

**2012 FAIRFAX FORWARD: EDITORIAL UPDATES**  
**Lower Potomac 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 ~~strikethrough~~.

**MODIFY:** 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”**

~~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), the northern property lines of the former District of Columbia (D.C.) Department of Corrections site and Fort Belvoir Main Post; , portions of Pohick Road and Accotink Creek; on the east by the eastern 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 western property line of the District of Columbia Department of Corrections site 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. Large institutional land areas include Fort Belvoir and the former District of Columbia Department of Corrections site, which consist of approximately 8,300 and 3,000 acres, respectively. Parkland, open space and very pockets of low density residential uses characterize the Mason Neck area to protect the valued natural and ecological resources in this area. ~~Industrial uses are located along portions of the Richmond, Fredericksburg and Potomac (RF&P) Railroad tracks, Lockport Place, and~~

~~Route 1 south of Gunston and Gunston Cove Roads. Townhouses, garden apartments, single family detached homes and community serving retail uses, including Gunston Plaza along Route 1 between Telegraph and Gunston Roads.~~

~~Population growth decreased in the Lower Potomac Planning District from 21,500 in 1970 to 16,300 in 1980. However, recently the population had been increasing due to the construction of new housing in the Lorton South Route 1 area with the population reaching 25,830 in 1995.~~

~~The major transportation corridors of I-95, Route 1 and the Richmond, Fredericksburg and Potomac RCSX railroad provide good regional access to the Lower Potomac Planning District, limited somewhat by the design and physical condition of interchanges and connecting roads.~~

~~Regional-serving public facilities located in the Lower Potomac Planning District this planning district include the I-95 Landfill/Energy Resource Recovery Facility, the I-95 Landfill Complex and the Noman M. Cole, Jr. Pollution Control Plant and Occoquan Water Treatment Facility.”~~

**MODIFY:** 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 (LP1) 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. contains approximately 3,200 acres and is comprised of the former D.C. Department of Corrections facilities, referred to the Corrections Property in this document as well as the Vulcan Quarry and Fairfax Water Occoquan Water Treatment Facility (known as Fairfax Water Facility throughout this document). This Planning Sector is located in southeastern Fairfax County west of Shirley Memorial Highway (I-95) and north of the Occoquan River.~~

~~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. This sector is broadly divided~~

into a northern area and a southern area. The northern area of LP1 is located north of the I-95 Landfill. It contains the vast majority of the closed prison facilities, the components of which are generally separated by substantial areas of open space. In addition, the area includes residential development, the South County secondary school and the Laurel Hill Park which includes a golf course. The southern area of the property contains the I-95 Landfill, the I-95 Energy/Resource Recovery Facility, an active rock quarry (Vulcan Quarry), the Fairfax Water Facility and the Occoquan Regional Park. See Figure 9: Location of Former Prison Facility Sites; Existing Public and Industrial Uses.

The area abutting this planning sector is generally planned and developed for low-density residential uses at .1-.2 and .2-.5 dwelling unit per acre to the west and south of Furnace Road and at .5-1 dwelling unit per acre to the west and north of Furnace Road. The area to the north of this planning sector is generally planned and developed at 2-3 dwelling units per acre. To the east of I-95 is the Lorton South Route 1 Suburban Center, with the Lorton Town Center planned as the focal point for this area. The Lorton Town Center is developing with a mixture of commercial, residential townhouse and some multifamily uses. To the south, across the Occoquan River in Prince William County, lies the Town of Occoquan.

Ox Road (Rt. 123), Lorton Road (Rt. 642), Furnace Road (Rt. 611), Silverbrook Road (Rt. 600), Hooes Road (Rt. 636) and Pohick Road (Rt. 641) are the major roads which serve as access to and within Sector LP1.

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. Significant 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. Heritage resources located on the Corrections Property include the Occoquan Workhouse, the Central Facility (which encompasses the former Maximum Security area and the Reformatory and Penitentiary areas) and Laurel Hill house.

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

**MODIFY:** 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 consists of approximately 3,200 acres. The sector~~The Lorton-South Route 1 Community Planning Sector is generally bounded on the north by Accotink Creek and Fort Belvoir; on the east by Fort Belvoir Main Post and Old Colchester Road; on the west by ~~the eastern boundary of the Laurel Hill site~~Furnace Road and on the south by the Occoquan River ~~Fairfax/Princee William County line~~ (see Figure 28).

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

The portion of the planning sector west of Shirley Highway I-95 and east of the Laurel Hill site ~~includes a few low density residential subdivisions and a private debris landfill.~~ Much of the other land in this area is ~~undeveloped or contains~~ characterized by single-family dwellings on large lots clustered in subdivisions, thereby creating a ~~semi-rural~~suburban character.

Properties adjacent to the ~~CSX Railroad right-of-way tracks~~ are ~~generally~~ largely vacant or developed with warehousing and manufacturing uses. Another industrial area is generally located south of Gunston Cove ~~and Gunston Roads along Route 1~~Richmond Highway ~~and Giles Run Road.~~ Existing and ~~proposed~~ uses in this area include junkyards, warehouses, storage yards for heavy equipment, cars, boats and lumber, a recycling facility, concrete and paving services, ~~batching plant and~~ a truck terminal. ~~Industrial uses, mostly 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 ~~Gunston Cove~~Lorton Market Street Road ~~has a large residential component.~~ Housing types include single-family ~~attached and detached dwelling 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 ~~Route 1~~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, institutional, single-family homes dwelling units, a developing townhouses and apartments buffered from the pollution control plant project and neighborhood serving retail uses.

