

## 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.

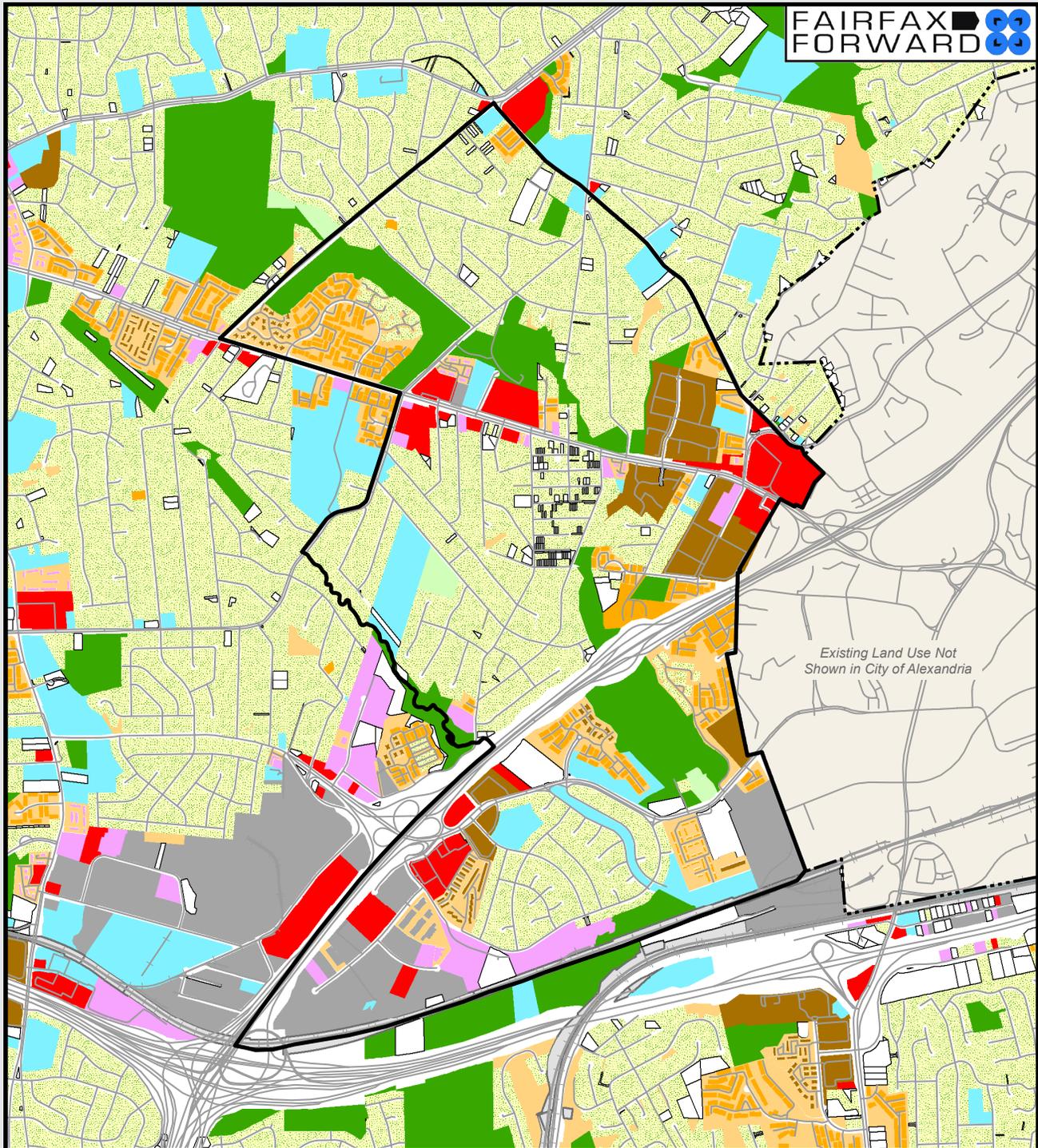
### Land Use Categories

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.

