

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

Staff recommends the Comprehensive Plan changes as shown below.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; Overview, page 1-3:

“FAIRFAX PLANNING DISTRICT OVERVIEW

The Fairfax Planning District is centrally located in Fairfax County and surrounds the City of Fairfax. The planning district is approximately 13,000 acres in size, which encompasses approximately 5% of the county. Many of the major roads in the county are tangent to or traverse the district, including Interstate 66 (I-66), Arlington Boulevard (Route 50), Chain Bridge Road (Route 123), Lee Highway (Route 29), Little River Turnpike (Route 236), Braddock Road, Hunter Mill Road and Gallows Road. (See Figure 1.)

The Fairfax Planning District contains several mixed-use centers in part or whole. A portion of the Fairfax Center Area Suburban Center is located within the western section of the Fairfax Planning District; plan recommendations for the Fairfax Center Area Suburban Center are included in the Area III volume of the Comprehensive Plan, Fairfax Center Area. A portion of the Merrifield Suburban Center is located within the eastern section of the district; plan recommendations for the Merrifield Suburban Center are included in the Area I volume of the Comprehensive Plan, Merrifield Suburban Center. The Flint Hill Suburban Center is located entirely within the Fairfax Planning District, north of the intersection of Chain Bridge Road and I-66. The district also includes approximately 50 acres of land surrounded by the City of Fairfax (F6: County Government Center Community Planning Sector) on which the Fairfax County Courthouse and Public Safety Center are located.

The predominant character of the Fairfax Planning District is residential development at a density of 1-3 dwelling units per acre. Most of the low density residential development was built in the 1950s and 1960s. The northwestern portion of the planning district, which lies in the Difficult Run Watershed, is developed with low density residential neighborhoods. Townhouse and multi-family residential uses are located north and south of I-66 near the Flint Hill Suburban Center and northeast of the City of Fairfax. In the vicinity of Woodburn Road and Gallows Road there is a townhouse and multi-family development adjacent to the Merrifield Suburban Center.

George Mason University is a major institutional use located in the southern portion of the planning district. The university complex includes the Patriot Center, which is a major sports and entertainment facility. George Mason University owns a large vacant tract in this district, which is under State control for planning purposes.

There is a small area in the southwestern section of the planning district (F7: George Mason Community Planning Sector) that is in the Occoquan Watershed. The Comprehensive Plan for area within the Fairfax Planning District located within the watershed of the Occoquan Reservoir provides for a rural character by maintaining a very low density development recommendation of .1-.2 dwelling units per acre or five- to ten-acre lots. This very low density pattern provides reasonable use of the property and serves as a land use Best Management Practice (BMP). When used in conjunction with stormwater management facilities (structural BMPs), the water that ultimately enters the Occoquan Reservoir is managed in a way that positively contributing to the quality of water in the reservoir. The reservoir is a major source of drinking water for the county and other jurisdictions, and the reservoir is an environmentally important feature and source of recreation for the public.

In addition to water quality benefits, very low density residential development within the Occoquan Watershed preserves large lot development opportunities and assures compatibility with the character of the existing residential development. More importantly, it allows the county to concentrate limited public resources for public facilities, transportation and public utilities in those areas of the county planned for higher intensity development. Public revenue may be more economically and efficiently used by targeting these resources to planned mixed-use centers that are expected to provide for economic development and affordable housing opportunities in accordance with the Policy Plan and Concept for Future Development.

The county has adopted a sewer service area map, which defines areas where public sewer is planned to be permitted. Land in the Fairfax Planning District in the Occoquan Watershed is not within the approved sewer service area nor are some portions of the Difficult Run Watershed that are planned for low density residential use. These areas are planned for and generally developed with uses which do not require public service and may be developed in residential densities or in non-residential uses which do not require public sewer service.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F1: Braddock Community Planning Sector, page 26:

“F1 BRADDOCK COMMUNITY PLANNING SECTOR

CHARACTER

The Braddock Community Planning Sector is located on the southeast boundary of the City of Fairfax, bounded generally by Main Street (Route 236), Olley Lane, Long Branch Stream Valley Park, Guinea Road, Braddock Road and Roberts Road.

A majority of the sector contains stable residential development at a density of approximately 2-3 dwelling units per acre. Major subdivisions are Hickory Farms, George Mason Forest, Somerset, Starlit Ponds, Chestnut Hills, Old Creek Estates, Somerset South, Olde Forge and Surrey Square. There are some small sections scattered throughout the sector that have older subdivisions with lots up to five acres in size some of which are vacant, such as Holly Park and Little Run Estates. The Fairfax Memorial Gardens and Calvary Memorial Gardens are large cemeteries located in the vicinity of the northeast quadrant of the Burke Station Road and Braddock Road intersection. The Long Branch Stream Valley park system extends through much of this sector.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F2: Mantua Community Planning Sector, page 35:

“F2 MANTUA COMMUNITY PLANNING SECTOR

CHARACTER

The Mantua Community Planning Sector is located east of the City of Fairfax, between Arlington Boulevard (Route 50) and Little River Turnpike (Route 236), extending to Woodburn Road. Portions of the Mantua Planning Sector are within the Merrifield Suburban Center. Plan guidance for this area is included in the Area I volume of the Comprehensive Plan, Merrifield Suburban Center.

