

LINCOLNIA PLANNING DISTRICT STUDY

**COMMUNITY MEETING #1:
INTRODUCTION TO PHASE I
MARCH 16, 2015**



FAIRFAX 
FORWARD



Lincolnia Planning District Study

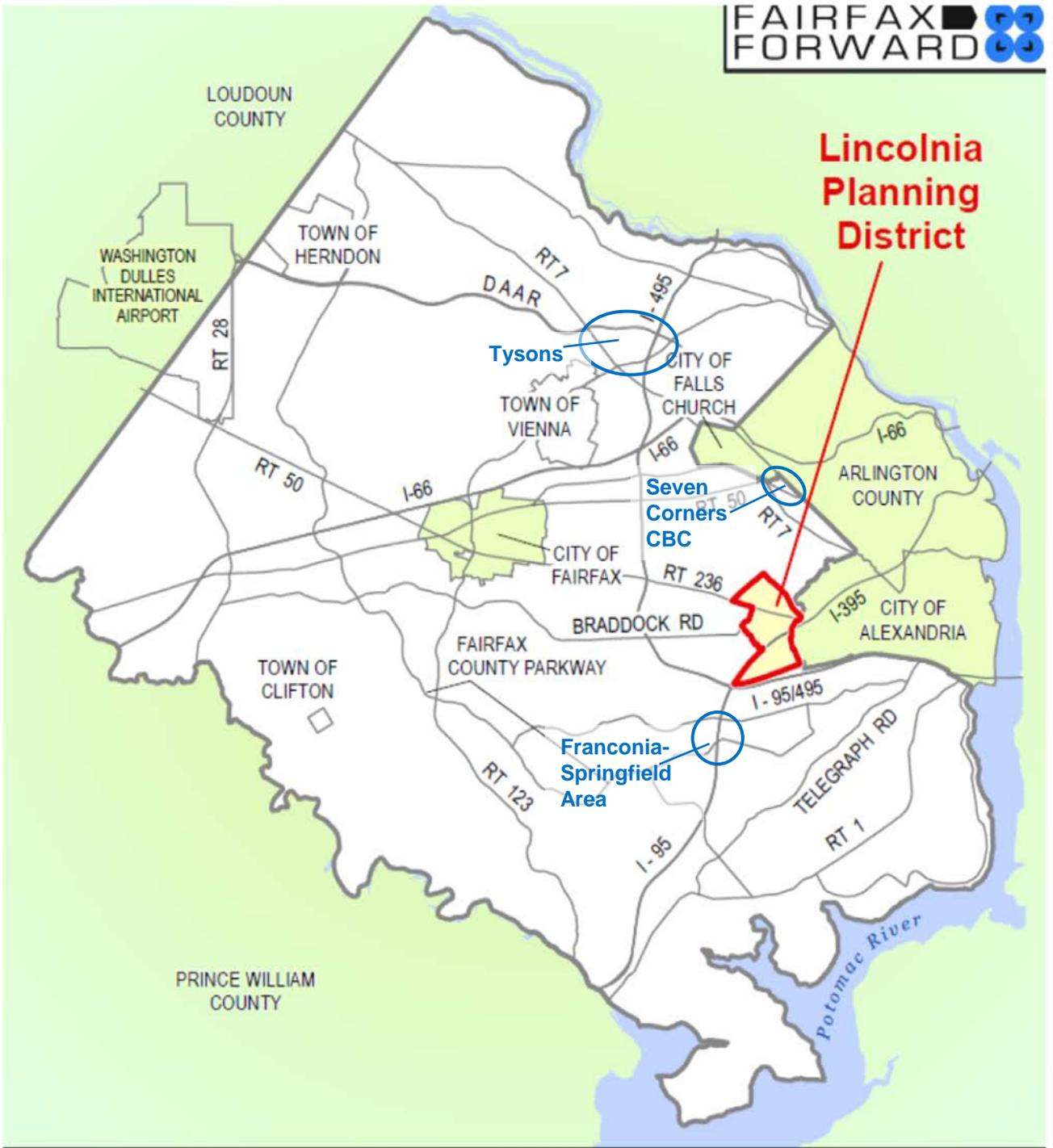
Meeting Goals

- ❑ What are the study area boundaries?
- ❑ Why are we studying this area?
- ❑ What is the Comprehensive Plan?
- ❑ What is included in the existing conditions report?
- ❑ What is the study scope and next steps?

