

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Fairfax Planning District and Planning Sectors (Mark-up)

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~struck through~~.

MODIFY: 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

OVERVIEW

The Fairfax Planning District is centrally located in the center of the 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 ~~C~~county are tangent to or traverse the ~~d~~istrict, 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~~A portion of the District is located in the~~ Fairfax Center Area Suburban Center for which it is located within the western section of the Fairfax Planning District~~an~~; 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~~an~~; 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 1950's and 1960's. The northwestern portion of the ~~D~~planning district, which lies in the Difficult Run Watershed, is ~~for the most part developed as either very~~ with low density residential neighborhoods. ~~or environmental conservation (open space) uses.~~ 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 dDistrict (Sector F7: George Mason Community Planning Sector) that is in the Occoquan ~~w~~Watershed. The Comprehensive Plan for area within the Fairfax Planning District located within the watershed of the Occoquan ~~watershed~~ Reservoir provides for a rural character by maintaining a very low density development ~~pattern~~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 ~~to manage~~, in conjunction with stormwater management facilities (structural BMPs), the quality of water which ~~that~~ ultimately enters the Occoquan Reservoir, ~~thereby~~ 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 cCounty 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~~ development (.1-.2 dwelling unit per acre or five to ten-acre lots), when applied to the general Occoquan area, 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 cCounty to concentrate limited public resources for public facilities, transportation and public utilities in those areas of the cCounty planned for higher intensity development. Public revenue may be more economically and efficiently used by targeting these resources to planned mixed-use cCenters that are expected to provide for economic development and affordable housing opportunities in accordance with the Policy Plan and Concept for Future Development.

The cCounty 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 Wwatershed is not within the approved sewer service area nor are some portions of the Difficult Run Wwatershed 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.”

The Inova Fairfax Hospital complex and, including the Woodburn Center for Community Mental Health Facility, is located on Gallows Road near Route 50. George Mason University is another major institutional use located in the southern portion of the dDistrict. The university complex includes the Patriot Center, which is a major sports and entertainment facility that seats up to 10,000. George Mason University owns a large vacant tract in this area, which is under State control for planning purposes.

~~A small portion of the dDistrict north of I-66, between Blake Lane and Jermantown Road has been developed since 1980 with office park and multi-family residential uses. In the vicinity of Route 50 and Gallows Road there is multi-family development adjacent to Inova Fairfax Hospital. The Willow Oaks Corporate Center is located at the intersection of Route 50 and I-495, opposite the Exxon Mobil Oil buildingFairfax Office eComplex. Plan guidance for this area is found under the Merrifield Suburban Center in the Area I Plan.~~

~~The Fairfax Planning District itself has little community serving retail or office uses. However, these uses are available in Fairfax City, which is adjacent to the District, or nearby. Additional commercial and retail development is located in Oakton, a small area that is characterized by its neighborhood serving retail facilities. A small area on Draper Drive and Kingsbridge Drive has industrial use and is part of an industrial section of Fairfax City.~~

MODIFY: 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

~~Theis Braddock Community Planning Ssector is located on the southeast boundary of the City of Fairfax, City-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, ~~for example, such as~~ Holly Park and Little Run Estates.

~~There are no community serving or neighborhood serving retail or office facilities in this sector but such facilities are adequately provided in locations adjacent to the sector in Fairfax City, including Fair City Mall and the Pickett Shopping Center.~~

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.

~~There is little vacant land in this sector, although there is a small amount at the intersection of Braddock Road and Olley Lane and at Route 236 and Pickett Road. The Long Branch Stream Valley park system extends through much of this sector.”~~

MODIFY: 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

~~Theis Mantua Community Planning sSector is located on the eastern boundary of the City of Fairfax, City generally between Arlington Boulevard (Route 50), Gallows Road, Woodburn Road 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 as part of the Jefferson Planning District in the Area I volume of the Comprehensive Plan, Merrifield Suburban Center in the Area I Plan.~~

~~The planning sector is almost completely developed with single-family detached residential use. The predominant planned density is 2 dwelling units per acre with other planned densities as shown on the Plan Map and/or as further described in the specific Land Use Recommendations. 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 City: Margate Manor, Pinewood Plaza and Fairfax Plaza apartments. These are developed at a density of 16-20 dwelling units per acre, as are Bedford Village and Woodburn Village the Condominiums of Woodburn, which are adjacent to the Inova Fairfax Hospital complex along Gallows Road.~~

~~There are a small number of vacant tracts remaining in this sector. One vacant parcel has frontage on Pickett Road in Fairfax City and is planned for low density residential use. A portion of this parcel is located in the County adjacent to the Mantua Hills and Stockbridge subdivisions. A second tract Towers Park, owned by the Fairfax County Park Authority, is owned by the Board of Supervisors and is located south of Route 50 along Accotink Creek adjacent to the City of Fairfax. The density attributable to this parcel was used by 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. A third tract is the undeveloped Strathmeade Springs subdivision adjacent to the Bedford Village apartments and Fairfax Hospital. It is planned for residential use at 3-4 dwelling units per acre.~~

There are a number of institutional uses in the sector, including ~~The the~~ Virginian Retirement Community, ~~an apartment residence for the elderly~~; the Kena Temple; the Elks Lodge; ~~the Talent House School~~ Merritt Academy; the Sunrise Retirement Community Senior Assisted Living Community; the Fairfax Circle Baptist Church; and the ~~Northern Virginia~~ Jewish Community Center of Northern Virginia; and the ~~YMCA~~. There is a large concentration of special exception and special permit uses in this area, especially in the ~~Route 50~~ Arlington Boulevard and Little River Turnpike ~~Route 236~~ corridors.

