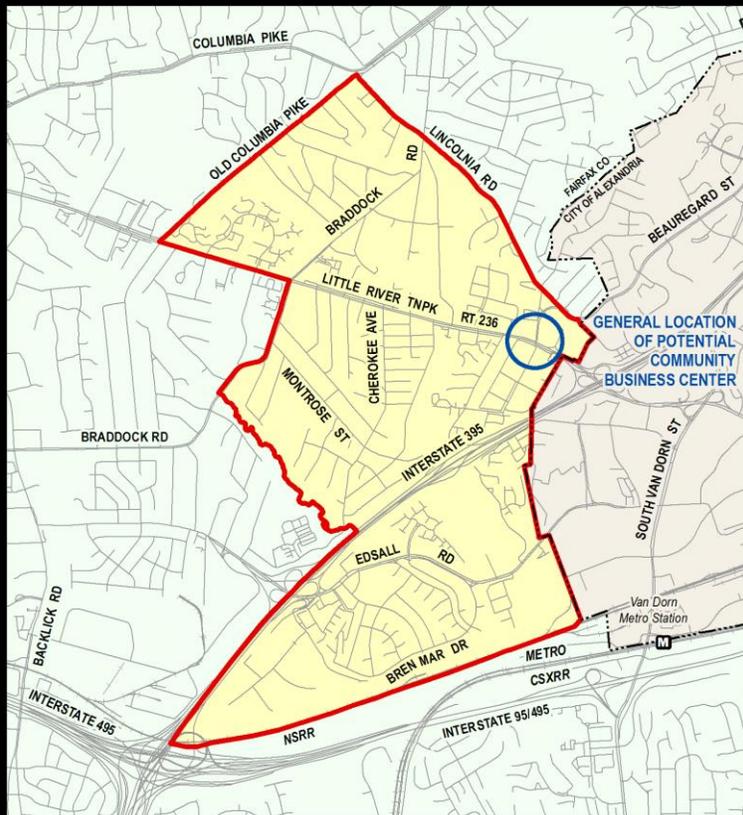


This planning study will update the community vision for how we'd like Lincolnia to develop. The vision will serve as a guide in evaluating development proposals in the area.

Why study the area?

- ✓ To establish a community destination focused around a pedestrian-oriented town center or main street
- ✓ To address traffic congestion and operations at the intersection of Little River Turnpike and N. Beauregard Street
- ✓ To explore enhanced public transit

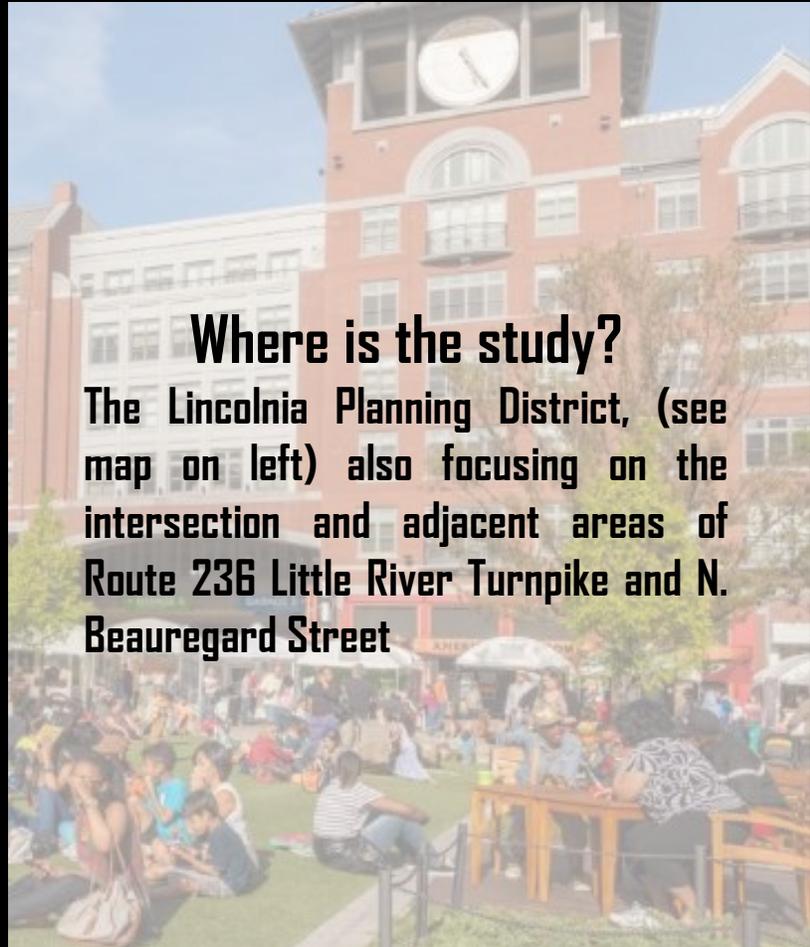


Lincolnia Planning District

Key
Lincolnia Planning District Boundary

0 2,000 4,000 Feet

Prepared by Fairfax County Department of Planning & Zoning, April 2014
G:\projects\pdp\Comp_Plan_Text_Graphics\Area_IL_Lincolnia_Planning_District\Lincolnia_PD\Phase2\Project\Lincolnia_Study.mxd



Where is the study?

The Lincolnia Planning District, (see map on left) also focusing on the intersection and adjacent areas of Route 236 Little River Turnpike and N. Beauregard Street



This planning study will update the community vision for how we'd like Lincolnia to develop. The vision will serve as a guide in evaluating development proposals in the area.

How will it impact me?

The study will result in changes to the Comprehensive Plan, a document that guides development in Lincolnia and the broader county. Development proposals must generally conform to the vision established by the Comprehensive Plan.

How can I get involved?

Your input is critical. Get involved in the community task force, which will regularly hold open meetings. Visit our website (see below) for additional info and to offer comment. Contact staff (listed below)

Faheem Darab / faheem.darab@fairfaxcounty.gov / 703-324-1351

Michael Burton / michael.burton@fairfaxcounty.gov / 703-324-1394





STUDY AREA

THE LINCOLNIA PLANNING STUDY IS AN OPPORTUNITY TO COMPREHENSIVELY REASSESS LAND USE POLICIES WITHIN THE PLANNING DISTRICT. STUDY AREA FOLLOWS LINCOLNIA PLANNING DISTRICT BOUNDARY.

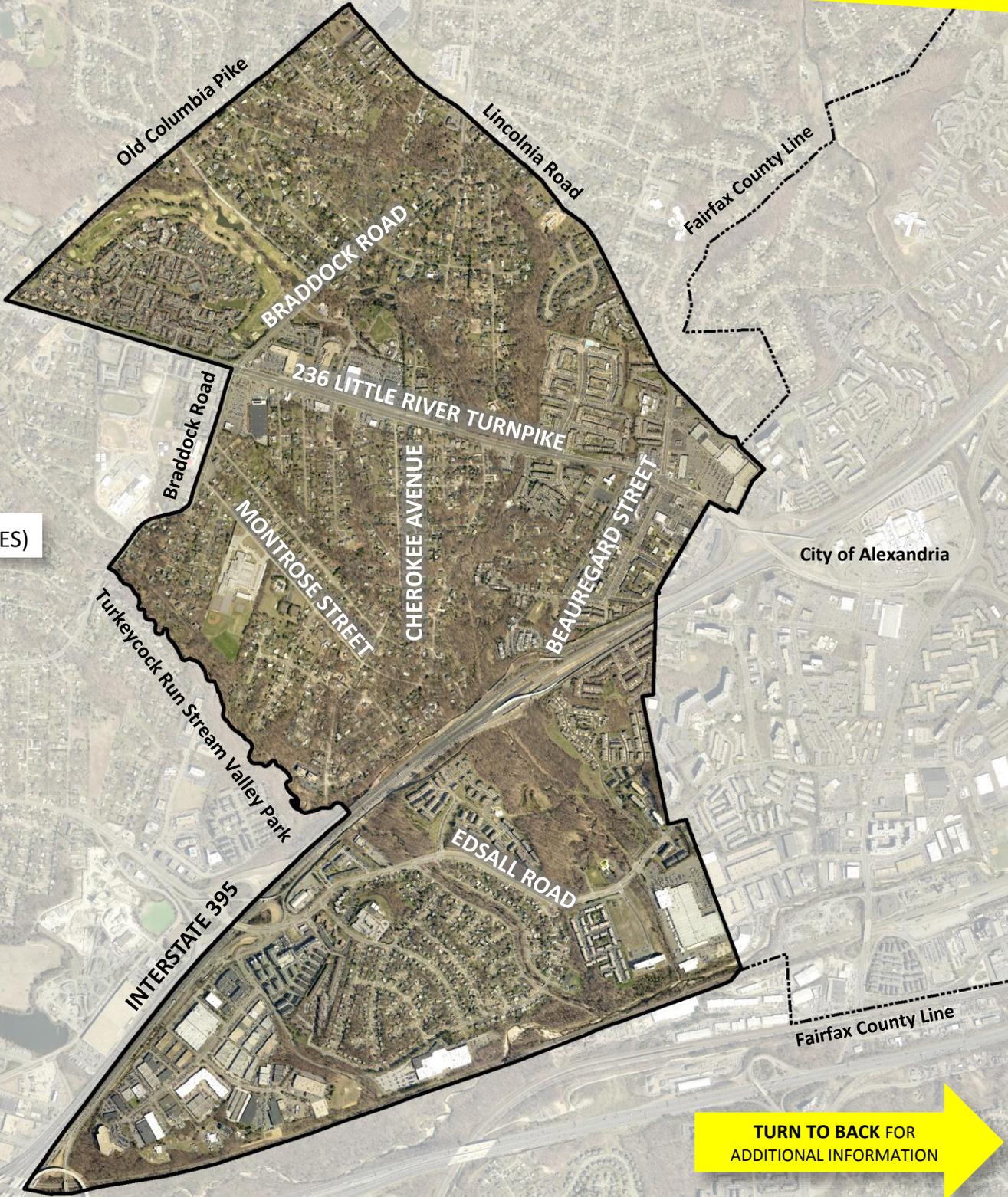


POPULATION

22,917

LAND AREA (ACRES)