Lincolnia Planning District Study

Agenda

- | | |
|-----------|---|
| 7:30-7:40 | Welcome and Meeting Goals |
| | What are the study area boundaries? |
| | Why are we studying the Lincolnia Planning District? |
| | What is the Comprehensive Plan and why is it important? |
| 7:40-7:45 | Questions |
| 7:45-7:55 | Existing conditions |
| | Phase I process and next steps |
| 7:55-8:05 | Comments and Questions |
| 8:05-8:45 | Poster session and dot exercise |



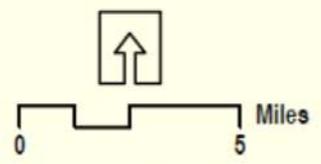
**Lincolnia
Planning
District**

Tysons

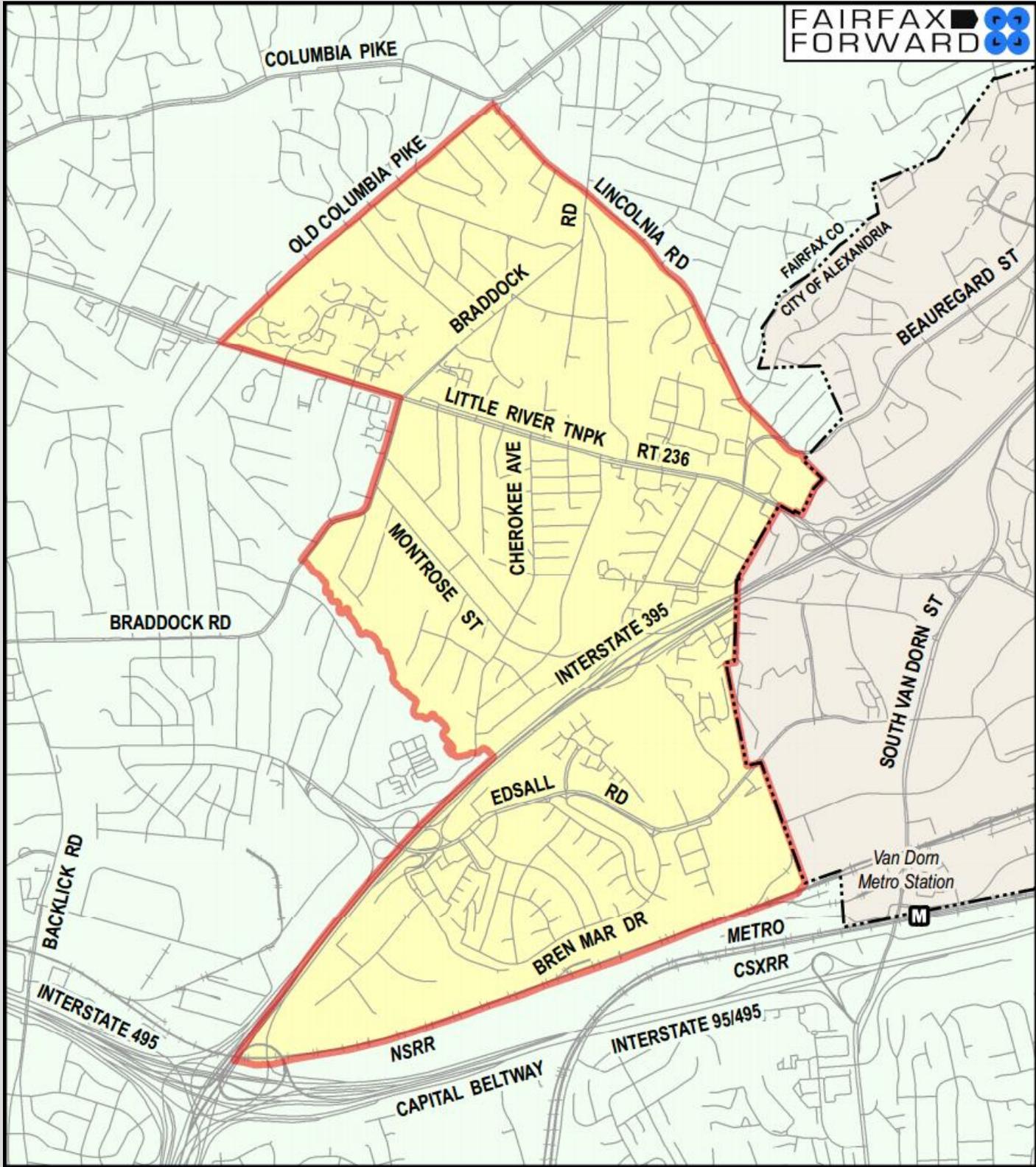
Seven
Corners
CBC

Franconia-
Springfield
Area

Lincolnia Planning District in Fairfax County



Prepared by DPZ, July 2014



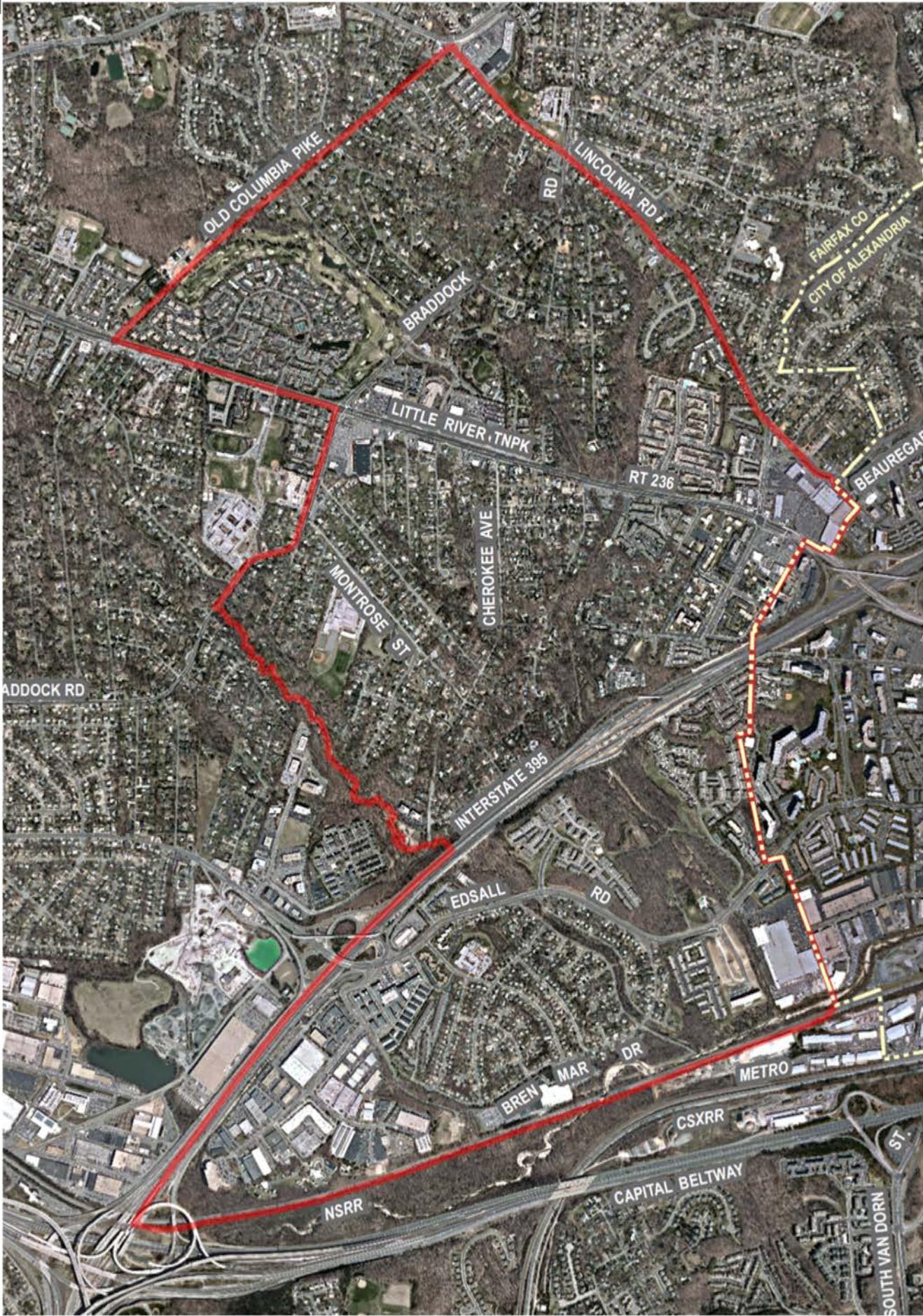
Lincolnia Planning District

Key
 Lincolnia Planning District Boundary



March 16, 2015 Community meeting #1: Phase I introduction





OLD COLUMBIA PIKE

LINCOLN RD

BRADDOCK

FAIRFAX CO
CITY OF ALEXANDRIA

LITTLE RIVER TNPK

RT 236

BEAUREGARD ST

CHEROKEE AVE

MONTROSE ST

BRADDOCK RD

INTERSTATE 395

EDSALL RD

BREN MAR DR