~~Regional office uses, including the Willow Oaks Corporate Center and the Dewberry and Davis complex, are located along Route 50 and Gallows Road east of the Elks Lodge and north of Bedford Village Apartments (See Merrifield Suburban Center, Land Units L and M for recommendations for this area). A small amount of neighborhood-serving retail development is located on~~ Route 236 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.

MODIFY: 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

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

This sector is ~~almost completely developed and it 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 ~~Route 123~~ Chain Bridge Road and Interstate 66 (I-66) and south of Blake Lane which extends from ~~Chain Bridge Road~~ Route 123 to Lee Highway ~~(Route 29)~~ near Fairfax Circle.

~~Oakton Gable, Summit Square~~ Four Winds at Oakton, tThe Oakton, Oakton Park, Trevor House, Fairfax Villa and Tthe Vistas of Vienna are apartment and condominium developments ~~oriented toward the Route 123 corridor~~ located north of I-66. Oakton Park is located south of I-66 and east of Chain Bridge Road. Yorkville, Hawthorne Village and Fairfax Circle Villa are apartment complexes ~~oriented toward Blake Lane~~ 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 Park, Tudor Hall, Cedar Grove Park, Cyrandall Valley, Blake HLee, Arrowhead, The Vistas, Oakton Village, Concord Village, Cherrywood Square, Oakleigh and Treebrook. Oakton Mains, Oakton Village and Oakton Commons.~~ These have densities in the range of 5-12 dwelling units per acre. ~~There are two residential subdivisions in the sector that will be developed at a density of 3-4 dwelling units per acre, one on Blake Lane and Edgelea Road and the other on Palmer Drive.~~

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~~ Dudley Heights, east of on Jermantown Road; and Grays/Grays Oakton and Old Courthouse Woods, are located between Blake Lane and ~~Chain Bridge Road~~ Route 123. ~~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. The Flint Hill Office Park and AT&T Corporate Center are located in the Route 123 corridor just north of I-66. Other nonresidential uses include~~ There are a number of highway-oriented, neighborhood-serving retail uses located along Chain Bridge Road ~~Route 123~~ 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 are part of a large industrial area in Fairfax City. A future Virginia Power sub-station site is located on Kingsbridge Drive and Spring Street adjacent to the Fairfax Circle Villa apartments.~~

~~This planning sector contains heritage resources listed in the Fairfax County Inventory of Historic Sites. 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. Oakton Trolley Station and Oakton United Methodist Church are significant heritage resources in this sector.”~~

MODIFY: 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 S-sector is located ~~adjacent to the northwest boundary north of the City of Fairfax City~~ 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 W~~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. Subdivisions are located throughout the sector except in the general area between Oakton Road and the Fairfax Center area portion of the sector and west and northwest of Jermantown Road where there is vacant land and single family dwellings on large lots.

~~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 ~~Route 123~~ 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. ~~The golf course is to be preserved either as an operating golf course or as passive open space in perpetuity should the privately owned golf course operations cease.~~

~~Fairfax Farms is a low density subdivision located close to the intersection of Route 50 and I-66 in the sensitive headwaters of the Difficult Run. The subdivision is almost completely in the Fairfax Center area. Fairfax Farms is developed on lots generally ranging from 1 acre to 3 acres in size. Fairfax Farms is similar to existing large lot residential development found in the Difficult Run area north of Waples Mill Road and is subject to the same environmental constraints.~~

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.

~~Hunter Mill Plaza is a neighborhood-serving shopping center located at the intersection of Hunter Mill Road, Miller Road and Route 123. The Waples Elementary School has been constructed on Waples Mill Road next to Waples Mill Estates and will open in September 1991.”~~

MODIFY: 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 aArea Suburban Center. Plan guidance for this area is in the Fairfax Center aArea portionsection of the Area III volume of the Comprehensive Plan.”

MODIFY: 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

NOTE: ~~This sector is now known as the Fairfax County Public Safety Center. The new Fairfax County Government Center Complex is located on Government Center Parkway in the Fairfax Center Area.~~

CHARACTER

~~The County Government Center Community Planning Sector This sector comprises the County land contained in the Fairfax County Public Safety Center and the State court system within surrounded by the City of Fairfax, on which the Fairfax County Courthouse and Public Safety Center are located. The sector generally is bounded by Little River Turnpike (Main Street (Route 236), Chain Bridge Road (Route 123), Jones Street, the School Administration building, 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.”

MODIFY: 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

~~This George Mason Community Planning Sector is located between the southwestern boundary of the City of Fairfax City, Roberts Road, Braddock Road and Shirley Gate Road. The northern portion A small part of the area sector where Route 29 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, which is presented in a separate section of the Area III Plan. The only major road that traverses this sector is Route 123.~~

A substantial portion of the land in this sector is owned by George Mason University (GMU). A portion of the GMU land holdings located ~~west east~~ of the Braddock subdivision near ~~Route 123~~ Chain Bridge Road is undeveloped and development plans for its future use are not finalized.

~~A portion of the sector that is not part of the GMU holdings is vacant and some of it has scattered, older housing, such as the Shirley Gate Park subdivision.~~ The western portion of this sector is in the low density portion of the Occoquan ~~w~~ Watershed.

~~Bellmont, 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 ~~Robinson Square~~ Fairfax Gateway townhouse subdivision is located next to the Fairfax City boundary of University Drive near ~~Route 123~~ 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 Aarea.

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 City, 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.”