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 ~~both vacant properties and~~ a concrete contracting company and ~~developed parcels with~~ single-family detached houses. Neighborhood-serving retail uses are located at the southeast corner of Gunston Road and ~~Route 1~~ Richmond Highway.

The area of the sector that lies between the I-95 and Route 1 interchange is developed with a dinner theatre restaurant, ~~a golf driving range and a miniature golf course~~ 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 ~~Route 1~~ Richmond Highway, and in the Pohick Creek drainage shed, ~~and in undeveloped areas west of I-95,~~ 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.”

**MODIFY:** 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**

~~Sector LP3~~ 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) ~~to the south by the Occoquan River, Massey Creek, Belmont Bay and Occoquan Bay; to the east by the Potomac River and Gunston Cove; to the north by Pohick Bay and Pohick Creek and to the west by Old Colchester Road.~~

The character of the Mason Neck ~~area~~ 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; ~~a~~ Agricultural and f ~~Forestal D~~ istricts; and scattered low density residential uses. This planning sector has an extraordinary diversity of ecological attributes.

~~The distinguishing distinctive land use feature in this sector is the large proportion of land, about 5,000 over 6,000 acres, committed to parks or and other types of open space with an additional 1,400 acres of land in Agricultural and Forestal Districts. The sector~~ This land includes the Pohick Bay Regional Park, Elizabeth Hartwell Mason Neck National Wildlife Refuge, and 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.~~

~~Because of its recreational facilities and its close proximity to Washington, D.C., the park's campgrounds are in strong demand.~~ 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 U.S. Department of the Interior has established the Mason Neck National Wildlife Refuge as a natural habitat for the American bald eagle. Established under the 1966 Endangered Species Act, this National Wildlife Refuge was established expressly for the protection of the Southern bald eagle. Created to protect nature from man, and administered by the U.S. Fish and Wildlife Service, the refuge is approximately 2,275 acres.

~~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. It has the fourth largest~~ Mason Neck is home to a large concentration of the American bald eagles and the blue heron, and in Virginia. On Mason Neck is the largest great blue heron rookery in Virginia, with approximately 500 nests. Mason Neck is also the site of the southernmost stand of eastern hemlock on the Potomac River, and includes the 260-acre Great Marsh, the largest in Northern Virginia. 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 dwelling 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. ~~Some residences in the Gunston Heights and Wiley subdivisions have failing septic systems.~~

Another ~~prominent~~ feature of the Mason Neck Community Planning Sector is the large amount of land, ~~about 1,400 acres,~~ 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. ~~It is also the intent of the Agricultural and Forestal District to~~ The district also conserves land as valued natural and ecological resources, to provide open spaces for clean air sheds, watershed protection, wildlife habitat and –as well as for aesthetics purposes.

~~Old Colchester Road and Gunston Road are the major roadways within this planning sector.~~

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~~ county. The historic Dogue ~~V~~illage 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~~ 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. ~~It~~ 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 ~~Section 1a~~ portion of the Gunston Heights subdivision, Section 1, at the time of the adoption of the ~~Conservation conservation Plan~~ 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.”

**MODIFY:** 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

~~Most of the land in Sector LP4, approximately 8,300 acres, consists of Fort Belvoir and the Humphreys Engineer Center. The sector is located between Accotink Creek and Old Colchester Road and between Telegraph Road and Pole Road and 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 generally 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 current work force at the fort totals approximately 12,000 employees, including both civilian and military personnel. About 5,000 military personnel live in on-post housing, although some are employed at other military facilities within the metropolitan area. Military facilities at Fort Belvoir include a hospital and a commissary. The Belvoir Research, Development and Engineering Command, the U.S. Army Intelligence and Security Command, the Defense Systems Management College, the Defense Mapping School, and the John S. Mosby U.S. Army Reserve Center are tenant organizations on the fort.~~

~~Fort BelvoirThe FortThe Fort is one of the major traffic generators within the Lower Potomac Planning District. Route 1, Telegraph Road, Backlick Road, Beulah Street, and Woodlawn Road are the major roadways traversing this sector.~~

~~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.~~

~~With the departure of the United States Army Engineer School in 1988, Fort Belvoir began to evolve from a training center to an administrative and support center for Army activities in the National Capital Area. The Base Realignment and Closure Act of 1988 directed the Defense Logistics Agency, the Criminal Investigation Division Command and several small agencies to relocate to Fort Belvoir. The Army Community and Family Support Center, the Department of the Army Inspector General School and the Army Management Staff College are relocating to the facilities vacated by the departure of the U.S. Army Engineer School. Agencies already at the Humphreys~~

~~Engineer Center include the Engineer Studies Center, the Engineering and Housing Support Center, the Engineer Topographic Laboratories and the U.S. Army Force Integration Support Agency.~~

~~Sector LP4~~ 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 ~~junction~~ intersection of Backlick Road and Route 1.

~~Fort Belvoir is one of the major traffic generators within the Lower Potomac Planning District. Route 1, Telegraph Road, Backlick Road, Beulah Street, and Woodlawn Road are the major roadways traversing this sector.~~

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 ~~its~~ 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~~ county's earliest human occupation. These resources range in function from small hunting and gathering sites to larger settlements. The ~~County's~~ 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.

~~Sector LP4 contains Fort Belvoir Elementary School. This school is operated by the County under a special agreement between Fort Belvoir and the 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 the fort and the County provide for police and fire support to be provided to each other in times of emergency.~~

Fort Belvoir has designated two sites as wildlife preserves for a total of approximately 1,4250 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.”