

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Mount Vernon Planning District and Planning Sectors (**Clean version**)

Staff recommends the Comprehensive Plan changes as shown below.

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

“MOUNT VERNON PLANNING DISTRICT OVERVIEW

The Mount Vernon Planning District is located in the southeastern portion of Fairfax County. It is generally bordered by the Capital Beltway/Interstate 95/495 (I-95/I-495), the City of Alexandria, the Potomac River, Fort Belvoir, Huntley Meadows Park, Harrison Lane, South Kings Highway, Furman Lane and Telegraph Road. (See Figure 1) The Mount Vernon Planning District is approximately 14,400 acres in size which comprises six percent of the county's land area, and contains the Huntington Transit Station Area (TSA) and the Richmond Highway Corridor Area. Recommendations for the Huntington Transit Station Area (TSA) can be found in the Area IV volume of the Comprehensive Plan, MV1 Community Planning Sector, and recommendations for the Richmond Highway Corridor can be found in the Area IV volume of the Comprehensive Plan, Mount Vernon Planning District, Richmond Highway Corridor Area.

The Mount Vernon Planning District has a diverse character. The Huntington Metro Station is located in the north portion of the district and Fort Belvoir is located at the south. The district is bisected by Richmond Highway, a major north-south oriented highway which serves local and through traffic. Single-family detached units in stable neighborhoods are the predominant land use in the Mount Vernon Planning District. Higher density residential developments, including townhouses, duplexes, garden apartments, high rise apartments and mobile home parks are located along Richmond Highway and sometimes provide transitions between single-family detached residential neighborhoods and commercial areas.

Commercial activity is located primarily along a seven and one-half-mile stretch of the Richmond Highway (Route 1) Corridor between the City of Alexandria boundary and Woodlawn Plantation. The commercial component of Mount Vernon is mainly local serving retail located in a number of community and neighborhood shopping centers and in strip commercial areas along Richmond Highway. Shopping centers are often set back from the highway with large parking areas which front on Richmond Highway. These large expanses of parking areas are generally characterized by the absence of streetscape and urban design features along the Richmond Highway Corridor.

Major roadways in the Mount Vernon Planning District include I-95/I-495, Richmond Highway (Route 1), Fort Hunt Road, George Washington Parkway, and North-South Kings Highway. Richmond Highway and Fort Hunt Road provide access to I-95/I-495. The George Washington Parkway is a limited access, scenic highway. Huntington Metro Station, located between Huntington Avenue and North Kings Highway, provides access to the regional

Metrorail system.

Mount Vernon's eastern border is characterized by scenic parkland and riverfront indicative of the historic character of the area. Mount Vernon, George Washington's estate, is one of the nation's most important historic resources and is located in this planning district. Other national historic resources are also present in the Mount Vernon Planning District and include Woodlawn, an early 18th century estate, George Washington's Grist Mill, and Frank Lloyd Wright's Pope-Leighey House. Wellington, Sherwood Farm, and Gum Springs are locally significant historic sites."

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV1 Huntington Community Planning Sector, page 94:

"MV1 HUNTINGTON COMMUNITY PLANNING SECTOR

CHARACTER

The majority of the Huntington Community Planning Sector comprises the Huntington Transit Station Area (TSA). The planning sector is generally bounded by the Capital Beltway/Interstate 95/495 (I-95/I-495), Telegraph Road, Furman Lane, South Kings Highway, and Richmond Highway (Route 1) as shown in Figure 21.

The TSA is divided into land units with specific recommendations made for each land unit. The area closest to the Metro station, where there is the greatest opportunity for transit-oriented redevelopment, is designated as a Transit Development Area. The boundaries of the Huntington TSA and the Transit Development Area are outlined on the area maps in Figure 22. The Huntington Community Planning Sector also contains portions of the North Gateway and Penn Daw Community Business Centers (CBCs) located on the west side of Richmond Highway. Recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Mount Vernon Planning District text, following the Overview section.

The Huntington Metro Station is located south of the City of Alexandria in the triangle of land bounded by Huntington Avenue, Richmond Highway and North Kings Highway. The station lies near the center of a developed area which consists primarily of residential uses. Residential development ranges from single-family detached units and duplexes in stable neighborhoods to high rise apartments and condominiums. There are also clusters of local retail development located at major intersections."

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV2 Hybla Valley Community Planning Sector, page 124:

“MV2 HYBLA VALLEY COMMUNITY PLANNING SECTOR

CHARACTER

The Hybla Valley Community Planning Sector is located on the west side of Richmond Highway (Route 1) south of South Kings Highway. The Hybla Valley Community Planning Sector contains portions of the Penn Daw, Beacon/Groveton, and Hybla Valley/Gum Springs Community Business Centers (CBCs), located on the west side of Richmond Highway. Recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Mount Vernon Planning District text, following the Overview section.

Residential land use predominates in this planning sector. There are stable, single-family subdivisions like Groveton Heights, Valley View, and Hybla Valley. There are also large concentrations of apartments such as Beacon Hill Apartments, several condominiums and privately-owned recreation sites.

Three of Fairfax County's mobile home parks are located in this planning sector. There is a large variation in quality and extent of accommodations among these mobile home parks. At least one park has provided wide streets with curb and gutter, open space between units, landscaping, and a generally attractive appearance. Other older parks do not meet minimum mobile home park standards.

