

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

“LINCOLNIA PLANNING DISTRICT OVERVIEW

The Lincolnia Planning District is bounded by Lincolnia Road, the City of Alexandria line; the Norfolk Southern Railway/Virginia Railway Express right-of-way; Interstate 395 (I-395); Indian Run Stream Valley; Braddock Road and Old Columbia Pike. (See Figure 1) The planning district is approximately 2,100 acres in size and comprises approximately 1% of the county’s land area. The planning district contains a portion of the Beltway South Industrial Area. Plan recommendations for this portion are included in the L3 Bren Mar Park Community Planning Sector. Plan recommendations for the remainder of the Beltway South Industrial Area are located within the Annandale Planning District, Area I volume of the Comprehensive Plan.

The Lincolnia Planning District is one of the older and more developed areas of Fairfax County, and is strongly influenced by the neighboring City of Alexandria and the intensive development along I-395. The Planning District has three relatively distinct sectors:

- The area to the north of Little River Turnpike (Route 236) and below Lincolnia Road (L1 Pinecrest);
- The area north of Indian Run and west of I-395 (L2 Lincolnia); and
- The area southeast of I-395, bounded by the Norfolk Southern Railway on the south and the City of Alexandria on the east (L3 Bren Mar Park).

These three planning sectors are characterized primarily by single-family detached residential development. Townhouse, garden apartment and low rise condominium developments are found along the major thoroughfares and collector streets in proximity to commercial and industrial uses.

The planning district is divided by several major transportation corridors, including Little River Turnpike (Route 236) and I-395. Commercial activity centers have, in large part, located in and around the intersections of these major thoroughfares. Some commercial and light industrial uses are located in the eastern and western portions of Bren Mar Park.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Lincolnia Planning District as amended through June 19, 2012; L1 Pinecrest Community Planning Sector, page 15:

“L1 PINECREST COMMUNITY PLANNING SECTOR

CHARACTER

The Pinecrest Community Planning Sector is located south of Lake Barcroft and is generally bounded by Lincolnia Road, the City of Alexandria line, Little River Turnpike (Route 236), and Old Columbia Pike.

The planning sector is characterized by older, stable neighborhoods of single-family detached houses. Single-family detached residential developments include Mt. Pleasant and Autumn Cove, and townhouse developments include Linmar, Autumn Glen and Barcroft Square. Multifamily developments include the Orleans Village complex of garden apartments and townhouses. The Pinecrest, a large planned residential development, includes single-family detached dwellings, townhouses and garden apartments. Higher density residential areas tend to be located along the major thoroughfares. Commercial uses are situated on the north side of Little River (Route 236), east of Braddock Road and include Pinecrest Plaza and the Plaza at Landmark.

Turkeycock Run, an element of the countywide Environmental Quality Corridor (EQC) system, runs through both public parkland and private residential yards. Investigations in Turkeycock Run and excavations at the Elliott site in a nearby planning sector have indicated the presence of potentially undisturbed prehistoric and historic archaeological resources in this planning sector and have demonstrated the potential for significant archaeological resources surviving in early and mid- 20th century residential neighborhoods. The undeveloped portions of the Turkeycock Run Watershed, in particular, are environmentally sensitive.

Green Spring Farm/Moss House is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Lincolnia 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, Lincolnia Planning District as amended through June 19, 2012; L2 Lincolnia Community Planning Sector, page 23:

“L2 LINCOLNIA COMMUNITY PLANNING SECTOR

CHARACTER

The Lincolnia Community Planning Sector is located west of the City of Alexandria and is generally bounded by Little River Turnpike (Route 236), Stutz Road, I-395, the Indian Run Stream Valley and Braddock Road.

The portion of the planning sector west of the Turkeycock Run Stream Valley is primarily developed with single-family detached units. These stable subdivisions include Fairland, Indian Run Park, Lincolnia Park and Weyanoke. East of the stream valley lies a mixture of housing types with sizable concentrations of townhouse and garden apartment units. These include Little River Village, Lincolnia Mews, Morningside Towers and Strawbridge Square. These higher density developments are generally located in proximity to the commercial areas along Little River Turnpike and around Brighton Mall.

Brighton Mall, Home Depot Plaza at the Little River Turnpike/Braddock Road intersection and the commercial strip along Little River Turnpike between the two shopping centers constitute Lincolnia's commercial-retail and office areas. These commercial areas are characterized by neighborhood-serving retail and office uses. Indian Run Office Park, a small office complex, has been developed at the southern end of Cherokee Avenue.

Two stream valleys with sizable floodplains, Indian Run and Turkeycock Run, are the principal ecological assets of this planning sector. Excavations at the Elliott site in the adjacent A4 Edsall Community Planning Sector within the Annandale Planning District have demonstrated that in older neighborhoods, significant undisturbed historic and prehistoric archaeological resources have survived in sufficient amounts to be meaningful. This planning sector contains large residential neighborhoods of the same age as that containing the Elliott site. Therefore, significant archaeological resources are possible in the planning sector.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Lincolnia Planning District as amended through June 19, 2012; L3 Bren Mar Park Community Planning Sector, page 32:

“L3 BREN MAR PARK COMMUNITY PLANNING SECTOR

CHARACTER

The Bren Mar Park Community Planning Sector is located adjacent to the Edsall Road/Van Dorn Street area in the City of Alexandria and is generally bounded by I-395, the City of Alexandria and the Norfolk Southern Railway/Virginia Railway Express right-of-way. The Bren Mar Park Community Planning Sector contains a portion of the Beltway South Industrial Area.

Recommendations for the Beltway South Industrial Area can be found in the Land Use Recommendations section of this planning sector and the Area I volume of the Comprehensive Plan, Annandale Planning District, Beltway South Industrial Area.

The planning sector contains residential, commercial and industrial uses. The Bren Mar Park subdivision, a stable single-family detached neighborhood, constitutes the central residential area. Higher density residential uses include townhouses such as Jefferson Green and Landmark Mews; garden apartments; such as Edsall Station and Edsall Gardens; and midrise condominium buildings, such as Valley Park; located around the Bren Mar Park neighborhood and on outlying tracts, particularly along Edsall Road and Bren Mar Drive.

Nonresidential uses, including retail, office, and industrial uses, are located along Edsall Road and in the Beltway South Industrial Area. The retail shopping component includes a small shopping center on Edsall Road and adjacent parcels and several uses in the Beltway South Industrial Area. Industrial uses are found primarily in the Beltway South Industrial Area. These uses include warehousing/distribution, light manufacturing and several satellite/communication facilities. An industrially planned and developed warehousing facility is located at the eastern end of Edsall Road, adjacent to the Alexandria City line.

Indian Run and Turkeycock Run Stream Valleys traverse the entire length of the planning sector. The Backlick Run floodplain is broad along the southern edge of the planning sector. The large tract in the northern portion of the planning sector has a high potential for both historic and prehistoric archaeological resources. Preliminary archaeological investigations in adjoining planning sectors indicate the possibility of the presence of undisturbed, significant prehistoric archaeological resources. The slopes and adjacent floodplains of Backlick Run also have potential for such resources.”