

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Jefferson 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, Jefferson Planning District as amended through June 19, 2012; Overview, page 1:

“JEFFERSON PLANNING DISTRICT OVERVIEW

The Jefferson Planning District is located in the eastern section of the county, and encompasses approximately 6,300 acres, which is approximately 2% of the county. The planning district is bounded by the City of Falls Church on the northeast, Leesburg Pike (Route 7) on the north, the Capital Beltway/Interstate 495 (I-495), Prosperity Avenue and Gallows Road on the west and the Holmes Run Stream Valley on the south. (See Figure 1) The Merrifield Suburban Center, the Dunn Loring Transit Station Area, as well as portions of the Tysons Corner Urban Center, the West Falls Church Transit Station Area, and the Seven Corners Community Business Center are located in the planning district. Plan recommendations for the Merrifield Suburban Center, the Dunn Loring Transit Station Area and the Seven Corners CBC are included in the Area I volume of the Comprehensive Plan. Plan recommendations for the Tysons Corner Urban Center and the West Falls Church Transit Station Area are included in the Area II volume of the Comprehensive Plan.

The Jefferson Planning District is composed primarily of stable single-family residential neighborhoods, with a sizable number of multifamily residential units along major transportation corridors. The planning district is transected by two major thoroughfares, Arlington Boulevard (Route 50) and Lee Highway (Route 29), and by two interstate highways, I-495 and Interstate 66 (I-66). Commercial activity has, in large part, located in and around the intersections of these major thoroughfares.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J1 - Hillwood Community Planning Sector, Character, page 16:

“J1 HILLWOOD COMMUNITY PLANNING SECTOR

CHARACTER

The Hillwood Community Planning Sector generally extends from the intersection of Leesburg Pike (Route 7) and Arlington Boulevard (Route 50) at Seven Corners to Tripps Run, which forms the western boundary, and Hillwood Avenue on the north. The planning sector includes a portion of the Seven Corners Community Business Center (CBC). Plan recommendations for the Seven Corners CBC are included in the Area I volume of the Comprehensive Plan, Baileys Planning District.

The eastern portion of the planning sector lies within the Seven Corners CBC. South Street serves as the boundary between the stable residential neighborhoods to the west and the CBC. Outside of the CBC, housing consists largely of single-family detached units. A substantial area of multifamily housing is located west of Cherry Street. The remainder of the sector is stable and in predominantly single-family residential uses. There is a mix of commercial, institutional and high density residential uses along the Arlington Boulevard and the Annandale Road corridors, and abutting portions of the City of Falls Church. Jefferson Village Shopping Center is located at the intersection of Arlington Boulevard and Annandale Road. A commercial strip with primarily retail uses extends along the Arlington Boulevard service drive between Jefferson Village Shopping Center and the Seven Corners CBC. Many of these retail uses are located in houses converted to commercial uses.

The western boundary of the sector is a channelized segment of the Tripps Run Stream Valley. The southern portion of Tripps Run is owned by the county.

James E. Lee Negro Elementary School, now the James Lee Community Center, is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Jefferson Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

James Lee Conservation Area

The James Lee community is located adjacent to the City of Falls Church, west of the Seven Corners Shopping Center. The Fairfax County Board of Supervisors and the Falls Church City Council approved and adopted the Falls Church/James Lee/Southgate Neighborhood Improvement Program and Conservation Plan in December 1980. The conservation area is generally bounded by Hillwood Avenue on the north, Tripps Run Stream Valley on the west, and Hillwood Square Apartments on the east, Clearview Drive on the southeast, and James Lee Street on the southwest. The Conservation Plan was developed in order to reverse the trend toward deterioration and to preserve the assets of the James Lee neighborhood. It includes recommendations on storm drainage, street lighting, and road improvements.

