

**2012 FAIRFAX FORWARD: EDITORIAL UPDATES**  
**Lower Potomac Planning District and Planning Sectors (Clean version)**

Staff recommends that the Comprehensive Plan be changed as shown below.

**REPLACE:** Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through June 19, 2012; Overview, page 1:

**“LOWER POTOMAC PLANNING DISTRICT OVERVIEW**

The Lower Potomac Planning District is generally bounded on the north by the portion of Laurel Hill Park located southeast of the Southrun Road and Pohick Road intersection (formerly part of the District of Columbia (D.C.) Department of Corrections site), and Fort Belvoir Main Post; ; on the east by the property line of Fort Belvoir Main Post, Dogue Creek and the Potomac River; on the south by the Potomac and Occoquan Rivers; and on the west by the Vulcan Quarry and Hooes Road as shown on Figure 1. The Lower Potomac Planning District is approximately 29,300 acres in size, which comprises approximately 11 percent of the County.

The Lower Potomac Planning District contains the entirety of the Lorton-South Route 1 Suburban Center and Fort Belvoir Main Post. Fort Belvoir Main Post, a federally owned property, encompasses approximately 9,530 acres or about 30 percent of the planning district.

The Lower Potomac Planning District contains a variety of other land uses. Residential uses include garden apartments and single-family homes. Community-serving retail uses include a shopping plaza located south of Lorton Road at Lorton Market Street, a plaza located near the Lorton Virginia Railway Express (VRE) station at Lorton Station Boulevard, and Gunston Plaza located along Richmond Highway (Route 1) southwest of the Lorton Road and Richmond Highway intersection and east of Armistead Road. Industrial uses are located along portions of the CSX railroad tracks, near Lockport Place, and south of Gunston Cove Road between Interstate I-95 (I-95) and Old Colchester Road. Parkland, open space and pockets of low density residential uses characterize the Mason Neck area to protect the valued natural and ecological resources in this area.

The major transportation corridors of I-95, Route 1 and the CSX railroad provide good regional access to the Lower Potomac Planning District.

Regional-serving public facilities located in this planning district include the I-95 Energy Resource Recovery Facility, the I-95 Landfill Complex and the Noman M. Cole, Jr. Pollution Control Plant.”

**REPLACE:** Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through June 19, 2012; LP1 – Laurel Hill Community Planning Sector, Character, page 23:

## **“LP1 LAUREL HILL COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Laurel Hill Community Planning Sector is located west of Interstate I-95 (I-95) and north of the Occoquan River, generally bounded on the north by a portion of Laurel Hill Park, to the east by Pohick Road and Furnace Road, to the west by Hooes Road, and to the south by the Occoquan River. This community planning sector contains the former D.C. Department of Corrections property.

Most of the land in this planning sector is planned and utilized for park and related uses, public facilities and open space. North of the I-95 Landfill, uses include residential development, three schools, and Laurel Hill Park which includes a public golf course. The southern area of the planning sector contains the I-95 Landfill, the I-95 Energy Resource Recovery Facility, an active rock quarry (Vulcan Quarry), the Griffith Water Treatment Plant and the Occoquan Regional Park. See Figure 9: Location of Former Prison Facility Sites; Existing Public and Industrial Uses.

The D.C. Workhouse and Reformatory National Register Historic District was listed in 2006 and includes resources related to the former D.C. Department of Corrections property, including the Occoquan Workhouse, the Central Facility (which encompasses the former Reformatory and Penitentiary areas), the brick kiln on the northern bank of the Occoquan River and the Laurel Hill House. Heritage resources are located along the north bank of the Occoquan River and in the area northeast of Silverbrook Road (Route 600). Similar quality resources can be expected in undisturbed areas in the southeastern portion of this planning sector, northeast of the Occoquan River.

This planning sector is either bounded or traversed by several stream valleys and their associated Environmental Quality Corridor (EQC) areas.”

**REPLACE:** Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through June 19, 2012; LP2 – Lorton-South Route 1 Community Planning Sector, Character, page 62-64:

## **“LP2 LORTON-SOUTH ROUTE 1 COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Lorton-South Route 1 Community Planning Sector is generally bounded on the north by Accotink Creek, on the east by Fort Belvoir Main Post and Old Colchester Road, on the west by Furnace Road and on the south by the Occoquan River (see Figure 28).

The planning sector encompasses the same geographic area as the Lorton-South Route 1 Suburban Center. The Lorton-South Route 1 Suburban Center contains a variety of land uses and patterns ranging from single family detached residential houses to heavy industrial uses.