METRO

NSRR

CAPITAL BELTWAY

CSXRR

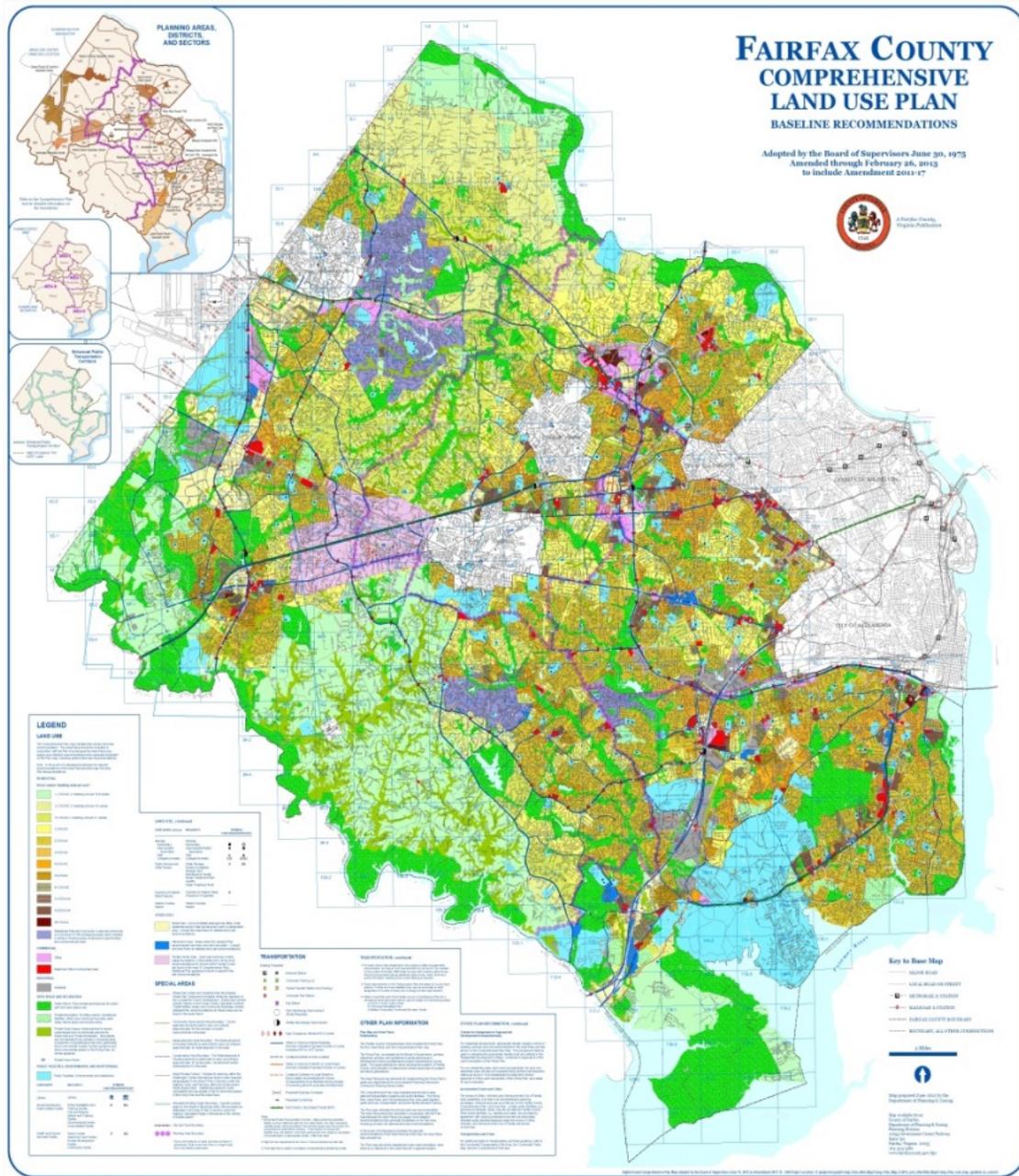
SOUTH VAN DORN ST

Why are we studying the Lincolnia PD?

- ❑ Need for holistic review of the Comprehensive Plan for this area
 - Has not been done since the 1990s
- ❑ Are the Plan recommendations accurate and do they align with the community's vision?
 - Reflect development that has occurred since the 1990s (Phase I)
 - Evaluate suburban neighborhood characterization (Phase II)

The Comprehensive Plan

- ❑ A GUIDE for decision-making about the County's land use
 - Promote public health, safety and welfare
 - Manage growth, change and renewal of community
 - Ensure a continued high quality of life for residents
 - Balance diverse community goals
- ❑ Scope: Anticipate change over the next 20-30 years
- ❑ Required by the Code of Virginia



- ❑ Four Area Plan volumes, Countywide Policy Plan, Land Use Plan Map, Transportation Plan Map, Trails Plan Map
- ❑ **GENERAL LAND USE GUIDANCE**
 - Residential, Industrial, Office, Retail, Mixed Use, Institutional, Public Open Space, Parks

Questions?