2,055



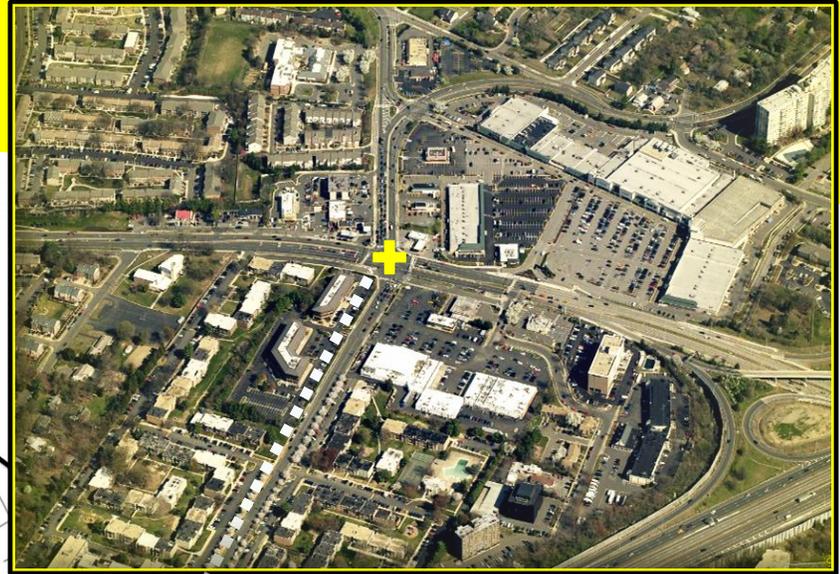
TURN TO BACK FOR
ADDITIONAL INFORMATION



FOCUS AREA



AS A PART OF THE AREAWIDE EVALUATION, THE STUDY WILL INCLUDE A FOCUSED ASSESSMENT OF LAND USES SURROUNDING THE 236 LITTLE RIVER TURNPIKE AND BEAUREGARD STREET INTERSECTION.



Why?

Should this area be considered Lincolnia's Main Street or 'town center'? Should we encourage a pedestrian friendly mix of uses around a core area of higher intensity?

www.fairfaxcounty.gov/dpz/lincolnia/



To request this information in an alternative format, call the Planning Division, 703-324-1380 TTY 711 (Virginia Relay)

LINCOLNIA PLANNING DISTRICT STUDY PHASE 2 STUDY SCHEDULE

KICKOFF!

The Lincolnia Planning District Study kicks off with a community meeting and the *Lincolnia Land Use College*; informational sessions for anyone interested in learning more about the county's land development process.

1. COMMUNITY MEETING
2. LAND USE COLLEGE



CBC QUESTION

A community task force begins by focusing on the area near the intersection of Route 236 Little River Turnpike and Beauregard Street. Should the area be designated a Community Business Center (CBC), encouraging mixed uses in a pedestrian setting? *

3. TASK FORCE REVIEW
4. COMMUNITY MEETING

* 4a. If CBC guidance is recommended then additional steps may be introduced



SCENARIO & ANALYSIS

Depending on the outcomes of the CBC question, staff will conduct analysis to help the task force understand how policy changes could impact local infrastructure and services. Proposals submitted by residents and stakeholders will be evaluated.

5. LAND USE & TRANSPORTATION ANALYSIS BEGINS
6. TASK FORCE INPUT ON LAND USE SCENARIO
7. DETAILED TRANSPORTATION ANALYSIS



UPDATE PLAN TEXT

Following the analysis and citizen input, the task force and staff will draft preliminary changes to plan guidance for the Lincolnia Planning District. Citizens will continue to have the opportunity to provide feedback regarding proposed changes.

8. DRAFT COMP PLAN CHANGES
9. COMMUNITY MEETING
present Task Force recommendations



HEARINGS



The task force and staff's recommended Comprehensive Plan Text and Staff Report is tentatively scheduled to be published by **Spring 2019**, with **Planning Commission** and **Board of Supervisor Public Hearings** to follow. Public comments are welcomed the duration of the study concluding with the Public Hearings.



LINCOLNIA

At-A-Glance

(Human Services)

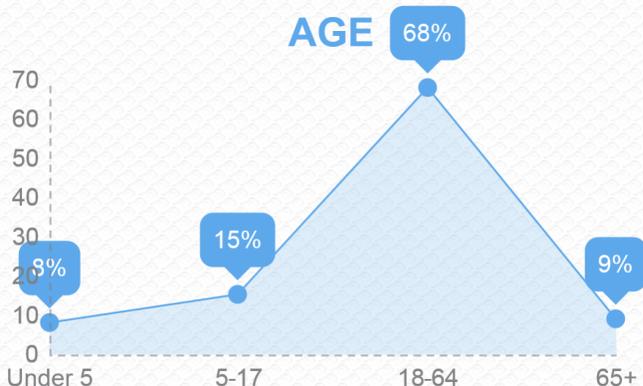
POPULATION



22,917

As of 2014, an estimated 22,917 people called Lincolnia home.

AGE



RACE/ETHNICITY



White: **51%** Black: **17%** Asian: **17%** Hispanic: **30%**

POVERTY



12% for persons
10% for families

EMPLOYMENT



75% of the population in the Lincolnia area (age 16 and over) is in the labor force.*

6% of the population in the Lincolnia area (age 16 and over) is unemployed.

*Labor force includes employed and unemployed persons seeking work.

HEALTHCARE



76% of the population in the Lincolnia area has health insurance.

HOUSEHOLD INCOME



\$93,352 is the median household income in the Lincolnia area.

HOUSING

54% of the renters in Lincolnia are cost-burdened.**



23% of the homeowners in Lincolnia are cost-burdened.**

** Percentage of household income spent for mortgage costs or gross rent. According to HUD programs, households spending more than 30% of income for these housing costs are considered to be "cost-burdened."

TRANSPORTATION



80% of the workers in Lincolnia drive to work.

12% of the workers in Lincolnia commute to work using public transportation.

FOREIGN-BORN



10,107 persons (44%) living in Lincolnia are foreign-born.

INDIVIDUALS WITH DISABILITIES



7% of the population in the Lincolnia area has one or more disabilities.



2 is the average number of vehicles for households in Lincolnia.

LANGUAGE

20% of the non-English speaking population* (age 5 and over) speak English "less than very well".



24% of the Spanish speaking population* (age 5 and over) speak English "less than very well".

Sources: U.S. Census Bureau, 2010-2014 American Community Survey. Data does not include the City of Fairfax. Prepared by Dawn Hyman; Community Capacity Building; Community Impact Division; Fairfax County Department of Neighborhood and Community Services; September 2016

To obtain this information in an alternative format, please call 703-324-4600, TTY 711.

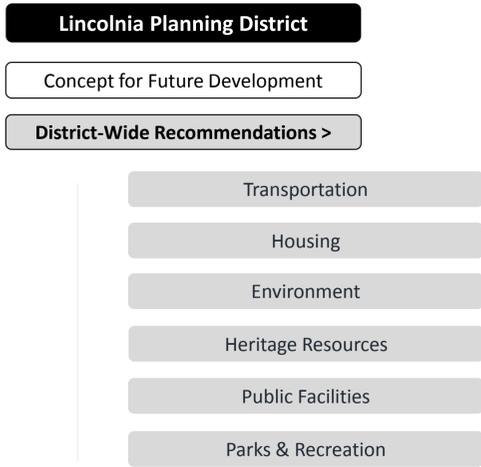
*Population includes native and foreign-born persons.