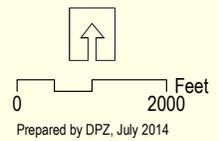
- » **Public facilities, government/institutional uses:** Facilities that serve the public, such as public and private schools, government offices, libraries, churches, hospitals, police stations, health and human services facilities, utilities, and transportation facilities such as transit stations.
- » **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***

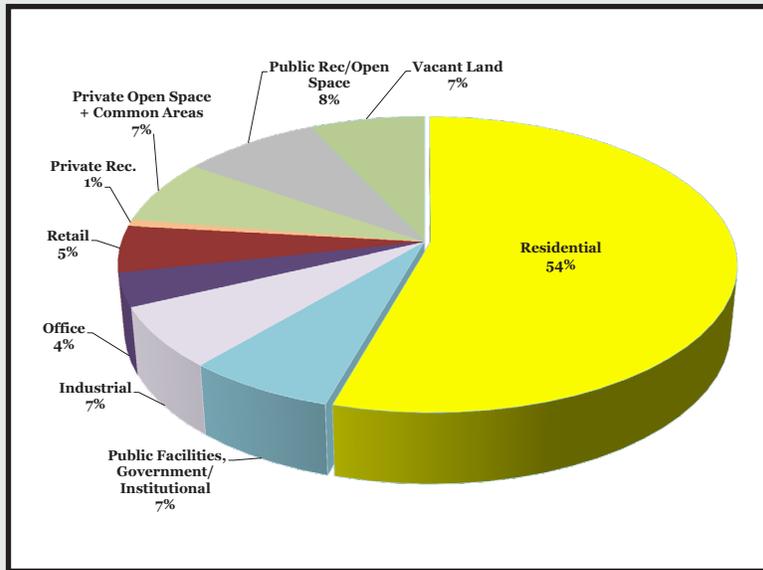
Single-family detached, townhouse, and multifamily units are found in the Lincolnia PD as indicated in Figure 3.3. Single-family detached and townhouse units comprise nearly the same proportion of existing residential units in the study area. Multifamily units comprise a majority of the existing dwelling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

#### ***Single-family detached***

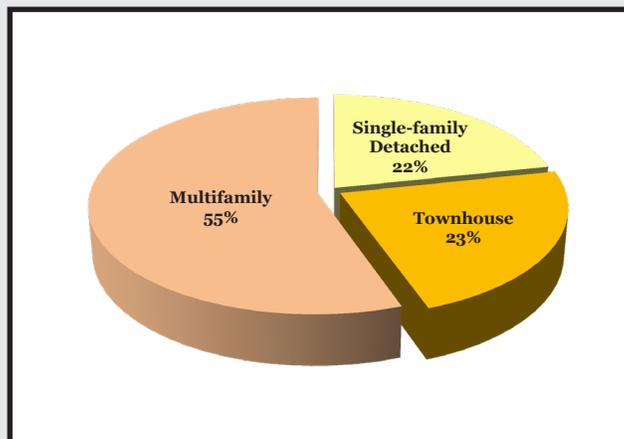
Single-family dwelling units comprise approximately 22 percent of the total residential units, approximately 1,600 units. Subdivisions include Lincolnia Park/Weyanoke in L2 Lincolnia Community Planning Sector (CPS) originating in the mid-1920s; Bren Mar Park, constructed in the 1950s-1960s; and newer, 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***

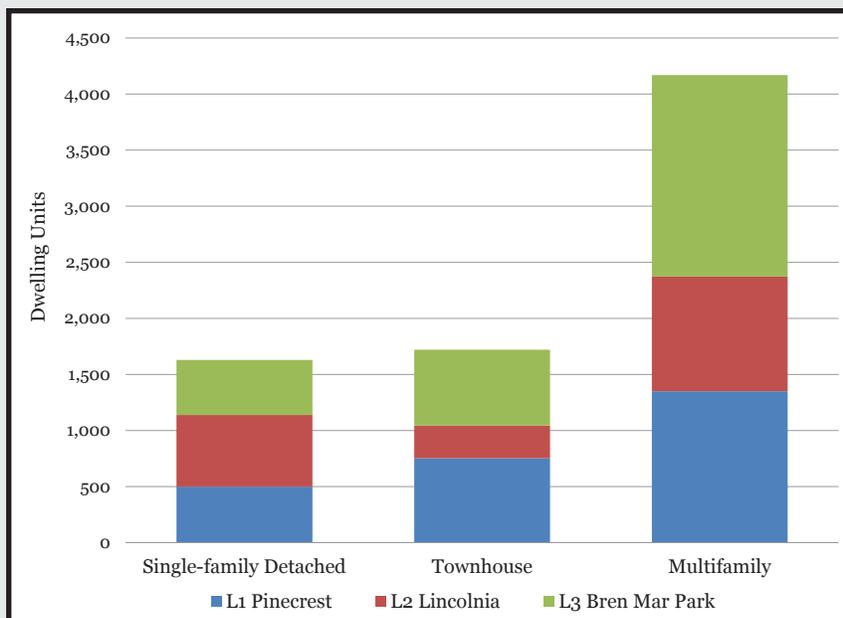
Townhouse units comprise approximately 23 percent of the total residential units, approximately 1,700 units. There are numerous townhouse communities throughout the study area. These include Barcroft Square, Linmar, and Little River Village established in the late 1970s; Pinecrest, Charleston Square, 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.

