

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Annandale Planning District and Planning Sectors (Clean version)

Staff recommends the Comprehensive Plan changes as shown below.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; Overview, page 1:

“ANNANDALE PLANNING DISTRICT OVERVIEW

The Annandale Planning District includes the land area generally surrounding Little River Turnpike (Route 236) and Braddock Road, between Interstate 395 (I-395) and Olley Lane (see Figure 1). The planning district is approximately 11,900 acres in size or 5 percent of the county.

The Annandale Community Business Center (CBC), the Ravensworth Industrial Area, and a portion of the Beltway South Industrial Area are located within the Annandale Planning District. Plan recommendations for the portion of the Beltway South Industrial Area outside of this planning district can be found in the Area I volume of the Comprehensive Plan.

The planning district is developed primarily with single-family detached housing with the exception of garden-style apartments and condominiums in the vicinity of the Annandale CBC, northwest of the intersection of Backlick Road and I-495, and east of Heritage Drive. Townhouses and minimal retail uses are scattered throughout the planning district, generally in proximity to some of the major roads in the area.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; A-1 Masonville Community Planning Sector, page 90:

“A1 MASONVILLE COMMUNITY PLANNING SECTOR

CHARACTER

The Masonville Community Planning Sector is located north of Little River Turnpike between Columbia Pike and Hummer Road. This planning sector is characterized primarily by stable single-family residential use. The principal single-family neighborhoods include Broyhill Crest, Columbia Pines and Sleepy Hollow Woods. The northwest portion of the Annandale Community Business Center (CBC) is located within this planning sector. Plan recommendations for the Annandale CBC can be found in a previous section of the Annandale Planning District, following the Overview section.

Higher density residential development is found at the periphery of the Annandale CBC; for example, the Fairmont garden apartments and the neighboring Parliaments apartments are

developed at approximately 20 dwelling units per acre. These higher density residential uses provide an effective transitional use between commercial and lower density residential uses.

The Holmes Run Stream Valley Park runs along the entire northern boundary and may be considered the most significant ecological asset within this planning sector. Although the planning sector is largely developed, stream valleys as well as early and mid-20th century and more dispersed residential neighborhoods may contain significant heritage resources. Remnants of the historic Manassas Gap railroad line which was intended to link the City of Alexandria with the Shenandoah Valley are located along the north side of Medford and Royce Streets in the southern part of the planning sector. The railroad line is a significant heritage resource and is listed in the Virginia Landmarks Register and the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Annandale Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; A2 – Columbia Community Planning Sector, page 97:

“A2 COLUMBIA COMMUNITY PLANNING SECTOR

CHARACTER

The Columbia Community Planning Sector is located north of Little River Turnpike, bounded by Columbia Pike (Route 244) and Old Columbia Pike. The area west of Evergreen Lane is located within the Annandale Community Business Center (CBC). Plan recommendations for the Annandale CBC can be found in a previous section of the Annandale Planning District, following the Overview section.

The planning sector is transected by the Mason District Park. Areas outside of the CBC are characterized primarily by single-family residential uses. Single-family neighborhoods to the east of the park, such as Sleepy Hollow Run, are developed at a slightly higher density than neighborhoods to the west of the park. Townhouse-style developments are located along Little River Turnpike, including townhouse office at the intersection of Old Columbia Pike.

The historically significant Annandale Methodist Church and the Mason Governmental Center are institutional uses in this planning sector. The Mason Governmental Center houses the Mason District Supervisor’s office. Age-restricted low income housing is developed in association with and located near the Annandale Methodist Church. The church is an important heritage resource in this sector and is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Annandale Planning District Overview section, Figures 4 and 5.

Mason District Park and Turkeycock Run Stream Valley Park located in the center of this planning sector facilitate pedestrian and bicycle movement among existing stable neighborhoods,

as well as linking with open space in contiguous sectors. This area is a particularly sensitive archaeological resource area containing numerous recorded heritage sites.