Lincolnia Planning District

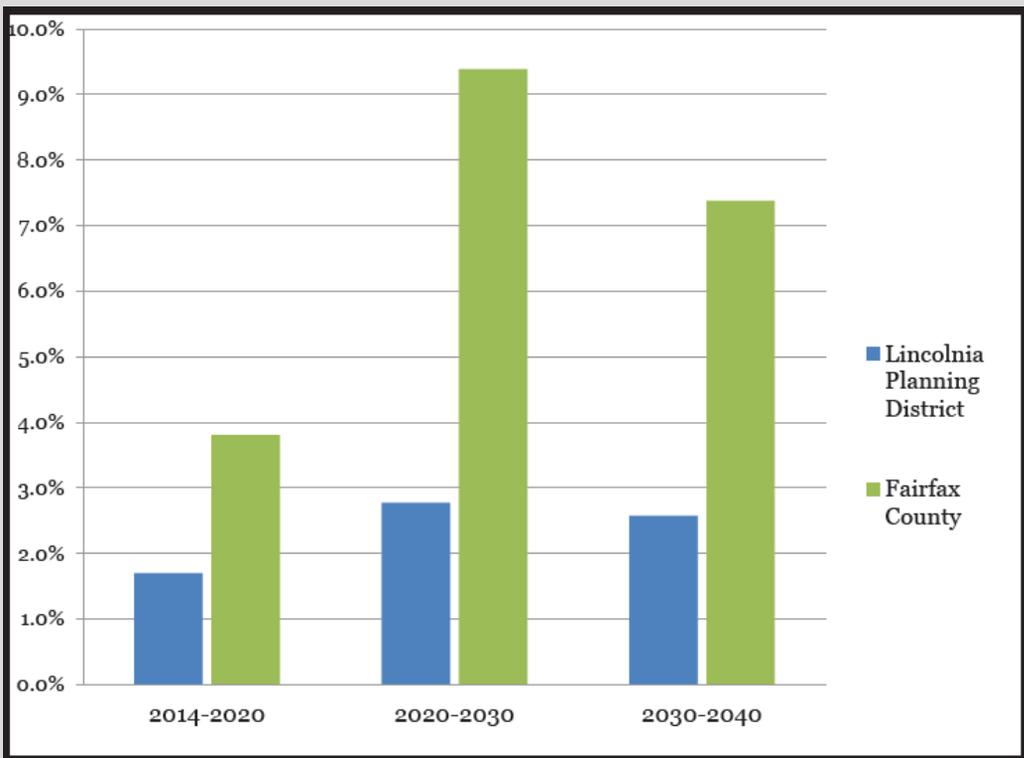
Existing Conditions Report February 2015



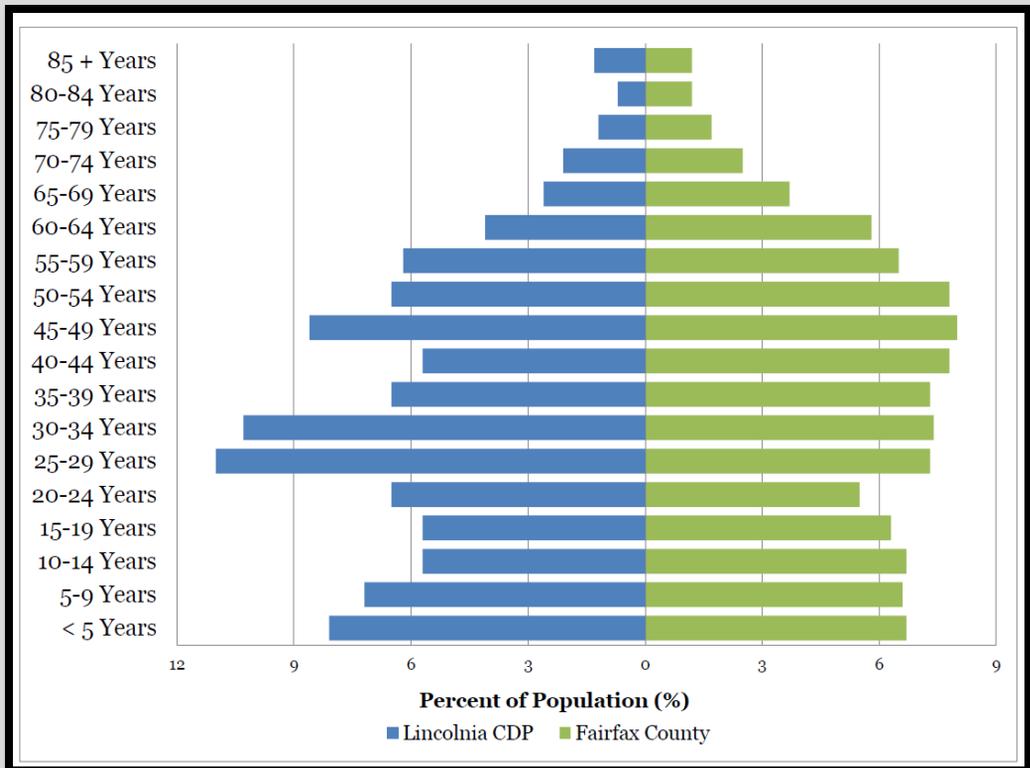
□ Ten topics:
Demographics,
planning history,
land use,
transportation,
housing,
environment,
heritage
resources, public
facilities, human
services, parks
and recreation