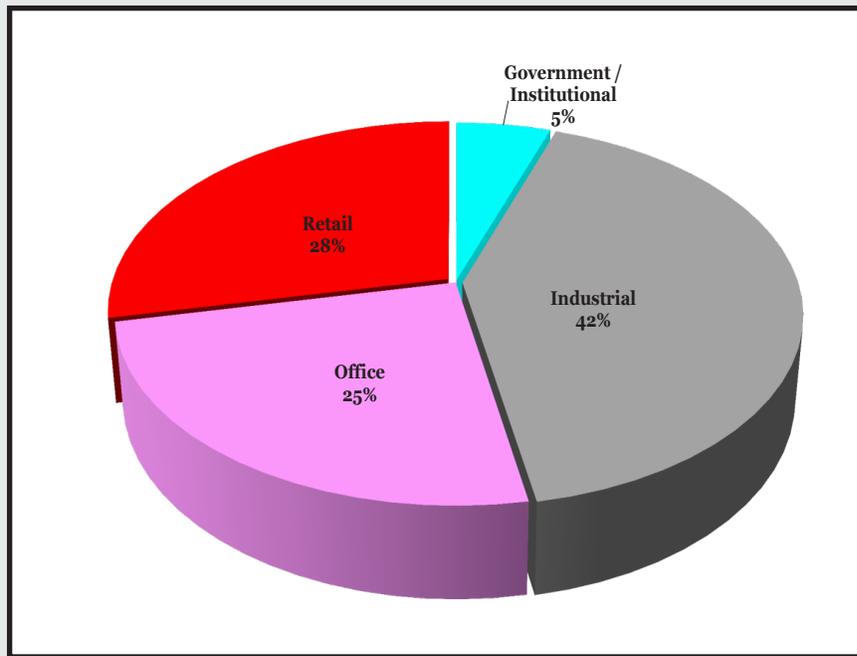
The L2 Lincolnia CPS has the least amount of nonresidential development, approximately 488,000 gross square feet. Primary nonresidential uses include the Home Depot at the southeast intersection of Braddock Road and Little River Turnpike; a plaza containing a Grand Mart grocery store, restaurants, and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