Wynfield Community Improvement Area

On November 24, 1986, the Board of Supervisors adopted the Wynfield Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area is generally bounded by Columbia Pike, Mason District Park and the Annandale Methodist Church property.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District, Amended through June 19, 2012, A3-Indian Run Community Planning Sector, page: 104:

“A3 INDIAN RUN COMMUNITY PLANNING SECTOR

CHARACTER

The Indian Run Community Planning Sector is generally located east of Backlick Road between Little River Turnpike (Route 236) and Braddock Road. A small portion of the Annandale Community Business Center (CBC) is located in this planning sector on the south side of Little River Turnpike and on the east side of Backlick Road. Plan recommendations for this area can be found in previous sections of the Annandale Planning District text, following the Overview section.

The planning sector is predominantly developed in single-family residential use outside of the CBC. Some strip commercial and high density residential uses exist along the south side of the Little River Turnpike between Old Columbia Pike and Braddock Road. Other commercial development is located along Backlick Road between Cindy Lane and Sunset Lane, and at the intersection with Braddock Road and Backlick Road at the Bradlick Shopping Center.

The Indian Run Stream Valley is a significant environmental feature running diagonally across the entire length of this planning sector. It has been designated as an Environmental Quality Corridor (EQC). A large portion of this planning sector is in older and dispersed residential neighborhoods that retain the potential for significant heritage resources because of the relatively minor cutting and filling that occurred during their construction.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District, Amended through June 19, 2012, A4-Edsall Community Planning Sector, page: 112:

“A4 EDSALL COMMUNITY PLANNING SECTOR

CHARACTER

The Edsall Community Planning Sector is generally bordered by Braddock Road and the Capital Beltway/Interstate 395/495 and Interstate 395). The southern half of the planning sector contains a portion of the Beltway South Industrial Area. Plan recommendations for this area can be found in the previous section of the Annandale Planning District text following the Annandale Community Business Center (CBC) section.

The remaining area is developed almost entirely as single-family detached residential neighborhoods, including the Edsall Park, Clearfield and Indian Springs subdivisions. The east side of the Backlick Road corridor in this planning sector is the location of a number of institutional and office uses. The presence of open space buffers adjacent to these neighborhoods helps to ameliorate potential negative impacts from the mix of residential and nonresidential uses.

Portions of the Indian Run, Poplar Run and Backlick Run Stream Valleys, which are Environmental Quality Corridors (EQCs), traverse this planning sector. The eastern edge of the planning sector is prone to soil slippage. In addition, the northeastern portion of this planning sector has a significant number of slopes in excess of 15 percent.

The older residential community and open space bounded by Edsall Road, Monroe Drive, Shawnee Road and Indian Run in the northeast corner of the planning sector is particularly sensitive for heritage resources. A large significant prehistoric archaeological site covers much of the area. In addition, the few remaining areas of open space in the planning sector have a moderate potential for other prehistoric and historic heritage resources.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District, Amended through June 19, 2012, A5-North Springfield Community Planning Sector, page: 120:

“A5 NORTH SPRINGFIELD COMMUNITY PLANNING SECTOR

CHARACTER

The North Springfield Community Planning Sector is bordered by Braddock Road, Backlick Road and the Capital Beltway/Interstate 495. The planning sector contains a small portion of the Beltway South Industrial Area along Wimsatt Road. Plan recommendations for

this area can be found in the previous section of the Annandale Planning District text following the Annandale Community Business Center (CBC) section.

The planning sector primarily consists of stable single-family detached residential uses. The Backlick Run Stream Valley divides the planning sector into two parts; the larger area to the west of the stream, the North Springfield subdivision, is entirely developed in single-family detached units. The area to the east of the stream is a mix of single-family detached homes on large lots, townhouses and institutional uses grouped near Woodland Drive; also townhouses are developed southwest of the intersection of Braddock and Backlick Roads.