Hillwood Community Improvement Area

On November 24, 1986, the Board of Supervisors adopted the Hillwood 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 area is generally bounded by Hillwood Avenue, South Street, Arlington Boulevard, and Cherry Street.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J2 - Sleepy Hollow Community Planning Sector, Character, page 24:

“J2 SLEEPY HOLLOW COMMUNITY PLANNING SECTOR

CHARACTER

The Sleepy Hollow Community Planning Sector generally extends from the intersection of Arlington Boulevard (Route 50) and Sleepy Hollow Road, to Annandale Road on the west, and to the Holmes Run Stream Valley on the south. The northeastern portion of this sector, generally east of Aspen Lane (excluding existing residences) lies within the Seven Corners Community Business Center (CBC). Plan recommendations for the Seven Corners CBC are included in the Area I volume of the Comprehensive Plan, Baileys Planning District.

The remaining area is predominantly developed with low density residential uses, the exceptions being the commercial strip north of South Street and east of Annandale Road, and a small commercial strip on the east side of Annandale Road north of Tripps Run Stream Valley. A medium density residential townhouse development east of Aspen Lane provides a transition between the low density residential uses along Sleepy Hollow Road and the commercial uses in the Seven Corners CBC.

The sector is crossed by two major stream valleys, Tripps Run and Holmes Run, which flow into Lake Barcroft. Both stream valleys possess naturally broad floodplains. In addition to the need to control excessive stormwater runoff in these streams and into Lake Barcroft, Holmes Run can be used to provide linear pedestrian pathways throughout neighborhoods.

The Tripps and Holmes Run Stream Valleys are particularly sensitive for prehistoric resources. The Roundtree Park site is significant. Other heritage resources can be expected in the more dispersed neighborhoods. Victorian Farmhouse is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Jefferson Planning District Overview section, Figures 4 and 5.

Bel Air Community Improvement Area

On November 24, 1986, the Board of Supervisors adopted the Bel Air 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 area is generally bounded by Barrett Road, Kerns Road and Annandale Road.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J3 - Westlawn Community Planning Sector, Character, page 31:

“J3 WESTLAWN COMMUNITY PLANNING SECTOR

CHARACTER

The Westlawn Community Planning Sector is generally bounded by Arlington Boulevard (Route 50) to the north, Graham Road to the west and Annandale Road on the south. This planning sector is primarily developed with stable, low density residential subdivisions composed of single-family detached houses. These subdivisions comprise the entire planning sector except for two small commercial areas.

One of the two commercial areas is located in the southwest quadrant of the Arlington Boulevard/Annandale Road intersection. This is the Westlawn Shopping Center, a neighborhood retail center. The other commercial area is located on the eastern side of Graham Road, south of Arlington Boulevard and includes retail uses that are an extension of the Loehmann's Plaza Shopping Center in the Walnut Hill Community Planning Sector.

A portion of the channelized Tripps Run Stream Valley runs across the northeast corner of the planning sector, and acts as a physical barrier between stable residential uses to the south and west and the commercial uses in the southwest quadrant of the intersection of Arlington Boulevard and Annandale Road.

Although this sector is densely developed, it consists mainly of older neighborhoods and there has been less destruction of original landscapes. Prehistoric archaeological resources as old as 2,000 B.C. have been reported in the area. There is a possibility that other archaeological resources have survived. The Westlawn development should be looked at historically, since it is one of the early post World War II bedroom communities.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J4 – Walnut Hill Community Planning Sector, Character, page 38:

“J4 WALNUT HILL COMMUNITY PLANNING SECTOR

CHARACTER

The Walnut Hill Community Planning Sector is bounded by Arlington Boulevard (Route 50) to the north, Graham Road to the east, Annandale Road to the south, and Gallows Road and the Capital Beltway/Interstate 495 (I-495) on the west. This planning sector includes portions of the Merrifield Suburban Center. Plan recommendations for the Merrifield Suburban Center are included in the Area I volume of the Comprehensive Plan.

The predominant development in the sector is stable single-family residential use. Existing multifamily residential units act as a transition between the Loehmann's Plaza Shopping Center at the intersection of Arlington Boulevard and Graham Road and the single-family residential areas to the south.