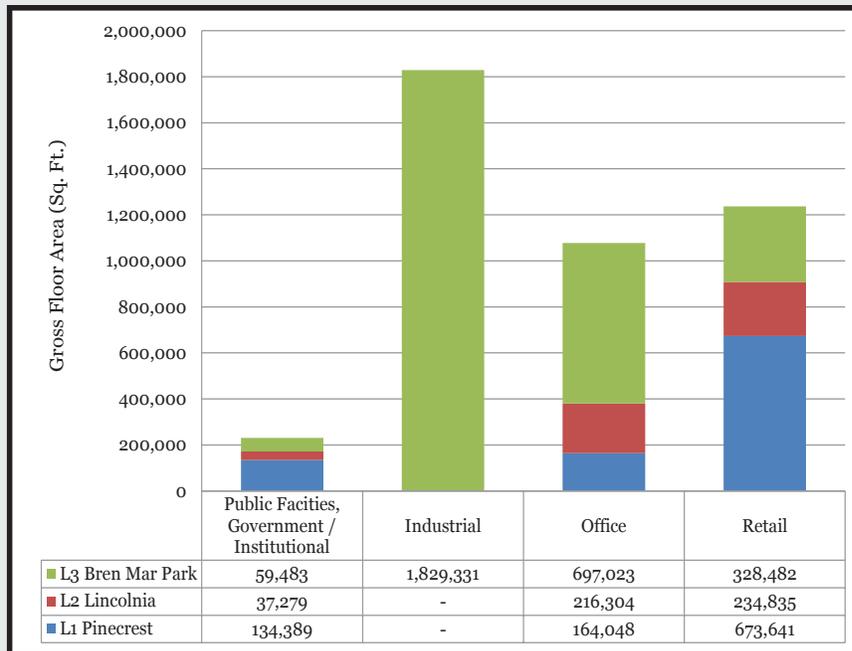
### **What is gross floor area (GFA)?**

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.

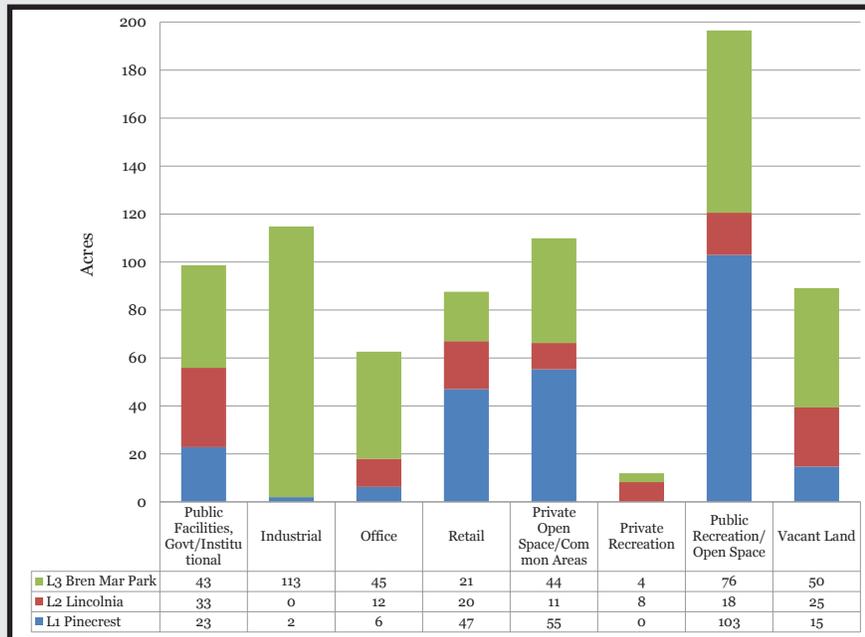
In terms of private open space and common areas in the Lincolnia PD, some of this land is impervious surface used for drive aisles and surface parking as well as landscaping and buffering that are part of townhouse or multifamily developments. Private recreation in the Lincolnia PD consists of the Bren 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.