The Backlick Run Stream Valley, with its broad floodplain, has been designated as an Environmental Quality Corridor (EQC). Backlick Run and peripheral open space along Braddock Road and I-495 and the adjacent older residential neighborhood to the northeast are particularly sensitive areas for significant heritage resources.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District, Amended through June 19, 2012, A6-Accotink Community Planning Sector, page: 127:

“A6 ACCOTINK COMMUNITY PLANNING SECTOR

CHARACTER

The Accotink Community Planning Sector comprises the land area between Braddock Road, the Capital Beltway/Interstate 495, the Norfolk Southern Railway right-of-way and Rolling Road. The planning sector contains the Ravensworth Industrial Area at the northeast corner and is divided into two segments by Accotink Stream Valley Park and Lake Accotink Park. The recommendations for the Ravensworth Industrial Area can be found in the previous section of the Annandale Planning District text following the Beltway South Industrial Area.

Single-family residential uses are the predominant land use, located both east and west of the Accotink Creek Stream Valley. The Danbury Forest townhouse development comprises the center of the planning sector, surrounded primarily by the stream valley. The Kings Park Shopping Center is located in the northwest corner of the sector.

The most significant ecological assets are the Accotink Creek Stream Valley and Lake Accotink. Slopes in excess of 15 percent are found along the southern edge below Lake Accotink.

The Accotink Creek and tributary watersheds are likely to produce significant heritage resources. The abandoned railroad bed running generally parallel to the Norfolk Southern Railroad is a locally significant historic archaeological resource.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; A7-Wakefield Chapel Community Planning Sector, Character, page 134:

“A7 WAKEFIELD CHAPEL COMMUNITY PLANNING SECTOR

CHARACTER

The Wakefield Chapel Community Planning Sector is located west of the Capital Beltway/Interstate 495 (I-495), bounded by Little River Turnpike (Route 236) and Braddock Road. The planning sector is almost entirely developed with single-family detached residential units. Townhouses are developed on the north side of Braddock Road, just east of the intersection with Wakefield Chapel Road. Elderly housing with an accompanying senior center is located in the northwest corner of the planning sector. The Annandale campus of the Northern Virginia Community College is located on Little River Turnpike along the northern edge of the planning sector. The planning sector is buffered along the entire length of its eastern border with I-495 by Accotink Stream Valley Park.

The Accotink Creek, Long Branch, and Turkey Run Stream Valleys are Environmental Quality Corridors (EQCs) running through the planning sector. An area of slopes in excess of 15 percent is found in the southwest corner of the planning sector. The many stream valleys as well as several mid-20th century residential neighborhoods have potential for significant heritage resources. Open space along the west side of Accotink Creek is particularly sensitive for undisturbed prehistoric heritage resources. Identified heritage resources in this planning sector include Oak Hill, a historic house which was built around 1790. Located off Wakefield Chapel Road, it is one of the few remaining 18th century structures in this heavily developed section of the county and is listed in the National Register of Historic Places and Virginia Landmarks Register. In addition, the Wakefield Chapel is a simple one-story wood building located on Toll House Road. It was built in 1899 and is typical of the churches that served turn-of-the-century residents of Fairfax County. Oak Hill and Wakefield Chapel are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Annandale Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; A8-Pine Ridge Community Planning Sector, Character, page 142:

“A8 PINE RIDGE COMMUNITY PLANNING SECTOR

CHARACTER

The Pine Ridge Community Planning Sector is located west of the Capital Beltway/Interstate 495 (I-495), bounded by Little River Turnpike (Route 236) and Woodburn

Road. The planning sector is developed primarily with stable, single-family detached residential units with a significant mix of institutional uses. A node of commercial activity exists south of the intersection of Woodburn Road and Gallows Road, near the junction with I-495.