Comprehensive Plan Structure

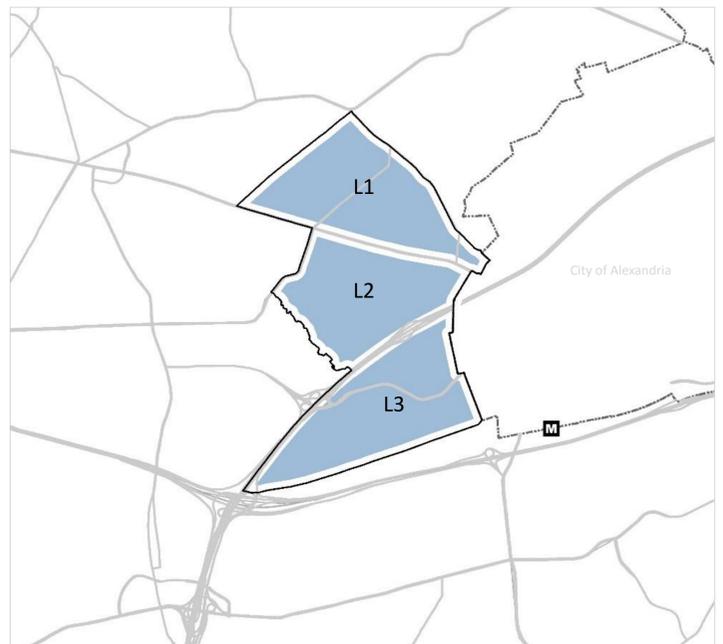
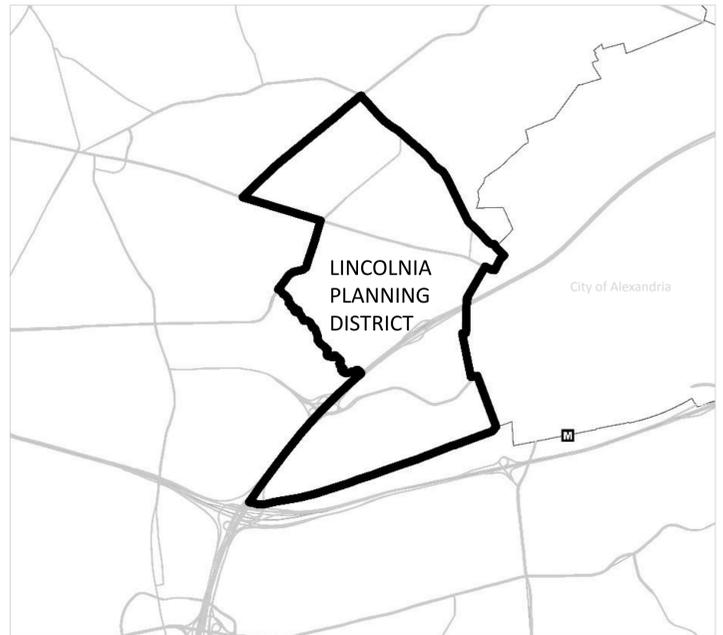
The following graphics illustrate the breadth of planning guidance for different geographies within the county. Plan **District** and Plan **Sector** headings seen here were taken from Lincolnia's current comprehensive plan structure. Below (in orange) is an example of typical CBC policy guidance taken from the Comprehensive Plan.

LINCOLNIA EXISTING GUIDANCE

District



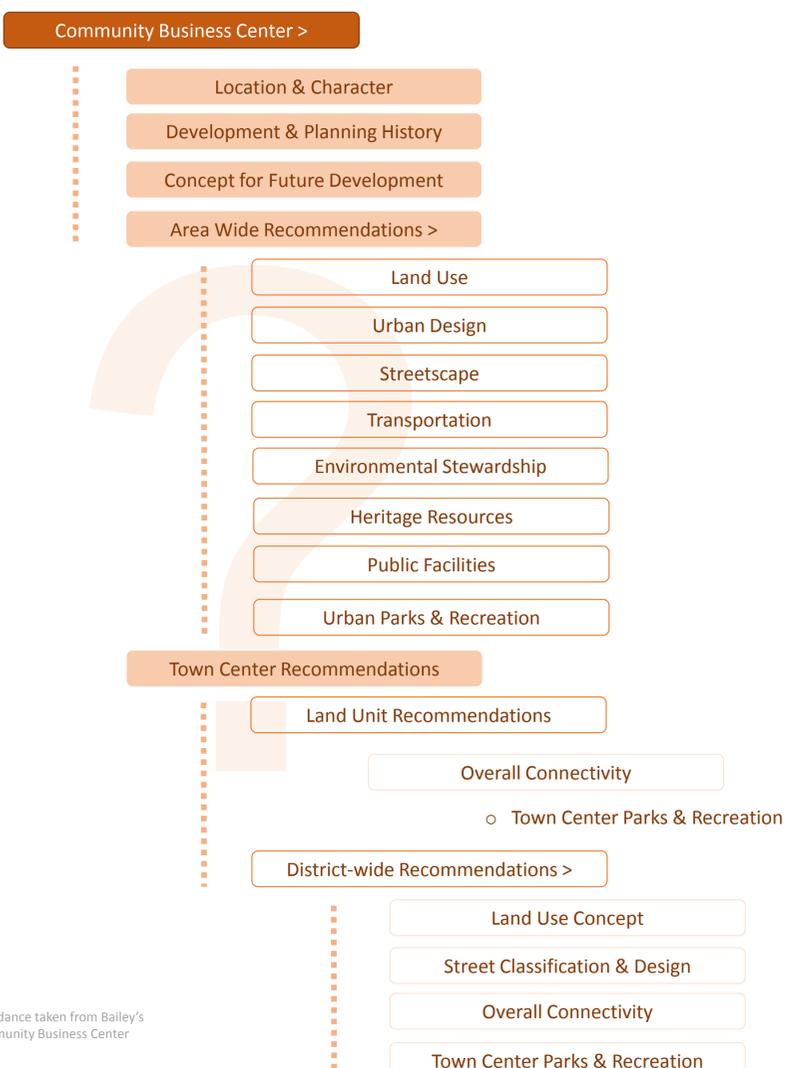
Sector



POTENTIAL CBC GUIDANCE

SHOULD WE BRING ADDITIONAL POLICY GUIDANCE TO CENTRAL LINCOLNIA?
[SEE EXAMPLE CBC POLICY GUIDANCE BELOW]