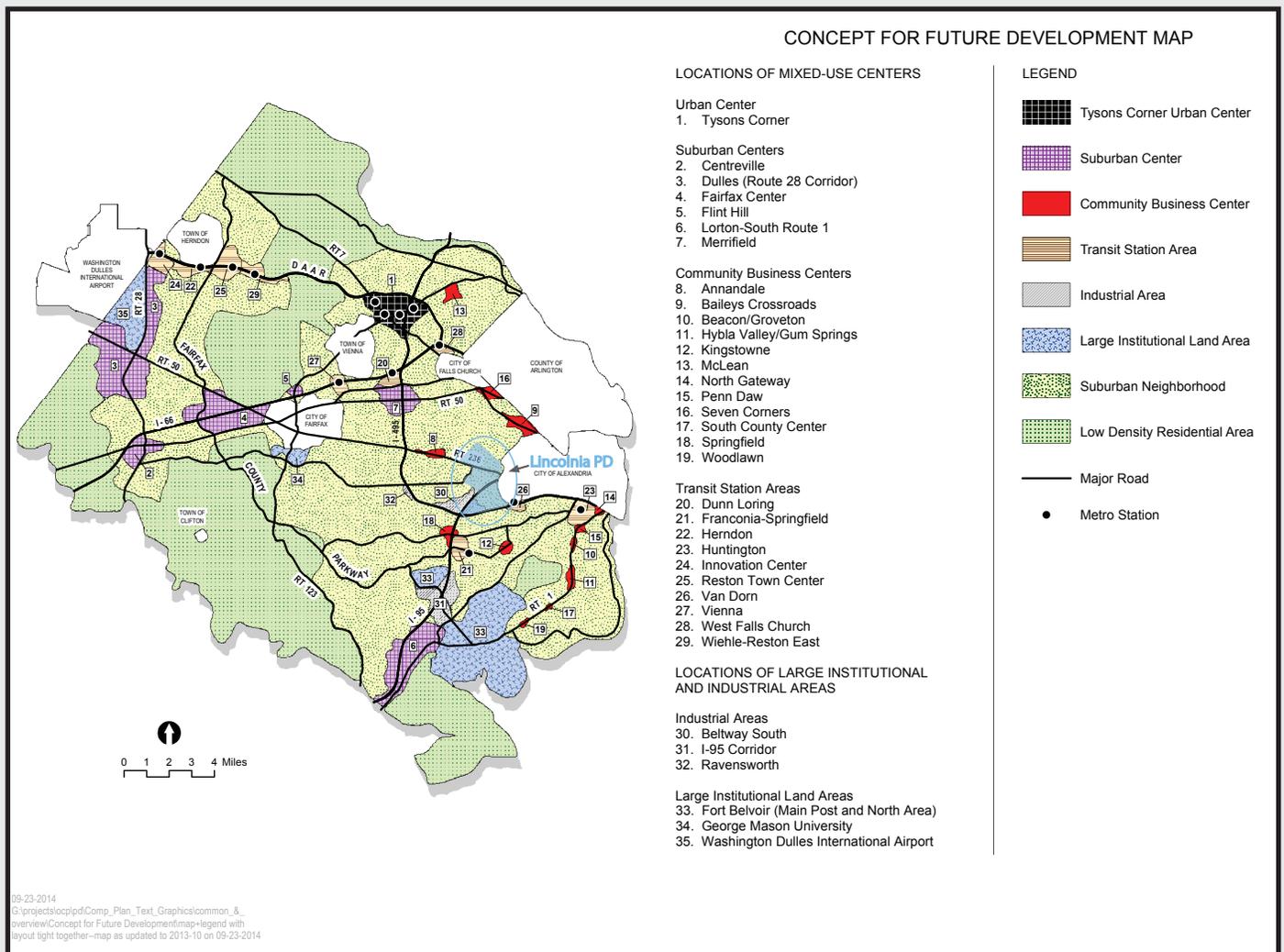
### **Concept for Future Development**

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.

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## 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.

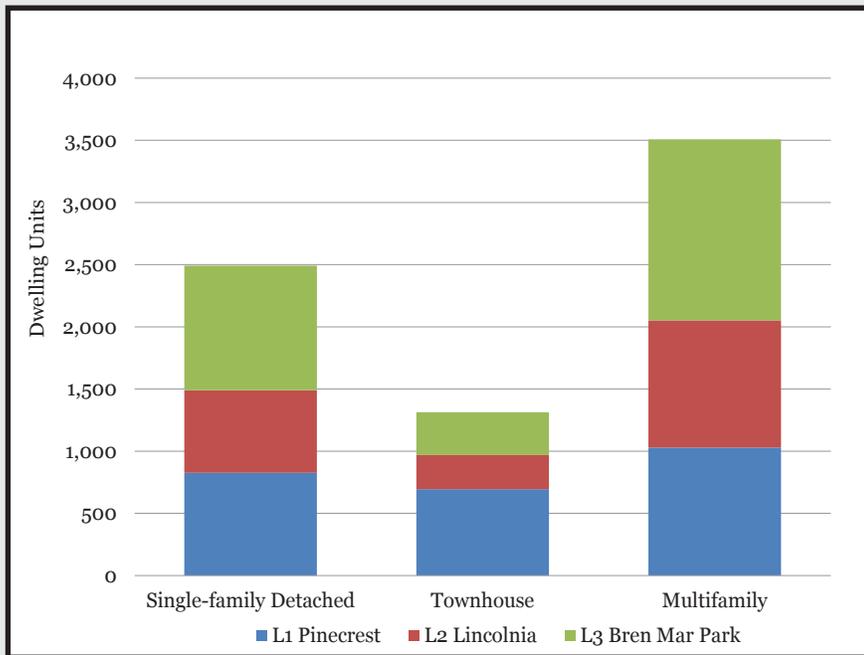
Land use recommendations accompany all parcels in the Lincolnia PD. The recommendations shown on the Comprehensive Land Use Plan Map are considered the baseline recommendations and may be complemented by text recommended in the Area I Plan volume, Lincolnia PD section of the Comprehensive Plan. In some 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.