□ Purpose:
Describe existing
conditions
Inform Phase I
and Phase II
efforts

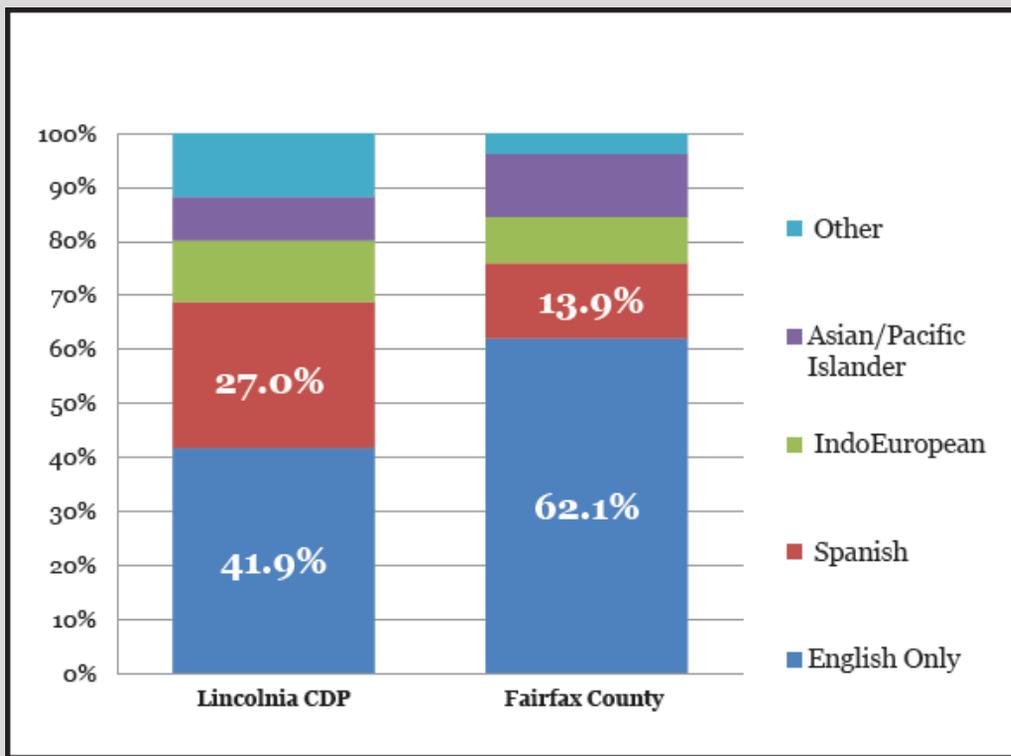




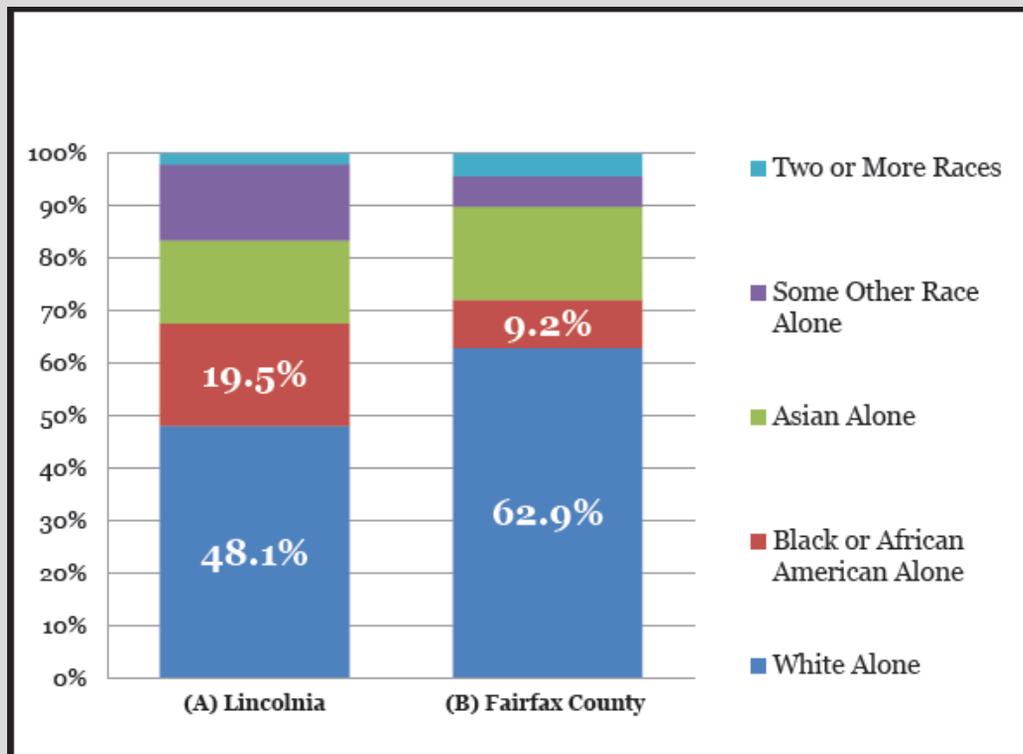
Forecasted change in population through 2040



Population Distribution by Age Range



Language Spoken at Home



Racial/Ethnic Composition



- How many dwelling units are presently in the Lincolnia PD?
- 7,313
- Which of these nonresidential uses takes up to most square feet in the Lincolnia PD? Office, Industrial or retail?
- Industrial
- How many bus routes serve the Lincolnia PD?
- 18
- How many public parks are completely or partially in the Lincolnia PD?
- 9 parks containing 260 acres

Questions?



Phase I Scope

- Update factual information, such as:
 - Correcting tax map parcel numbers
 - Verifying assisted housing, public facilities, and public parks information is accurate
 - Verifying names of subdivisions or commercial centers

Replanning areas is not part of the
Phase I scope

Next Steps

- ❑ Update study webpage by posting comments received from tonight's meeting
- ❑ Staff will produce initial draft of edits to Plan text and post on the study webpage in April.
 - Eight weeks to review. Comments and suggestions submitted via email.
 - Staff will publish comments received and how each will be addressed.
 - Community meetings (MDLUC, HOAs).