The major ecological asset of this sector is the Holmes Run Stream Valley which is primarily parkland.

Significant prehistoric resources and remnants of Spanish American War Camp Russell Alger have been identified in the western portion of this sector. Other resources can be expected along Holmes Run. Holmes Run Acres is a significant example of innovative subdivision planning dating from the 1950s. It is a National Register Historic District 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 Jefferson 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 I, Jefferson Planning District as amended through June 19, 2012; J5 – Woodburn Community Planning Sector, Character, page 45:

“J5 WOODBURN COMMUNITY PLANNING SECTOR

The Woodburn Community Planning Sector is entirely within the Merrifield Suburban Center. Plan Guidance for this Area is included in the Merrifield Suburban Center section of the Area I volume of the Comprehensive Plan.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J6 - Merrifield Community Planning Sector, Character, page 47:

“J6 MERRIFIELD COMMUNITY PLANNING SECTOR

The Merrifield Community Planning Sector is entirely within the Merrifield Suburban Center. Plan guidance for this area is included in the Merrifield Suburban Center section of the Area I volume of the Comprehensive Plan.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J7 - Pine Spring Community Planning Sector, Character, page 50:

“J7 PINE SPRING COMMUNITY PLANNING SECTOR

CHARACTER

The Pine Spring Community Planning Sector is bounded by Lee Highway (Route 29) to the north, Graham Road to the east, Arlington Boulevard (Route 50) to the south, and the Capital Beltway/Interstate 495 (I-495) on the west. The western portion of the sector is part of the Merrifield Suburban Center. Plan recommendations for the Merrifield Suburban Center are included in that section of the Area I volume of the Comprehensive Plan.

Much of the planning sector has already been developed, predominantly with stable single-family residential neighborhoods. The shopping center at the northwest quadrant of the intersection of Arlington Boulevard and Graham Road is bounded by multifamily use. Other commercial uses in the planning sector are located at the southwest corner of the Graham Road and Lee Highway intersection, and along Lee Highway to the west. Additional multifamily residential development is located along Lee Highway.

The only stream valley in this sector is Holmes Run, located within the Merrifield Suburban Center.

This sector consists of older neighborhoods which were developed in a manner that was less destructive of the natural landscape. Therefore, there is a possibility that portions of historic and prehistoric archaeological sites have survived. The development of Fairview Park in the Merrifield Suburban Center produced significant prehistoric and historic resources; additional resources may have survived in open space areas of the development.

Jefferson Village Conservation Area

On August 2, 1982, the Board of Supervisors approved a conservation plan for the Jefferson Village apartment complex. The adopted conservation area is generally bounded by Arlington Boulevard on the south, Allen Street and Rogers Drive on the west, Elmwood Drive and Tyler Avenue on the north, and Graham Court and the Graham Road Elementary School on the east. The objectives of the conservation plan include the development of an aesthetically pleasing residential neighborhood and an improved housing supply to provide residents with the opportunity for a decent, safe, and sanitary dwelling unit within their income means. (See Figure 28: General Locator Map.)

Tremont Community Improvement Area

On November 24, 1986, the Board of Supervisors adopted the Tremont 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 area is generally bounded by Arlington Boulevard and Lee Highway, and Strathmeade and Fairmont streets.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J8 - Shreve-West Community Planning Sector, Character, page 58:

“J8 SHREVE-WEST COMMUNITY PLANNING SECTOR

CHARACTER

The Shreve-West Community Planning Sector is bounded by Shreve Road and the Washington and Old Dominion (W&OD) Trail on the north, the Capital Beltway/Interstate 495 (I-495) on the west, Lee Highway (Route 29) to the south and the City of Falls Church on the east.

The planning sector is characterized by stable low density, single-family residential areas south of Shreve Road and west of the City of Falls Church. The western portion of the sector includes the Jefferson District Park, the Holmes Run Stream Valley and surrounding Environmental Quality Corridor. These uses provide a transition to higher intensity uses along Lee Highway. Jefferson District Park also serves as a buffer between the medium density residential uses north of Lee Highway and I-495.