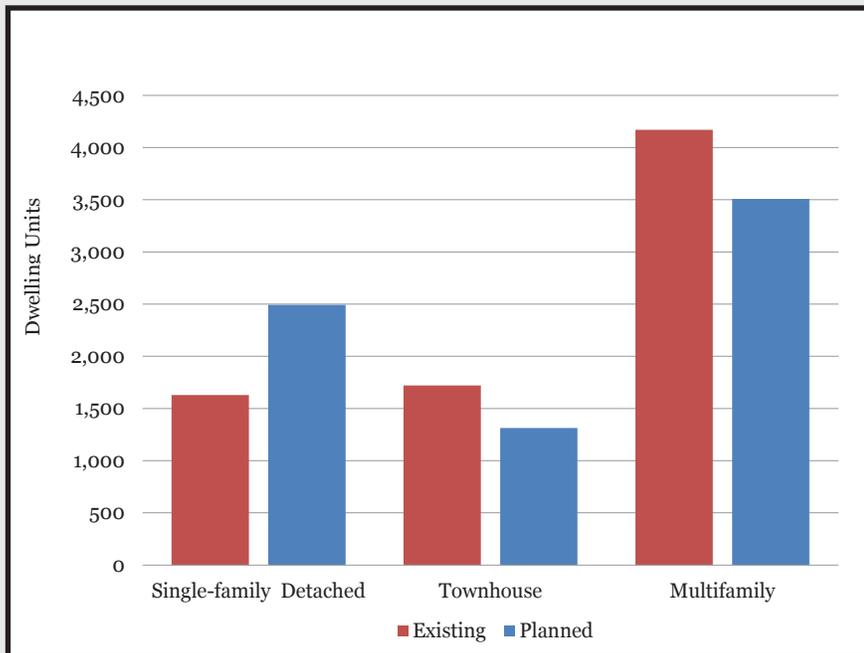
A similar methodology is applied to nonresidential uses in the Lincolnia PD. For a parcel with a baseline recommendation for nonresidential use shown on the Land Use Plan Map and without a land use option or Plan guidance specifying a planned FAR, the existing development was considered the maximum development 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

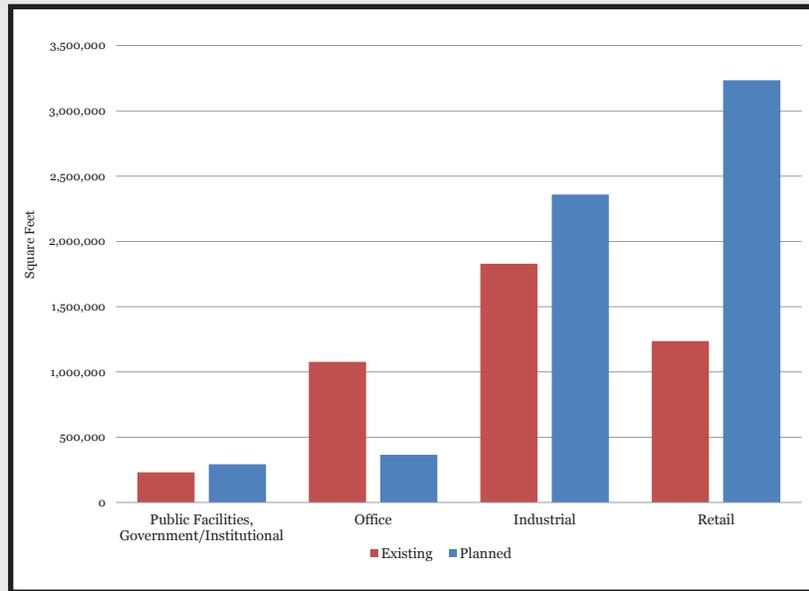
The L1 Pinecrest CPS has the greatest Plan potential for townhouse units at nearly 700 units. A comparison of existing and planned residential dwelling units by type is shown in Figure 3.10 on page 43. In the Lincolnia PD, there are approximately 400 more existing townhouse units than recommended by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