The portion of the planning sector west of I-95 includes a private debris landfill. Much of the other land in this area is characterized by single-family dwellings clustered in subdivisions, thereby creating a suburban character.

Properties adjacent to the CSX railroad right-of-way are largely vacant or developed with warehousing and manufacturing uses. Another industrial area is generally located south of Gunston Cove Road along Richmond Highway and Giles Run Road. Existing and uses include junkyards, warehouses, storage yards for heavy equipment, cars, boats and lumber, a recycling facility, concrete and paving services, and a truck terminal. Light industrial warehouse/wholesale activities are present in the northeastern portion of the planning sector around Lockport Place.

The central portion of the planning sector fronting on the western side of Richmond Highway (Route 1) generally between Pohick Road and Lorton Market Street has a large residential component. Housing types include single-family units and garden apartments. A shopping plaza, scattered commercial uses and public and institutional uses serve these area residents as well as others.

A large portion of the area east of Richmond Highway between Old Colchester and Gunston Roads contains the Noman M. Cole, Jr. Pollution Control Plant site and its expansion site. Other uses include a cemetery, single-family homes, townhouses and apartments buffered from the pollution control plant.

The portion of the planning sector which lies south of Gunston Road (Route 242), west of Old Colchester Road and east of the properties fronting on Route 1 and Giles Run Road contains vacant land, a concrete contracting company and single-family detached

houses. Neighborhood-serving retail uses are located at the southeast corner of Gunston Road and Richmond Highway. The area of the sector that lies between the I-95 and Route 1 interchange is developed with a dinner theatre restaurant and low-rise offices buildings.

The general low density development in this planning sector and the presence of significant heritage resources, particularly between Old Colchester Road and Richmond Highway, and in the Pohick Creek drainage shed, indicate a high potential for additional unidentified heritage resources. These resources can be expected to date from the earliest known human habitation of the region, some 11,000 years ago, through the 17<sup>th</sup> century "Frontier" period, to the early 20<sup>th</sup> century.

Pohick Church is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places and is protected by a County Historic Overlay District. A list and map of heritage resources are included in the Lower Potomac 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 IV, Lower Potomac Planning District as amended through June 19, 2012; LP3 – Mason Neck Community Planning Sector, Character, page 109-110:

### **“LP3 MASON NECK COMMUNITY PLANNING SECTOR**

#### **CHARACTER**

The Mason Neck Community Planning Sector is generally bounded by Old Colchester Road, Pohick Bay, Gunston Cove, the Occoquan River and Belmont Bay. (See Figure 41)

The character of the Mason Neck Community Planning Sector is largely rural due to a land use pattern that consists of areas dedicated to public uses to protect rare ecological areas and marshes; agricultural and forestal districts; and scattered low density residential uses. This planning sector has an extraordinary diversity of ecological attributes.

The distinctive land use feature is the large proportion of land, over 6,000 acres, committed to parks and other types of open space. This land includes the Pohick Bay Regional Park, Elizabeth Hartwell Mason Neck National Wildlife Refuge, Mason Neck State Park, and the Meadowood Special Recreation Management Area. The Northern Virginia Regional Park Authority has developed the Pohick Bay Regional Park with nature trails, camping and boating facilities, and a large public swimming pool. The U.S. Fish and Wildlife Service established the Mason Neck National Wildlife Refuge in 1969

to protect the American bald eagle and preserve wildlife habitat. It is administered by the U.S. Fish and Wildlife Service, and is approximately 3,000 acres.

Mason Neck State Park, owned by the Commonwealth of Virginia, has as its objectives protection of the bald eagle, and the provision of environmental education and passive recreation. The Meadowood Special Recreation Management Area provides hiking, horseback riding and mountain bike trails along with over 800 acres of forest and meadows and environmental education programs.

The Mason Neck Community Planning Sector has an extraordinary diversity of ecological attributes, making this area a unique and highly valuable ecological and environmentally sensitive area. It is an important resting place for waterfowl migrating down the Atlantic flyway. Mason Neck is home to a large concentration of the American bald eagle and the blue heron, and is also the site of the southernmost stand of eastern hemlock on the Potomac River. There are several species of orchids and other rare plants, many species of migratory waterfowl, songbirds, and mammals. To protect these rare ecological areas and marshes, several thousand acres of land are dedicated to parkland and open space.

The residential pattern is low density and rural in character with single-family detached units which are scattered with varying lot sizes. Most of the residences are located in one of the following subdivisions: Harbor View, Gunston Heights, Wiley, Gunston Manor, Springfield Farms, Belmont Park Estates and Hallowing Point.