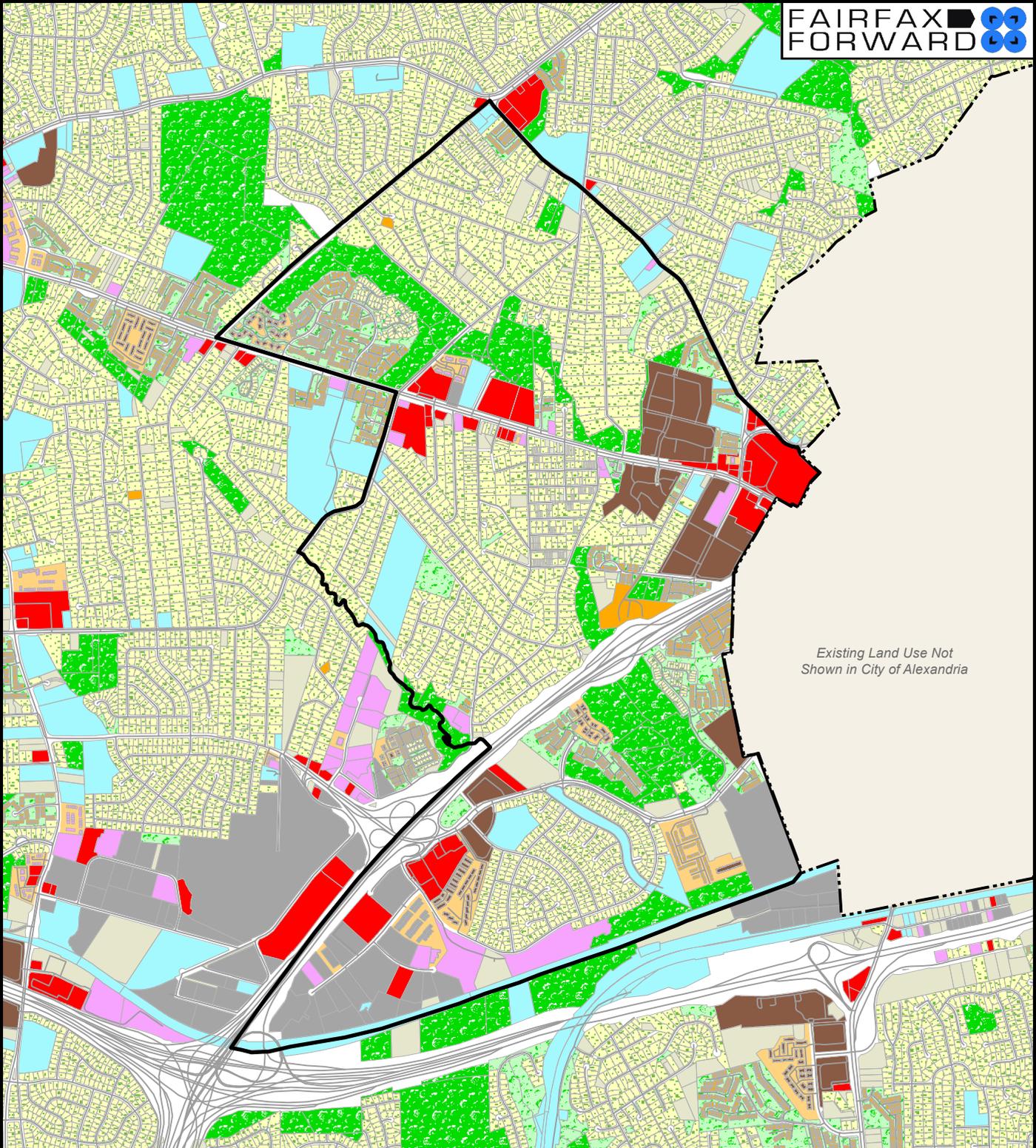
(Example) Community Business Center



Example CBC guidance taken from Bailey's Crossroads Community Business Center

General Area Under Consideration for CBC

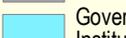


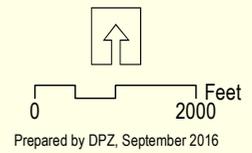


Existing Land Use Not Shown in City of Alexandria

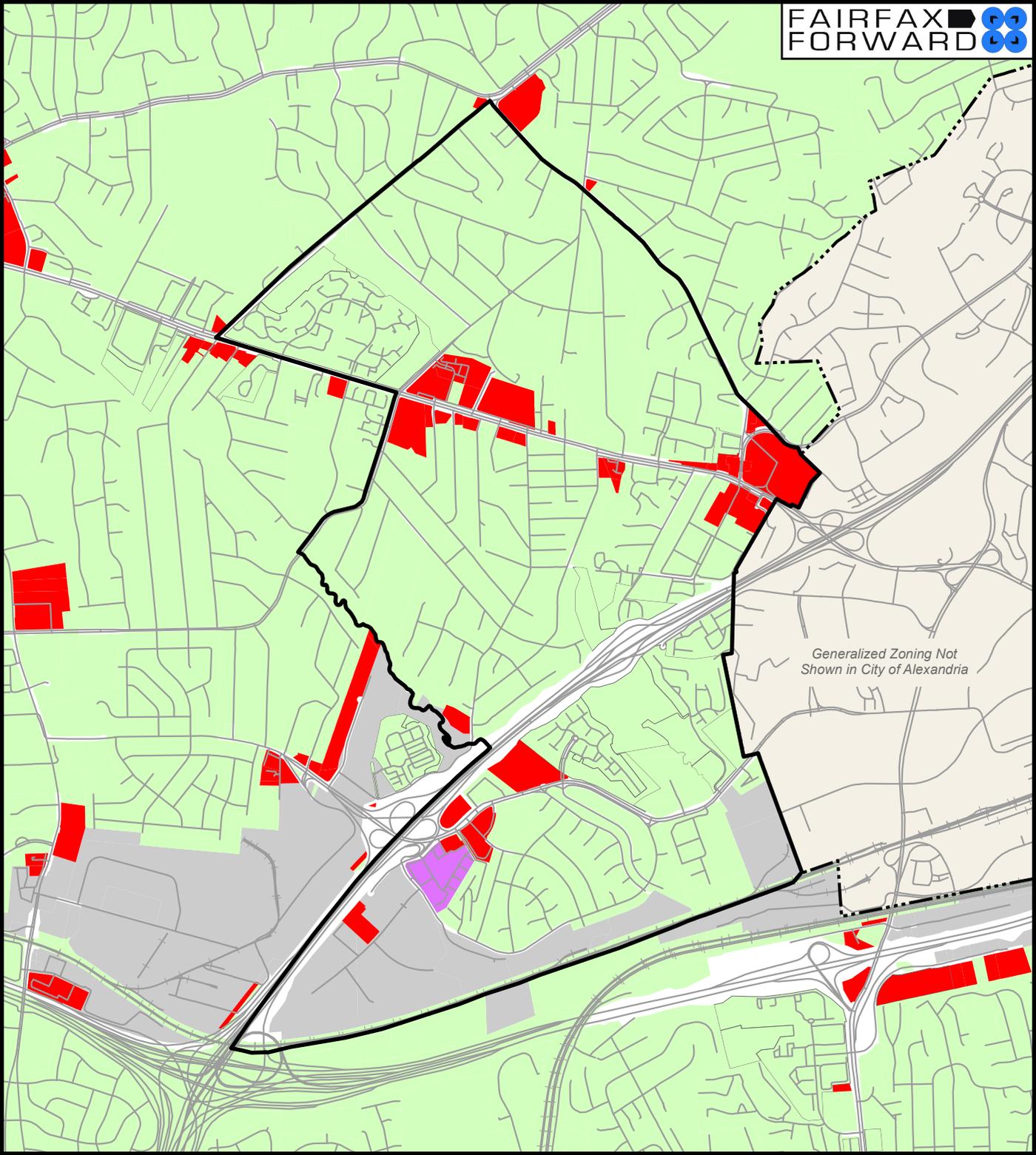
Existing Land Use 2016

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	



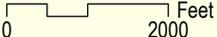
Prepared by DPZ, September 2016

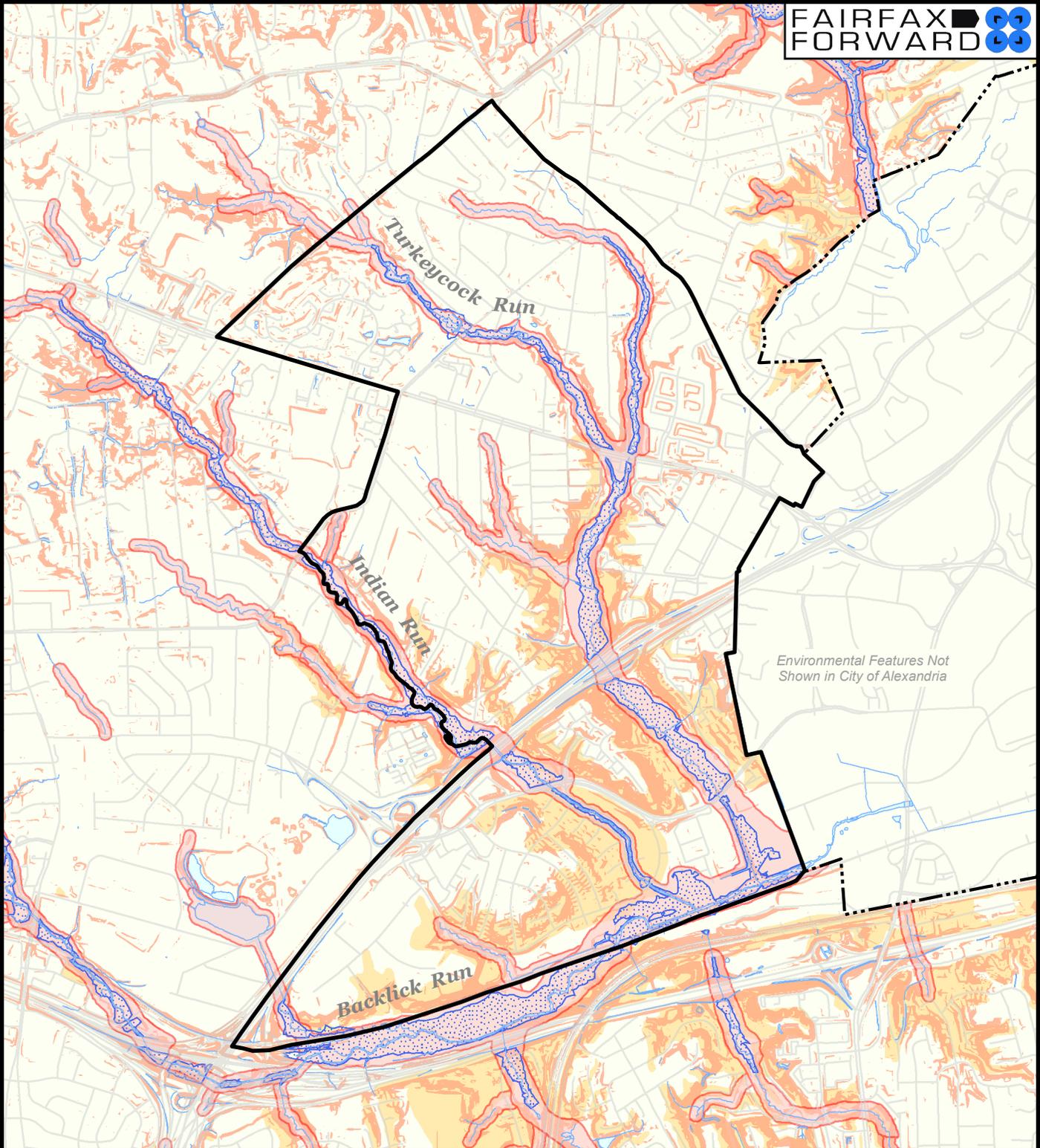


Generalized Zoning Map

Lincolnia Planning District

- Key
-  Commercial Zoning
 -  Residential Zoning
 -  Industrial Zoning
 -  Mixed-use Zoning