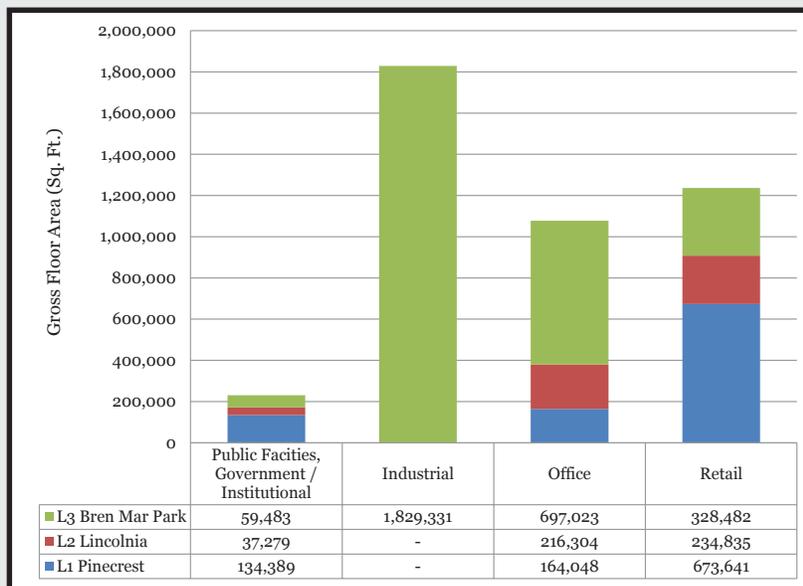
Figure 3.11 shows the comparison of existing and planned gross square feet of nonresidential use. Existing office use exceeds Plan potential by approximately 700,000 square feet and is mainly located in the Shell Oil Park in the L3 Bren Mar Park CPS. The Shell Oil Park has a Plan option for retail and 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



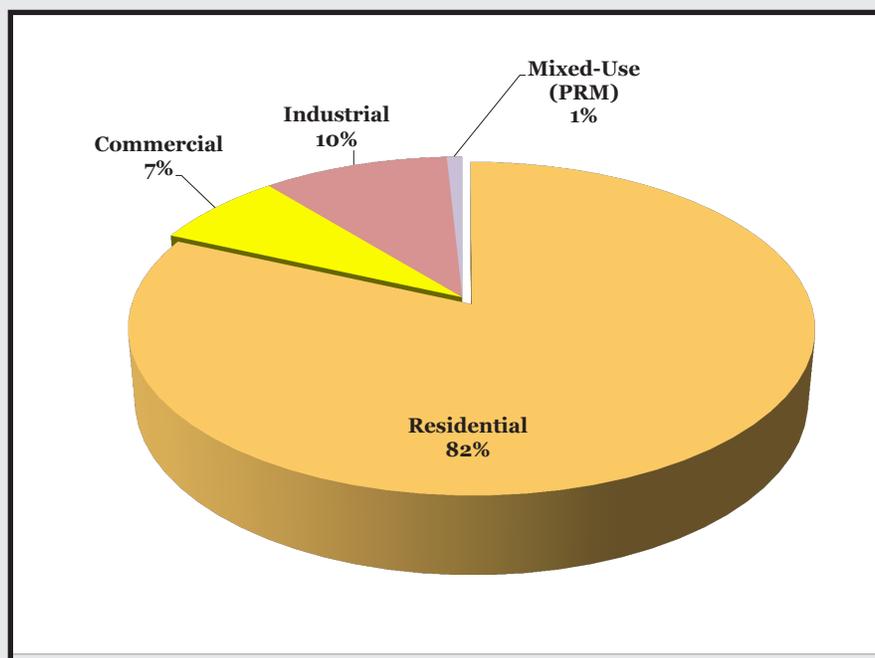
**Figure 3.12** Planned nonresidential land use by community planning sector.  
Source: Fairfax County GIS