The planning sector is almost completely developed with single-family detached residential use. Most of this development was built between 1950 and 1970. Major single-family detached subdivisions include Mantua, Ridgelea, Pine Ridge, Sutton Place, Little River Pines and Prosperity Heights.

Two townhouse subdivisions are located in the sector: Strathmeade Square, which is developed at a density of 8-12 dwelling units per acre adjacent to the Inova Fairfax Hospital complex, and Chesterfield Mews, developed at a density of 3-4 dwelling units per acre, located on Route 50 opposite Nutley Street. Three multi-family housing developments are located along Route 236 near Pickett Road and the City of Fairfax: Margate Manor, Pinewood Plaza and Fairfax Plaza. These are developed at a density of 16-20 dwelling units per acre, as are the Condominiums of Woodburn, which are adjacent to the Inova Fairfax Hospital complex along Gallows Road.

Towers Park, owned by the Fairfax County Park Authority, is located south of Route 50 along Accotink Creek adjacent to the City of Fairfax. The density attributable to this parcel was transferred to Circle Towers, located on the north side of Route 50, at the time of its development. There are a number of institutional uses in the sector, including the Virginian Retirement Community, the Kena Temple, the Elks Lodge, the Merritt Academy, the Sunrise Senior Assisted Living Community, the Fairfax Circle

Baptist Church, and the Jewish Community Center of Northern Virginia. There is a large concentration of special exception and special permit uses in this area, especially in the Arlington Boulevard and Little River Turnpike corridors.

A small amount of neighborhood-serving retail development is located on Little River Turnpike between Pineland Street and Woodburn Road.

The Accotink Creek Stream Valley is a major land use feature that traverses the sector and includes parts of Long Branch, Bear Branch, Hunters Creek, Crooks Creek and various unnamed connecting creeks.”

ADD: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F2: Mantua Community Planning Sector, Land Use Recommendations, page 38:

“10. Towers Park, owned by the Fairfax County Park Authority, is located south of Route 50 along Accotink Creek adjacent to the City of Fairfax. The density attributable to this parcel was transferred to Circle Towers, located on the north side of Route 50, at the time of its development. Accordingly, this parcel should not be developed and should be used for park purposes.”

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F2: Mantua Community Planning Sector, Figure 15, page 37 to show extent of Land Use Recommendation #10.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F3: Mosby Woods Community Planning Sector, page 43:

“F3 MOSBY WOODS COMMUNITY PLANNING SECTOR

CHARACTER

The Mosby Woods Community Planning Sector is bounded by the City of Fairfax on the south, Jermantown Road and Chain Bridge Road (Route 123) on the west and north, and Edgelea Road and Blake Lane on the east.

This sector is predominantly developed with higher density residential use and medium intensity office use, which has occurred primarily since 1980. These higher intensity uses are located near the intersection of Chain Bridge Road and Interstate 66

(I-66) and south of Blake Lane which extends from Chain Bridge Road to Lee Highway near Fairfax Circle.

Oakton Gable, Four Winds at Oakton, the Oakton, Trevor House, and the Vistas of Vienna are apartment and condominium developments located north of I-66. Oakton Park is located south of I-66 and east of Chain Bridge Road. Hawthorne Village and Fairfax Circle Villa are apartment complexes near Fairfax Circle. Densities are upwards of 20 dwelling units per acre.

There are numerous townhouse developments in the same two areas, including Villa D'Este Village, Tudor Hall, Cedar Grove Park, Cyrandall Valley, Blake Lee, Oakton Village, Concord Village, Cherrywood Square, and Treebrook. These have densities in the range of 5-12 dwelling units per acre.

There are older single-family detached residential subdivisions in the remaining portions of the sector, developed generally at a density of 1-3 dwelling units per acre. The major subdivisions of this type are Fairfax Acres, near I-66 and Spruce Street, east of Jermantown Road; and Grays/Grays Oakton and Old Courthouse Woods, located between Blake Lane and Chain Bridge Road. Five Oaks Estates and Villa D'Este are single-family detached subdivisions south of I-66 and Blake Lane near Fairfax City.

The Flint Hill Suburban Center is completely contained in this planning sector; plan recommendations for the suburban center are found separately in the Fairfax Planning District guidance, following the Overview section. Other nonresidential uses include a number of highway-oriented, neighborhood-serving retail uses located along Chain Bridge Road between Blake Lane and the Oakton Shopping Center at Hunter Mill Road. A number of light industrial uses are located on Draper Drive near Kingsbridge Drive.