Another feature of the Mason Neck Community Planning Sector is the large amount of land in Agricultural and Forestal Districts. The purpose of the Agricultural and Forestal District is to protect and encourage the development and improvement of lands for the production of food and other agricultural and forestal products. The district also conserves land as valued natural and ecological resources, provides open spaces for clean air sheds, watershed protection, wildlife habitat and aesthetics.

The shoreline and inland areas of Mason Neck contain numerous prehistoric and historic archaeological sites, which are some of the better preserved artifacts in the county. The historic Dogue Village of Tauxenent may be located on the north shore of the Occoquan River, Belmont Bay, or Occoquan Bay. These sites are extremely important for preservation.

The 18<sup>th</sup> century Town of Colchester, chartered by Act of Assembly in 1753, was Fairfax County's first planned community and an important colonial period port rivaling Alexandria. The site contains important historic and archaeological resources which extend outside the original town boundaries.

Another distinguishing feature of the Mason Neck Community Planning Sector is Gunston Hall. The historic structure was the residence of George Mason, originator of the Virginia Bill of Rights, and is listed in the National Register of Historic Places and Virginia Landmarks Register. Gunston Hall is also a National Historic Landmark.

Gunston Hall and Colchester Town Archaeological site are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Lower Potomac Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory.

#### Wiley-Gunston Heights Conservation Area

The Wiley-Gunston Heights Conservation Plan was adopted by the Board of Supervisors on March 21, 1994. The Wiley-Gunston Heights Conservation Area includes all lots with existing dwelling units in the Wiley subdivision and a portion of the Gunston Heights subdivision, Section 1, at the time of the adoption of the conservation plan. The basic goal of the Wiley-Gunston Heights Conservation Plan is to eliminate the public health hazards associated with failing, inadequate sewage disposal systems, and to provide a safe and adequate sewage disposal system to serve existing homes in the Wiley-Gunston Conservation Area.”

**REPLACE:** Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through June 19, 2012; LP4 – Fort Belvoir Community Planning Sector, Character, page 120:

### **“LP4 FORT BELVOIR COMMUNITY PLANNING SECTOR**

#### CHARACTER

Fort Belvoir Community Planning Sector is generally bounded on the north by Telegraph Road, on the east by Pole Road and Dogue Creek, on the south by Gunston Cove, and on the west by Old Colchester Road. The planning sector is largely coincidental with Fort Belvoir Main Post property lines and Humphreys Engineer Center property.

Fort Belvoir is a federally owned property. The Fort is one of the largest employers in Fairfax County, housing diverse tenants and satellite organizations, and The Fort is one of the major traffic generators within the Lower Potomac Planning District.

The Fort Belvoir Community Planning Sector contains Fort Belvoir Elementary School. This school is operated by the county under a special agreement between Fort Belvoir and the Fairfax County School Board. Other facilities such as parks, fire stations and on-post roads are provided by the U.S. Army. Mutual aid agreements between Fort Belvoir and the county provide for police and fire support to be provided to each other in times of emergency.

The planning sector includes the Village of Accotink which has a wide variety of land uses, such as single-family homes, garden apartments, commercial and institutional uses. The village is located at the intersection of Backlick Road and Route 1.

Fort Belvoir has conducted a thorough heritage resource survey and assessment of its sensitivity areas. Although the numerous resources recorded are on federal property, they are a significant part of Fairfax County's heritage. Fort Belvoir's managers are pursuing an aggressive preservation effort concerning the fort's heritage resources which is consistent with County policy. Fort Belvoir Historic District is listed in the Virginia Landmarks Register, and the district, along with individual sites within the district, is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Lower Potomac Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory.

Numerous locally and nationally significant heritage resources are recorded from this planning sector and the potential exists for others. The Fort Belvoir Planning Sector contains hundreds of prehistoric archaeological resources dating as far back as the county's earliest human occupation. These resources range in function from small hunting and gathering sites to larger settlements. The county's earliest known English plantation, the Owsley Plantation, also is located on Fort Belvoir property along with Belvoir Plantation which was the home of the Fairfax family. Both sites are archaeological ruins under the stewardship of Fort Belvoir. Fort Belvoir abuts three Historic Overlay Districts: Pohick Church, Woodlawn, and Mount Air.

Fort Belvoir has designated two sites as wildlife preserves for a total of approximately 1,450 acres. The larger site, the Accotink Bay Wildlife Refuge, straddles the Accotink Creek and its delta into Accotink Bay. The second site, which includes most of the wetlands between Pole and Telegraph Roads, east of Woodlawn Road, is the Jackson Miles Abbott Wetland Refuge.”