0 2000 Feet
Prepared by DPZ, July 2014



Environmental Features Not Shown in City of Alexandria

Environment

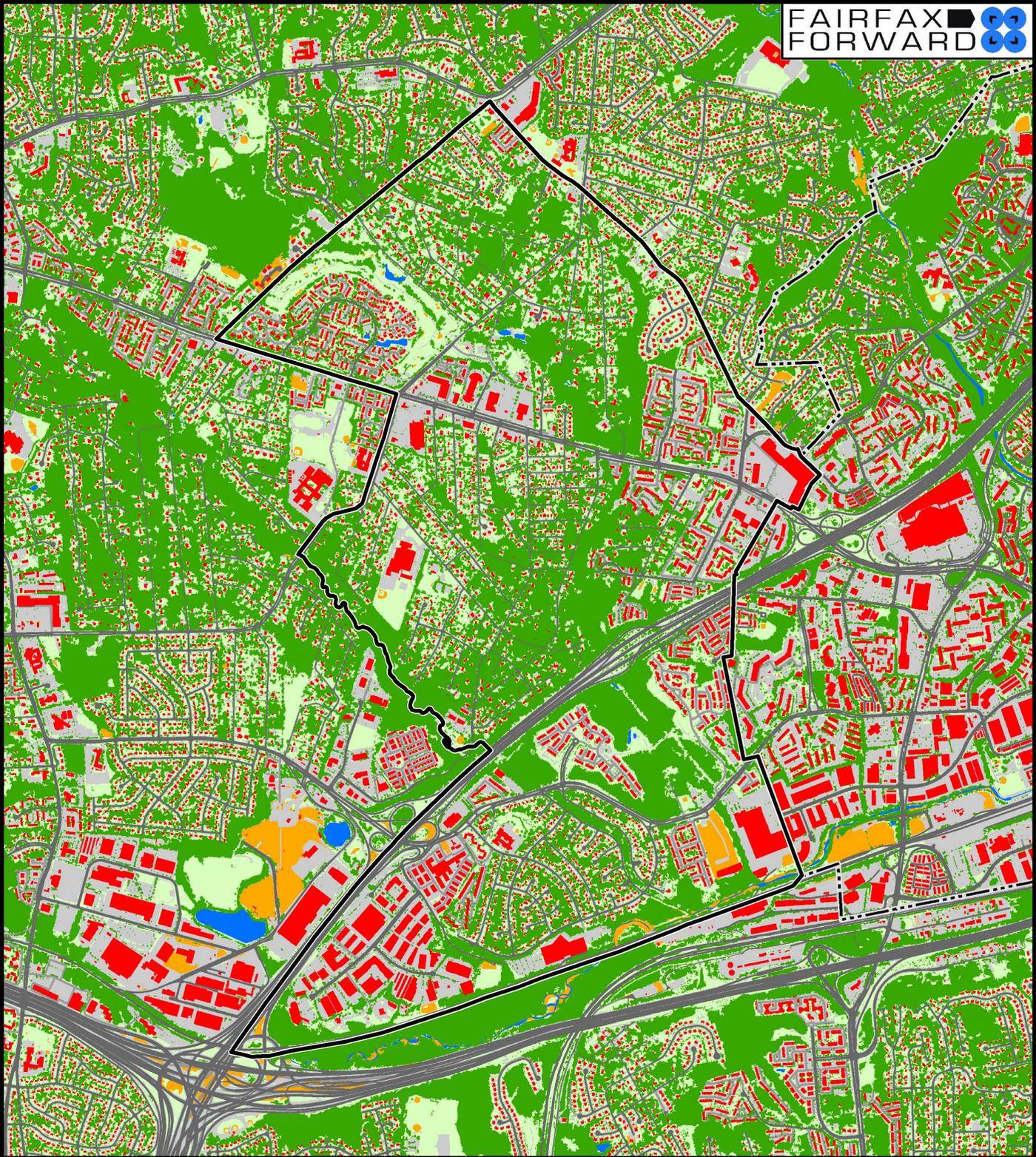
Lincolnia Planning District

Lincolnia Planning District Environmental Factors
Resource Protection Area: 365 acres
Slope 15% and greater: 152 acres
Marumsco or Marine Clay Soil: 181 acres

- Key
-  FEMA 100-Year Flood Plain
 -  Resource Protection Area (RPA)
 -  Slope 15% and greater

 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.