Oakton Trolley Station and Oakton United Methodist Church are significant heritage resources in this sector. A list and map of these heritage resources are included in the Fairfax Planning District Overview section, Figures 4 and 5. ”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F4: Fox Lake Community Planning Sector, page 53:

“F4 FOX LAKE COMMUNITY PLANNING SECTOR

CHARACTER

The Fox Lake Community Planning Sector is located north of the City of Fairfax and is bounded generally by West Ox Road, Vale Road, Hunter Mill Road and Chain Bridge Road (Route 123). The southwestern portion of the Fox Lake Community Planning Sector is included within the Fairfax Center Area Suburban Center. Plan

recommendations for this area can be found in the Area III volume of the Comprehensive Plan, Fairfax Center Area.

This sector is almost entirely within the Difficult Run Watershed. Most of the sector is developed as low density residential use at a typical density of less than one unit per acre. A sizable portion of this sector is open space along Difficult Run Stream Valley and scattered elsewhere throughout the area.

Two townhouse cluster subdivisions, Oak Marr Courts and Oakborough Square, have been developed near the intersections of Jermantown Road, Miller Road and Chain Bridge Road at a density of 3-4 dwelling units per acre. The Penderbrook planned development is located in the western part of the sector, partly in the Fairfax Center Area. Penderbrook is developed at an overall density of about 7 dwelling units per acre, with both single-family detached and attached units. A golf course is incorporated into this development to serve the general area.

Hunter Mill Plaza and Oakton Shopping Center are neighborhood-serving shopping centers located at the intersection of Hunter Mill Road, Miller Road and Chain Bridge Road.

Due to the low density of residential and commercial development in this planning sector, it is one of the areas of highest potential for surviving prehistoric and historic heritage resources. Although few heritage resource surveys have been conducted in this sector, those that have been done have produced evidence of important resources from both time periods. Of particular interest are Squirrel Hill, a clapboard house (c. 1706) near Wayland Street; the Waples and Fox Milling complex, which is an archaeological site at the intersection of Waples and Fox Mill Roads; and reported prehistoric resources dating to at least 7000 B.C. along the southern and eastern boundaries of the sector.

Squirrel Hill is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Fairfax Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F5: Legato Community Planning Sector, page 35:

“F5 LEGATO COMMUNITY PLANNING SECTOR

The Legato Community Planning Sector is entirely within the Fairfax Center Area Suburban Center. Plan guidance for this area is in the Fairfax Center Area section of the Area III volume of the Comprehensive Plan.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through March 6, 2012; F6: County Government Community Planning Sector, page 66:

“F6 COUNTY GOVERNMENT CENTER COMMUNITY PLANNING SECTOR

CHARACTER

The County Government Center Community Planning Sector comprises county land surrounded by the City of Fairfax, on which the Fairfax County Courthouse and Public Safety Center are located. The sector generally is bounded by Main Street (Route 236), Chain Bridge Road (Route 123), Jones Street, Page Avenue, and commercial properties and a cemetery along Main Street. (See Figure 31.)

This planning sector contains heritage resources listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A list and map of these heritage resources are included in the Fairfax Planning District Overview section, Figures 4 and 5. The Fairfax County Courthouse and Jail are among the significant heritage resources in this sector. Additional historic sites in this sector are also included in the inventory.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through June 19, 2012; F7: George Mason Community Planning Sector, page 70:

“F7 GEORGE MASON COMMUNITY PLANNING SECTOR

CHARACTER

The George Mason Community Planning Sector is located between the southwestern boundary of the City of Fairfax, Roberts Road, Braddock Road and Shirley Gate Road. The northern portion of the sector where Lee Highway intersects with Shirley Gate Road is in the Fairfax Center Area Suburban Center. Plan recommendations for the Fairfax Center Area can be found in the Area III volume of the Comprehensive Plan.

A substantial portion of the land in this sector is owned by George Mason University (GMU). A portion of the GMU land holdings located east of the Braddock subdivision near Chain Bridge Road is undeveloped.

The western portion of this sector is in the low density portion of the Occoquan Watershed.

Shirley Gate Park, Lake Fairfax Estates and Cavalier Woods subdivisions are located near Shirley Gate Road. Braddock and Braddock Forest are located near Route 123. The average density of these subdivisions is about 1-2 dwelling units per acre. The Fairfax Gateway townhouse subdivision is located next to the Fairfax City boundary of University Drive near Chain Bridge Road and George Mason University. Its density is about 4 dwelling units per acre. There are no community-serving or neighborhood-serving retail or office uses in this sector outside of those located in the Fairfax Center Area.

Fairfax Villa and University Square are single-family detached subdivisions located on the southern boundary of Fairfax City and developed at a density of about 3-4 dwelling units per acre. Access for Fairfax Villa is via the City of Fairfax, exclusively. The Fairfax Villa Elementary School is located between these subdivisions.

Prehistoric and historic resources, including Civil War earthworks and camps, have been located along Braddock Road and on George Mason University property. An undisturbed significant Native American quarry complex which is at least 3,000 years old is located in the western portion of the sector. This site is one of the few sites of its kind remaining in the Middle Atlantic region.”