The primary ecological asset of this planning sector is the Accotink Creek Stream Valley Park, which transects the planning sector north to south into two sections of roughly equal size. The Accotink Stream Valley Park also runs much of the length of I-495, buffering the stable, single-family detached residential units to the west. This planning sector has produced prehistoric archaeological resources and historic documents indicate the presence of potentially significant historic resources. The open space areas along Accotink Creek are particularly sensitive. Heritage resources also have been recorded in more developed areas in the planning sector.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; A8-Pine Ridge Community Planning Sector, Heritage Resources, page 144:

“Heritage Resources

Heritage resources have been recorded in more developed areas in the planning sector which warrant evaluation before possible future development occurs. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through June 19, 2012; A9-Holmes Run Community Planning Sector, Character, page 148:

“A9 HOLMES RUN COMMUNITY PLANNING SECTOR

CHARACTER

The Holmes Run Community Planning Sector is located east of the Capital Beltway/Interstate 495 (I-495), bounded by Gallows Road, Hummer Road, and Little River Turnpike (Route 236). The planning sector includes a small portion of the Annandale Community Business Center (CBC). Recommendations for this area can be found in a previous section of the Annandale Planning District text, following the Overview section.

The majority of the planning sector is developed with single-family detached residential units. Exceptions include the Raintree townhouses on Gallows Road immediately east of the I-495/Gallows Road interchange, the Adams Walk townhouse community located east of Hummer Road along Championship Drive, and the Lafayette Village community situated in the southwestern portion of the planning sector.

The Coon Branch Stream Valley runs from the I-495/Little River Turnpike interchange northeast through the southern portion of this planning sector, and includes the Hidden Oaks Nature Center. Many portions of the planning sector remain heavily wooded, supporting considerable wildlife. In particular, stands of specimen monarch oaks have been identified within the area.

Previous archaeological work in the county has demonstrated that significant heritage resources may have survived the minor cutting and filling that occurred during construction of the older residential neighborhoods. Therefore, there is a potential for such resources in those areas as well as in undeveloped areas, particularly the Coon Branch Watershed.

Accotink Heights Community Improvement Area

On September 13, 1982, the Board of Supervisors adopted the Accotink Heights Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes the residential community focusing on Estabrook Drive and Hirst Drive, north of the Little River Turnpike service road.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District as amended through March 19, 2012; A10-Pine Ridge Community Planning Sector, Character, page 154:

“A10 OSSIAN HALL COMMUNITY PLANNING SECTOR

CHARACTER

The Ossian Hall Community Planning Sector is bounded on the north by Little River Turnpike (Route 236), on the east by Backlick Road, on the south by Braddock Road, and on the west by Capital Beltway/Interstate 495 (I-495). The northeast corner of the planning sector comprises a portion of the Annandale Community Business Center (CBC). Recommendations for this area can be found in a previous section of the Annandale Planning District text, following the Overview section.

The planning sector contains a mix of single-family detached residential units located principally in the southern and eastern segments. Townhouses and multifamily residential units are generally located along the western and northern boundaries. Community-serving commercial uses are located in the central portion of the planning sector along Heritage Drive,

with institutional uses located throughout the planning sector. A branch of the Backlick Run stream, which has been designated as an Environmental Quality Corridor (EQC), transects the south-central portion of this planning sector.

Previous archaeological work in the county has demonstrated that significant heritage resources may have survived in older, more dispersed residential neighborhoods east of Ravensworth Road, in which cutting and filling were less severe during construction. Therefore, there is a potential for resources in those areas as well as in undeveloped areas in the planning sector.

Wilburdale Community Improvement Area

On September 13, 1982, the Board of Supervisors adopted the Wilburdale Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes Laburch Lane, Wills Lane, and portions of Vellex Lane and Wilburdale Drive.

Fairdale Community Improvement Area

On July 22, 1991, the Board of Supervisors adopted the Fairdale Community Improvement Plan to upgrade and preserve the neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the costs. The improvement area is bounded by Backlick Park on the north, Backlick Road on the east, Annandale Acres subdivision on the south, and Saint Michael's Church on the west.”