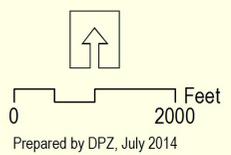


Landcover

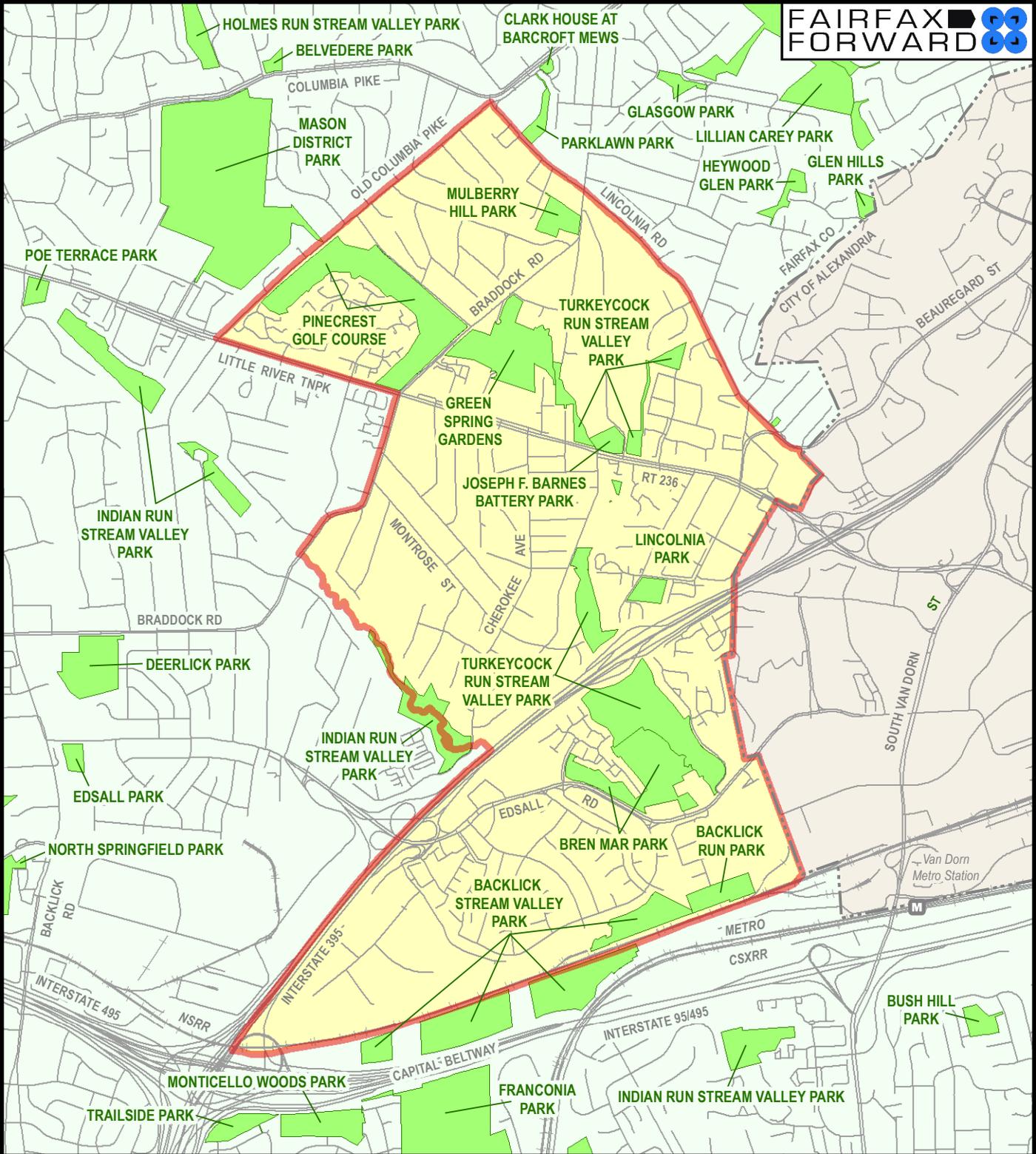
Lincolnia Planning District

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		



Prepared by DPZ, July 2014



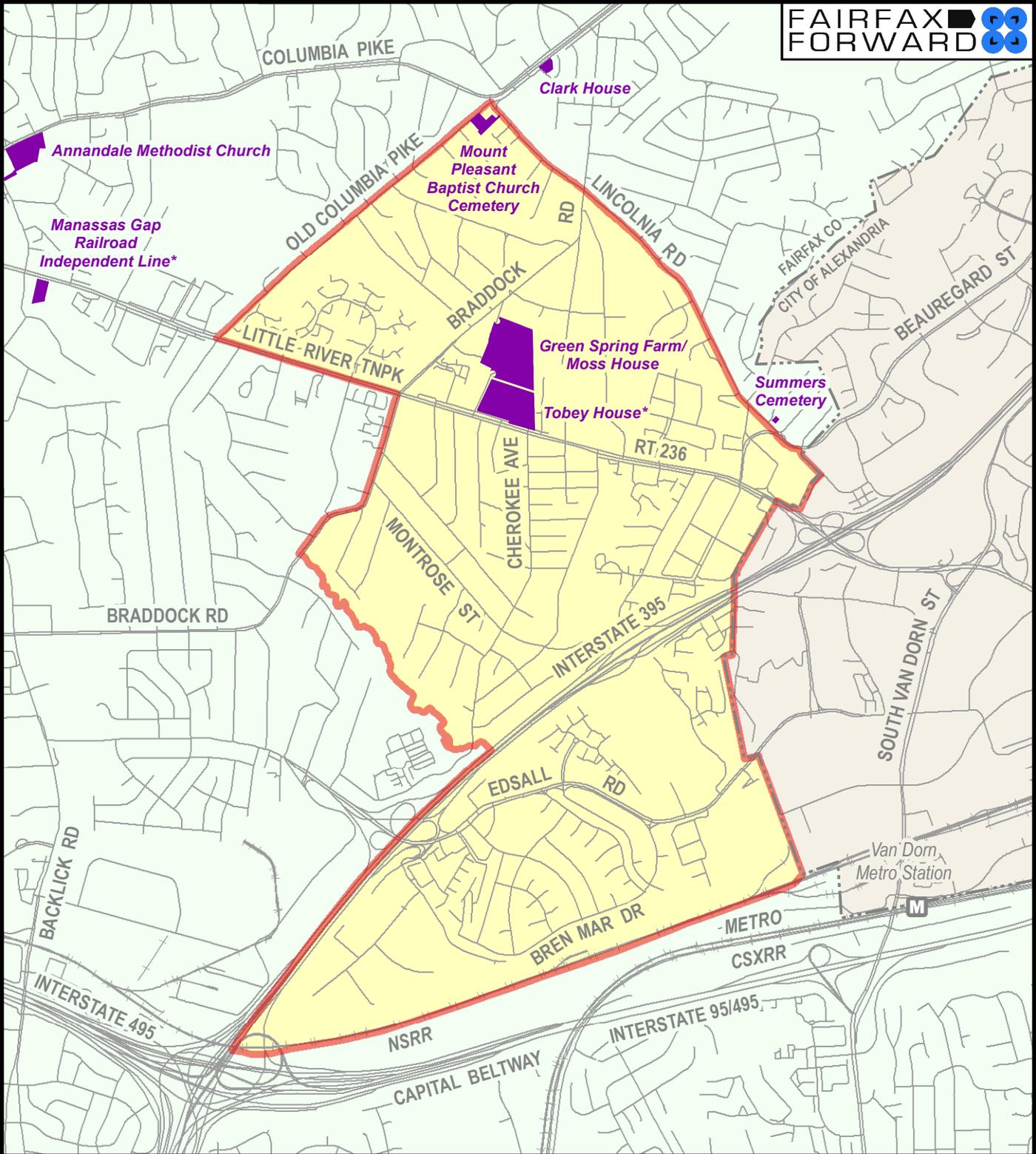
Parks and Recreation

Lincolnia Planning District

Key Park

Note) All parks within the area portrayed on this map are under the jurisdiction of the Fairfax County Park Authority.