- ❑ Revisions and additional community meetings as needed.
- ❑ All revisions will be posted to the study webpage.

Next Steps

- ❑ Planning Commission and Board of Supervisors public hearings on Phase I in the fall of 2015.
- ❑ Phase II begins late 2015- early 2016.

Questions, Comments, Suggestions



Lincolnia Planning District Study

Information

Study webpage:

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

Email: DPZLincolnia@fairfaxcounty.gov

Listserv: <http://www.fairfaxcounty.gov/email/lists>
(look for “Lincolnia Planning Study News” under
Land Use & Development)

Facebook:

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

Call: (703) 324-1380 ask for Jennifer Garcia

Visit: The Department of Planning and Zoning,
Planning Division 12055 Government Center
Parkway, Suite 730, Fairfax, VA 22035

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Poster Session and Dot Exercise

- ❑ Poster displays by topic area
 - ❑ Ask questions and find out more information about existing conditions
- ❑ Dot exercise
 - ❑ Where is your home?
 - ❑ Where is your favorite place to walk?
 - ❑ Where you take out of town guests?
 - ❑ Where is the most beautiful building?
 - ❑ Where do you feel unsafe?
 - ❑ Where is the quietest place?
 - ❑ Where do urban and suburban blend?
 - ❑ Where is your favorite place to shop?