphasis on water access and the creative use of recreational and water resources.

**Regional Trail and Greenway Park** - Designated as networks of linear corridors or parks that connect recreational, natural, and/or cultural resources, these parks provide regionally significant links to comprehensive regional greenways and open space. The primary long-term objective will be contribution to a regional greenway and open-space plan for Northern Virginia.

**Regional Historic/Cultural Park** - This designation preserves structures and/or sites deemed significant to the history and culture of Northern Virginia. Long-term objectives include continued development of interpretive facilities on currently held park sites, public education of each park's historic resources, and protecting sites and structures in accordance with sound preservation practices, as funding permits.

# Credits

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