0 2000 Feet
Prepared by DPJ, July 2014



Heritage Resources

Lincolnia Planning District

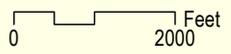
Key



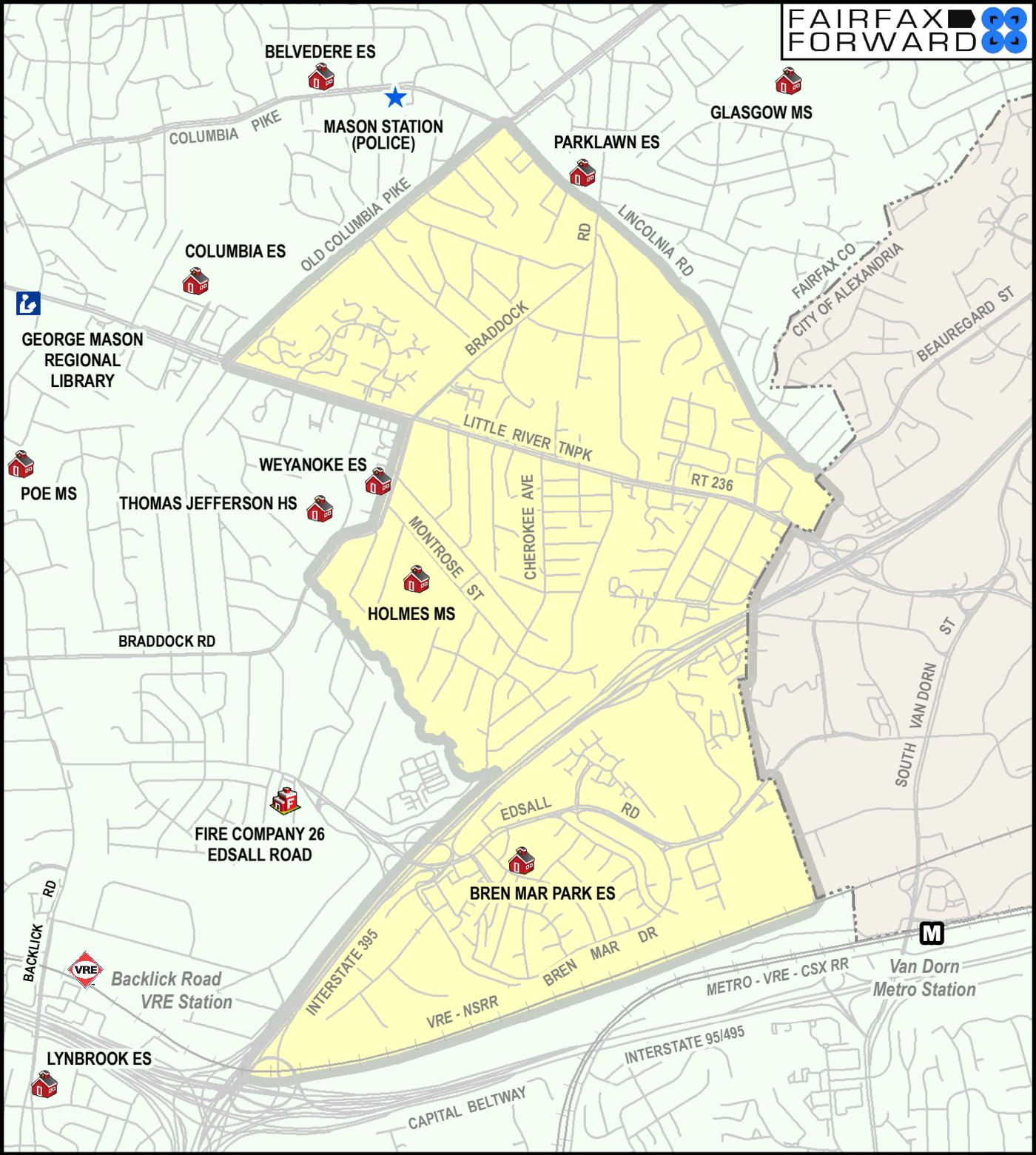
Inventory of Historic Sites Property

*

Indicates Demolition



Prepared by DPZ, July 2014



Public Facilities

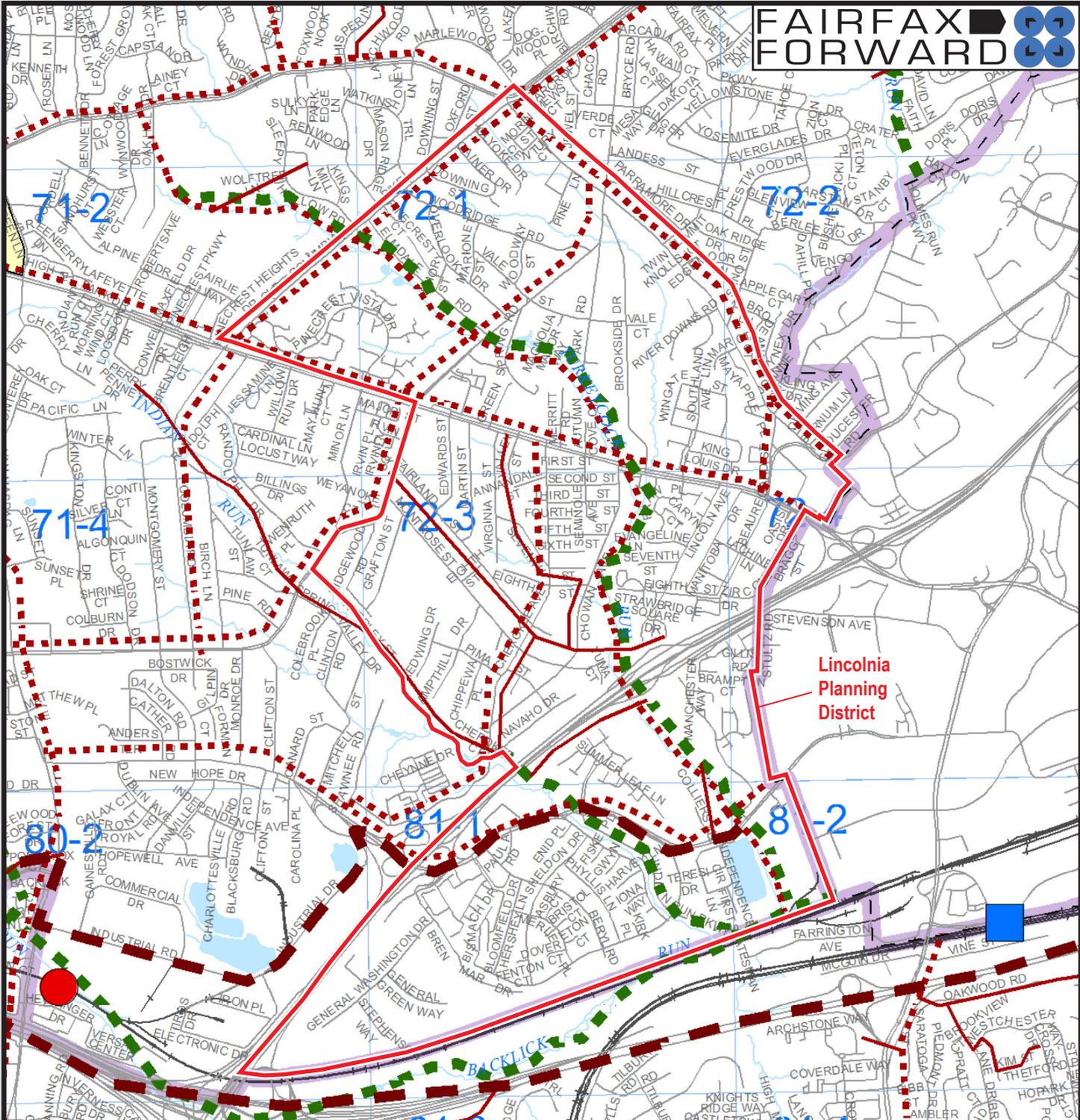
Lincolnia Planning District

- Key
-  School
 -  Fire Station
 -  Library
 -  Police Facility

↑

0 2000 Feet

Prepared by DPZ, July 2014



**Lincolnia
Planning
District**

Countywide Trails Plan

Lincolnia Planning District

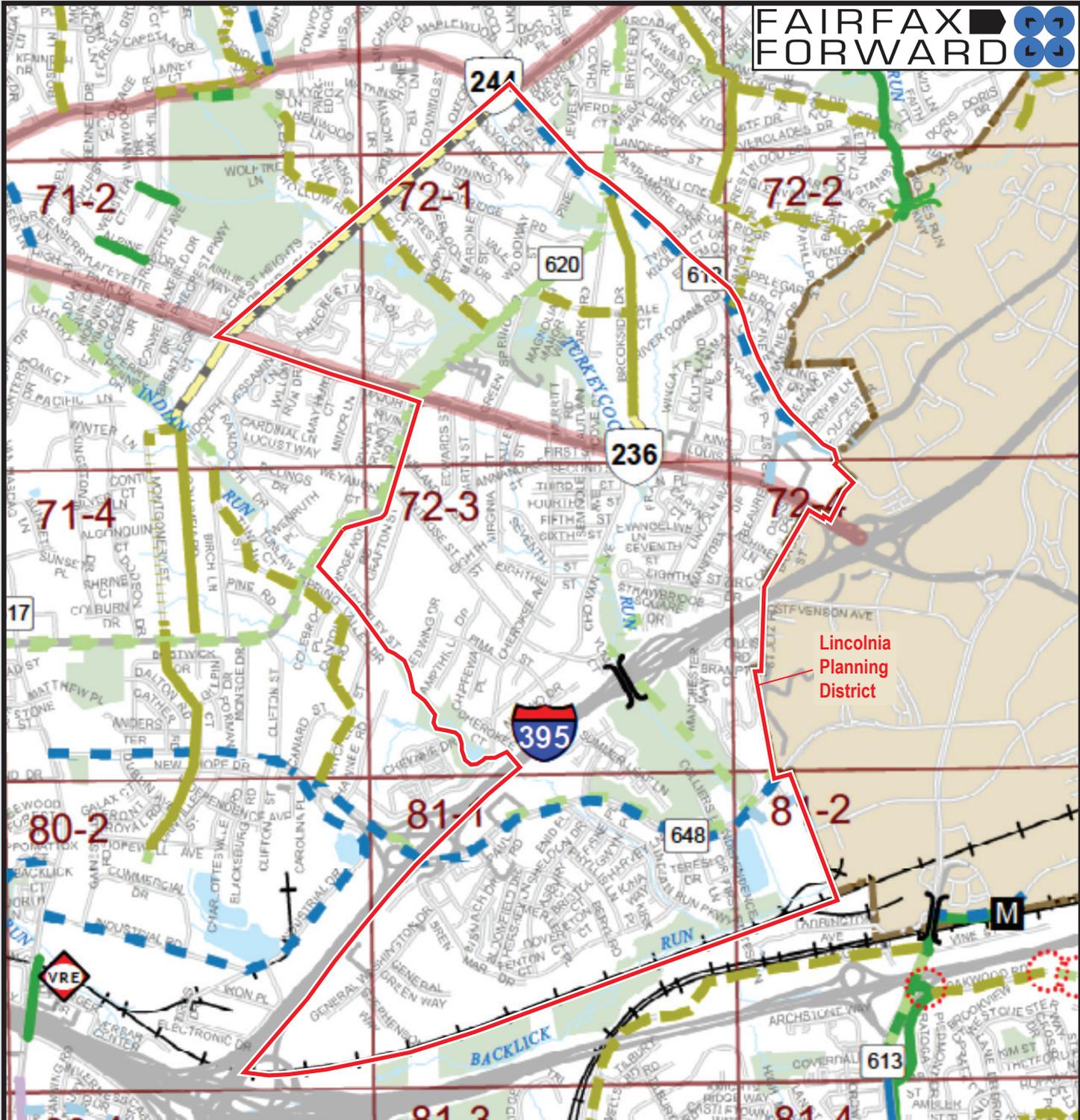
Countywide Trails Plan
Adopted October 28, 2014
Source: Fairfax County DOT

- Major Regional Trail System
- Major Paved Trail
- Minor Paved Trail
- Minor Paved Trail with parallel Natural Surface or Stone Dust Trail
- Natural Surface or Stone Dust Trail
- Stream Valley Trail
- Trails in Other Jurisdictions

Rail Transit Station

VRE Station

Note: This map identifies the county's planned trail system and does not show existing trails. See the separate 1 inch = 4000 foot scale Countywide Trails Plan wall map for additional information, including definition of trail types.