## Zoning

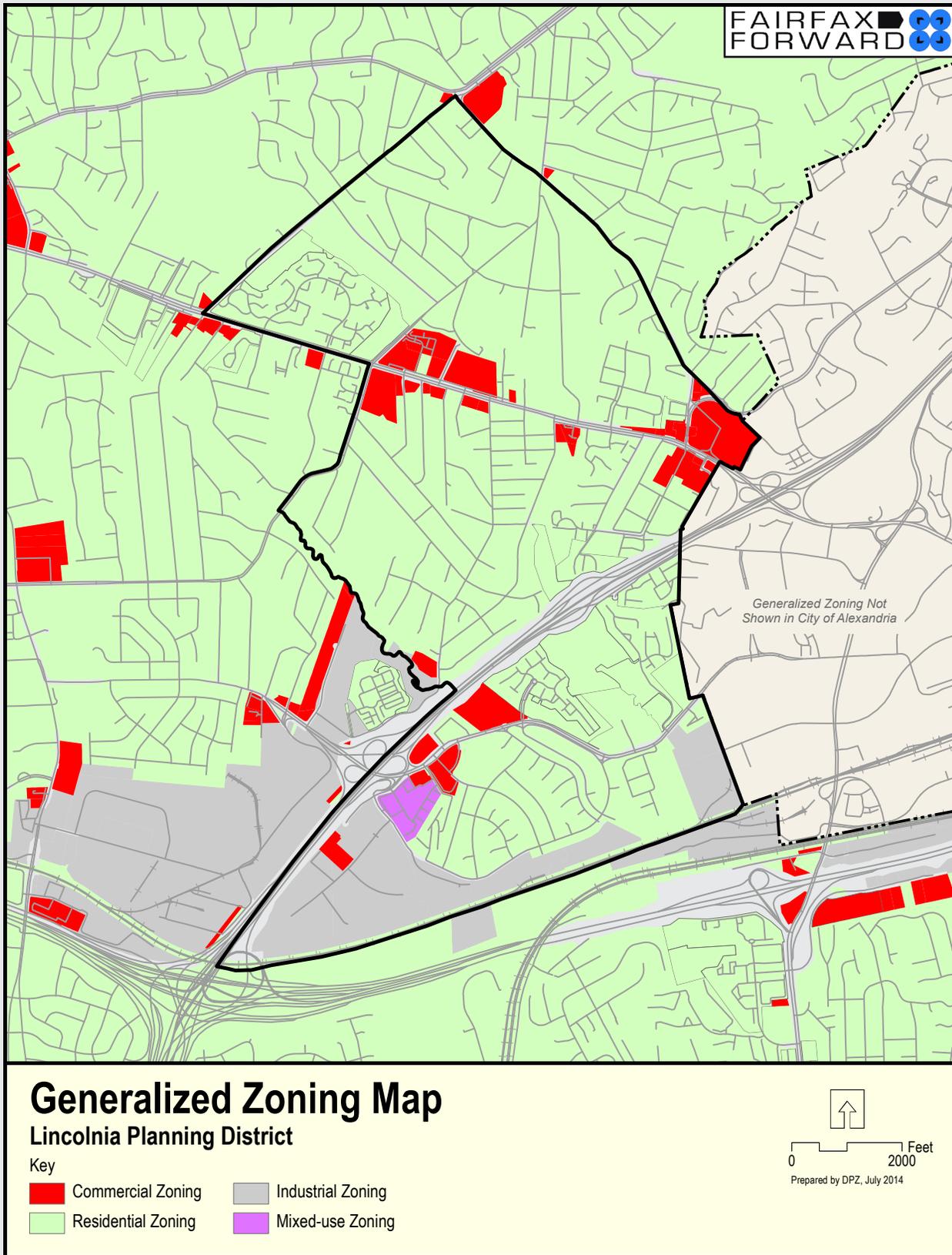
The Zoning Ordinance is a set of legal regulations intended to promote the health, safety and general welfare of the public and is used to implement the long-term vision established in the Comprehensive Plan. While the Comprehensive Plan speaks in general terms for future land use, intensity, characteristics 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