National Memorial Park and King David Memorial Gardens cemeteries are located in the central portion of this sector. Medium density residential, commercial and industrial uses are located along Lee Highway. Other multifamily complexes, Timberlane Village Garden, Lee Oaks and the Glen, lie farther east along Lee Highway. West of the Hollywood Road/ Lee Highway intersection is a mix of uses: an industrial parcel developed as a commercial storage facility, a shopping center, and associated strip commercial development. Low density residential development characterized by single-family detached houses is located along Mary Street.

Branches of both Tripps Run and Holmes Run traverse this planning sector. The western half of this sector contains dispersed neighborhoods. National Memorial Park cemetery and Jefferson Golf Course offer a moderate potential for heritage resources. Few heritage resources surveys have been done in this planning sector. Identified historic sites in this sector include the Fountain of Faith in the National Memorial Park, created by the Swedish sculptor, Carl Milles, as well as Long View, the house of James Wren, architect of Pohick Church, the Falls Church, and the 1800 Fairfax County Courthouse. The Fountain of Faith and Long View are listed in the County Inventory of Historic Sites. A list and map of heritage resources are included in the Jefferson Planning District Overview section, Figures 4 and 5.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J9 - Greenway Village Community Planning Sector, Character, page 65:

“J9 GREENWAY VILLAGE COMMUNITY PLANNING SECTOR

CHARACTER

The Greenway Village Community Planning Sector is bounded by Lee Highway (Route 29) on the north, Tripps Run Stream Valley on the east, Arlington Boulevard (Route 50) on the south, and Graham Road to the west. This planning sector is predominately developed with single-family detached houses, within stable neighborhoods.

Retail, office uses and churches are located in a strip along Lee Highway. Other commercial development is located at the intersection of Graham Road and Arlington Boulevard.

The Tripps Run Stream Valley forms the eastern boundary of the planning sector and is channelized along the entire length of this sector. Stands of mature trees and varied topography, especially in the western portion of the planning sector, are of environmental and aesthetic significance.

The older neighborhoods in the sector were developed with less destruction of the original landscape. In these areas, historic and prehistoric archaeological sites may have survived.

Greenway Downs Community Improvement Area

On October 29, 1979, the Board of Supervisors adopted the Greenway Downs Community Improvement Plan to preserve and upgrade 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 area is generally bounded by Lee Highway, Woodlawn Avenue, Custis Parkway, and Tripps Run Stream Valley.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District as amended through June 19, 2012; J10- Jefferson North Community Planning Sector, Character, page 73:

“J10 JEFFERSON NORTH COMMUNITY PLANNING SECTOR

CHARACTER

The Jefferson North Community Planning Sector is bounded by Leesburg Pike (Route 7) on the north, the City of Falls Church on the east, Shreve Road and the Washington and Old Dominion (W&OD) Trail on the south and Interstate 495 on the west. Portions of the West Falls

Church Transit Station Area and the Tysons Corner Urban Center lie within this sector. Plan recommendations for these areas are included in the Area II volume of the Comprehensive Plan.

The Route 7 corridor has a different character than most of the planning sector which is developed as single-family residential uses. Fronting on Leesburg Pike is a mixture of uses consisting of high-rise and garden apartments, townhouses, offices, and retail establishments. The eastern end of the Route 7 corridor near the City of Falls Church, contains a mixture of townhouses and miscellaneous commercial uses.

This planning sector is located in the headwater regions of two major watersheds: Cameron Run and Pimmit Run. Highly erodible soils are present especially in the central portion of the sector. The Tripps Run, Holmes Run and Pimmit Run Environmental Quality Corridors begin in this sector and flow into the Potomac River.

The Idylwood Road area of this sector is an older community located in the Tysons Coastal Plain geological formation. Historic structures and archaeological resources as well as prehistoric period sites have been found in that area. There are several important structures dating from the 19th century in this sector including Highland View, which is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Jefferson Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.”