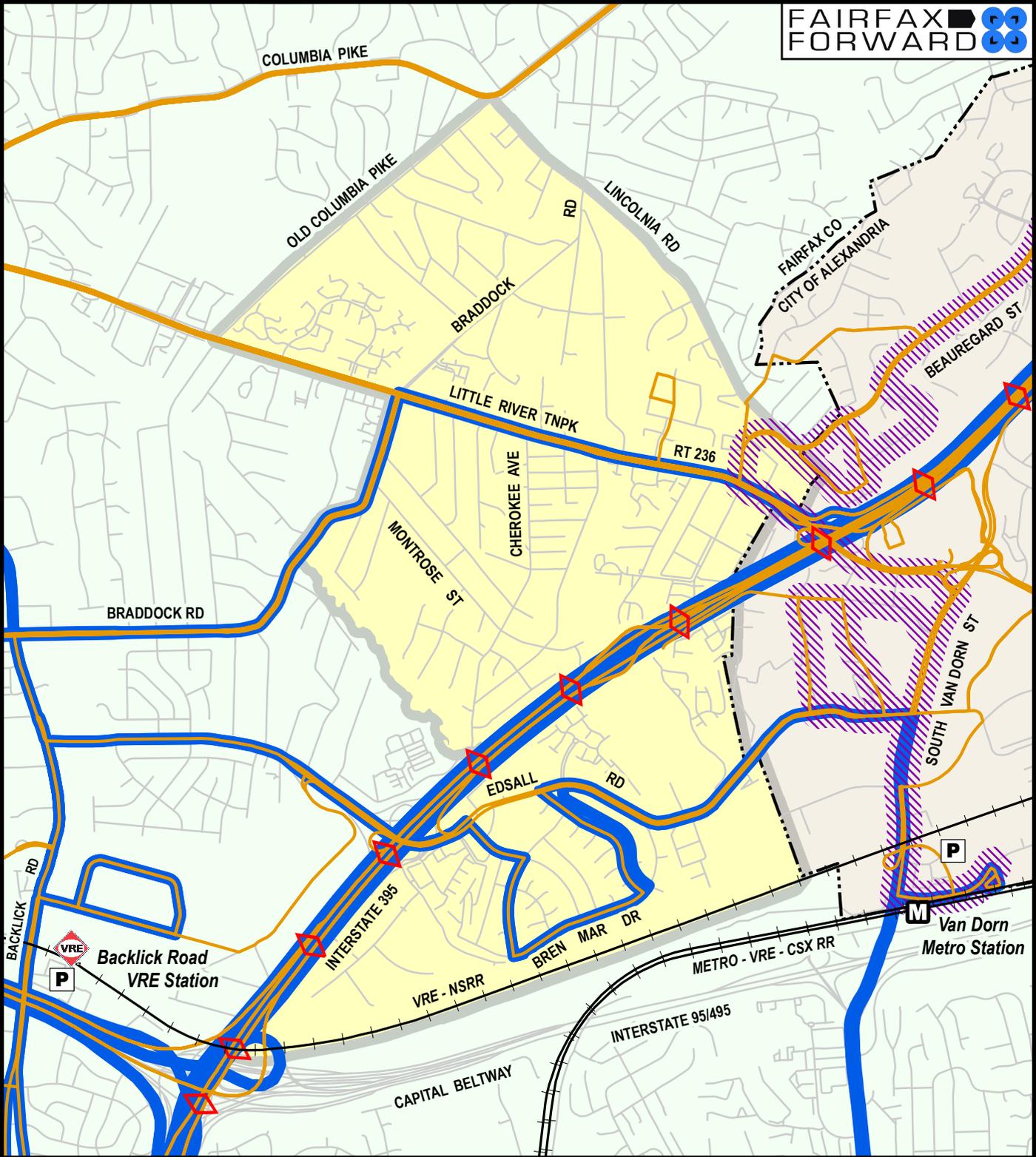


Recommended Bicycle Network

Lincolnia Planning District

Countywide Bicycle Master Plan
 Adopted October 28, 2014
 Source: Fairfax Co. DOT

- | | | | |
|-------------------------------|--|---|---|
| Recommended Facilities | <ul style="list-style-type: none"> Bike Lane Buffered Bike Lane Sharrow Climbing Lane Striped Shoulder Shared Roadway Shared Roadway w/ Safety Treatment | <ul style="list-style-type: none"> Shared Use Path Cycletrack Policy Roads Bike Access Links and Crossings Grade Separated Crossing | Existing Facilities <ul style="list-style-type: none"> Bike Lane Existing Off Street Trail Railroads Metro Station VRE Station Parks |
|-------------------------------|--|---|---|

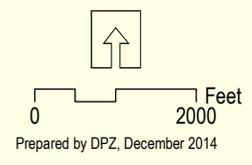


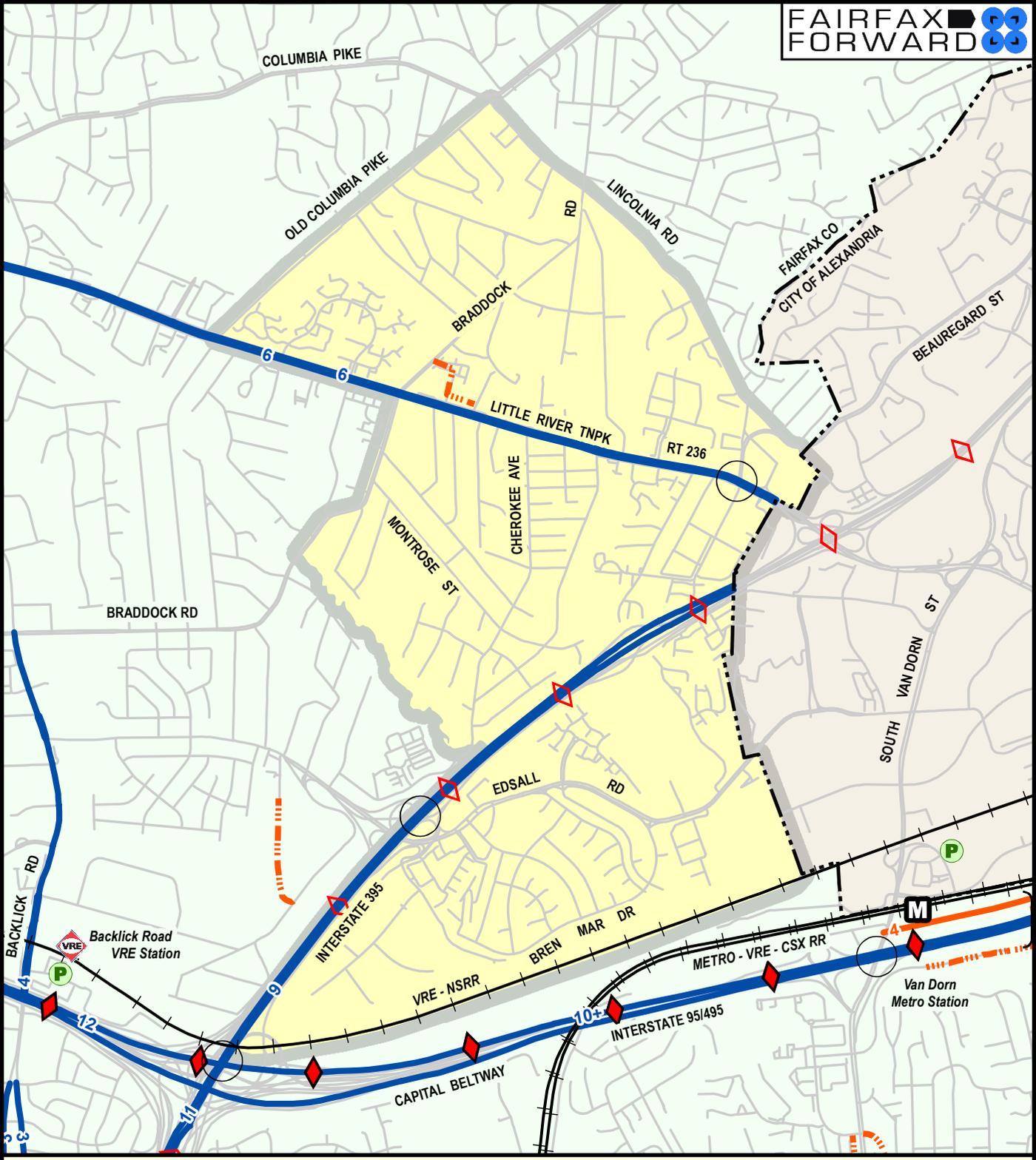
Transit Existing Conditions

Lincolnia Planning District

- Key
- Metrobus Routes (WMATA)
 - Fairfax Connector Routes (Fairfax County)
 - ▨ DASH Routes (Alexandria)

- ◇ High Occupancy Vehicle (HOV) Lanes, Existing
- M Metrorail Station
- ◇ Virginia Railway Express Station
- P Park and Ride Lot





Planned Transportation Improvements

Lincolnia Planning District

Legend for this map appears on the following page. Legend and map content are reproduced from Fairfax County Comprehensive Land Use Plan map.

0 2000 Feet

Prepared by DPZ, July 2014

LEGEND

TRANSPORTATION

Existing Proposed

-  **M** **M** Metrorail Station
-  **P** **P** Commuter Parking Lot
-  **T** **T** Transit Transfer Station (No Parking)
-  **C** Commuter Rail Station
-  **R** **R** Rail Station
-  Full Interchange Improvement
(Study Required)
-  Partial Interchange Improvement
-   High Occupancy Vehicle (HOV) Lanes
-  Widen or Improve Arterial Roadway
(Number Indicates Proposed Number of Lanes
Including HOV or HOT Lanes)
-  Construct Arterial on New Location
-  Widen or Improve Collector or Local Street
(Number Indicates Proposed Number of Lanes)
-  Construct Collector or Local Street on
New Location as Development Occurs
(Cross sections to be finalized during process
of reviewing plans for proposed development)
-  Proposed Highway Overpass
-  Proposed Highway Underpass
-  Proposed Cul-de-Sac
-  Rail Transit or Bus Rapid Transit (BRT)

Notes:

1. Enhanced Public Transportation Corridor - Major public transportation facility (such as Metrorail, light rail, bus rapid transit, and high occupancy vehicles lanes) will be provided in this corridor based upon the results of a comprehensive alternatives analysis. Final location of component facilities (e.g. rail stations, commuter parking lots) are subject to completion of the area plans or appropriate studies. (See inset map.)
2. Right-of-way requirements are shown in the comprehensive plan text.
3. Final alignment subject to completion of appropriate engineering studies.
4. All roads without lane designations are subject to safety and geometric improvements, as long as such improvements do not result in an increase in the number of through traffic lanes and are within existing rights-of-way. Should improvements require additional rights-of-way, there would be a public information meeting and/or public hearing as required
5. Road improvements on the Transportation Plan are based on County level analysis. Further and more detailed study may be conducted to verify designation of number of lanes prior to design of road improvements.
6. Refer to Area Plan text of the Fairfax County Comprehensive Plan for a conceptual enhanced street network (grid of streets) for the following areas:
 - a) Tysons Corner Urban Center
 - b) Franconia-Springfield Area
 - c) Baileys Crossroads Community Business Center