Little Hunting Creek has etched a wide floodplain that forms the southern boundary of this planning sector, and has large areas of Resource Protection Areas (RPAs) associated with it.

This planning sector contains heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of these heritage resources are included in the Mount Vernon Planning District Overview section, Figures 4 and 5.

Groveton Community Improvement Area

On October 29, 1979, the Board of Supervisors adopted the Groveton Community Improvement Plan to upgrade and preserve the 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 portion of the Groveton Community Improvement Area in the Hybla Valley Community Planning Sector is generally bounded by Lenclair Street, South Kings Highway, Harrison Lane, Holly Hill Road and Richmond Highway.

Groveton Redevelopment Area

On June 20, 1983, the Board of Supervisors adopted the Groveton Redevelopment Area

Plan to facilitate the redevelopment of the area. The plan permits the Fairfax County Redevelopment and Housing Authority to acquire property within the area, to dispose of any property acquired, and to provide financial assistance for the redevelopment of the area. The area is generally bounded by Richmond Highway on the east, Memorial Street on the north, Donora Drive on the west, and the Groveton Heights subdivision on the south.

Recommendations for the Groveton Redevelopment Area are discussed in the Richmond Highway Corridor section of the Plan under the Beacon/Groveton Community Business Center, Land Unit D.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV3 Belle Haven Community Planning Sector, page 134:

“MV3 BELLE HAVEN COMMUNITY PLANNING SECTOR

CHARACTER

The Belle Haven Community Planning Sector is generally bordered by Cameron Run, the City of Alexandria, the Potomac River, Beacon Hill Road, I Street, North Kings Highway and Richmond Highway (Route 1). The portions of the North Gateway, Penn Daw and Beacon/Groveton Community Business Centers (CBCs) located on the east side of Richmond Highway (Route 1) are located in this planning sector. Recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Mount Vernon Planning District text, following the Overview section.

The predominant land use in this planning sector is residential. The planning sector includes a range of housing types. Single-family detached units in stable neighborhoods comprise the majority of residential development. Townhouses are located at the intersection of Richmond Highway and Fort Hunt Road and at the intersection of Fort Hunt Road and Belle Haven Road. Two apartment and condominium complexes are located in the Richmond Highway area. There is a mobile home park, located along Shields Avenue near Richmond Highway.

The Belle Haven Community Planning Sector contains significant Resource Protection Areas associated with Cameron Run, the Potomac River and Belle Haven and Hunting Creeks.

This planning sector contains a large segment of open space land along the George Washington Memorial Parkway. The Belle Haven Country Club utilizes approximately 120 acres for recreational facilities that include an 18-hole golf course, tennis courts, a driving range, and a swimming pool.

Dating back to the 17th century, this planning sector is the location of one of the county's earliest settlements. The planning sector includes Fort Willard Circle, which was part of the

Civil War-era defenses of Washington and is now a County-owned park. Fort Willard Circle 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 Mount Vernon Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory.

New Alexandria/Riverview Community Improvement Area

On May 18, 1987, the Board of Supervisors adopted the New Alexandria/Riverview 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 Fort Hunt Road on the west, Olde Towne Road and Belle Haven Road on the north, Boulevard View on the east and I Street on the south.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV4 Wellington Community Planning Sector, page 144:

“MV4 WELLINGTON COMMUNITY PLANNING SECTOR

CHARACTER

The Wellington Community Planning Sector is bounded by I Street, the Potomac River, Collingwood Road and Fort Hunt Road. The northern portion of the planning sector is a mix of commercial and apartment uses. From the Westgrove subdivision southward, the area is developed in single-family detached homes. All of the land located east of the George Washington Memorial Parkway is designated Resource Protection Area (RPA). There are also smaller areas of RPA located in the interior of the sector.

Dating back to the 17th century, this planning sector is one of the county’s earliest settlements. Historic sites in this sector include structures such as Wellington which is open to the public, as well as privately owned buildings. An open space easement to the Virginia Outdoors Foundation has been provided on property known as Bellapais located between the George Washington Parkway and the Potomac River. The underwater areas of the Potomac River estuary are known to contain prehistoric resources that were submerged by global sea level rise over the last 7,000 years in this area. There may also be historic shipwrecks located in these underwater areas.

Wellington and the Tauxemont Historic District are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. Tauxemont is also listed in the National Register of Historic Places and Virginia Landmarks Register. A list and map of heritage resources are included in the Mount Vernon 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 IV, Mount Vernon Planning District, as amended through June 19, 2012; MV5 Groveton Community Planning Sector, page 151:

“MV5 GROVETON COMMUNITY PLANNING SECTOR

CHARACTER

The Groveton Community Planning Sector is generally bordered by Beacon Hill Road, Fort Hunt Road, Sherwood Hall Lane, and Richmond Highway (Route 1). Portions of the Beacon/Groveton and Hybla Valley/Gum Springs Community Business Centers (CBCs) are located on the east side of Richmond Highway. Recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Mount Vernon Planning District text, following the Overview section.

Single-family detached units represent the major land use within this planning sector. A sizable mobile home park and a large apartment development are located in this planning sector as well.

There is a significant Resource Protection Area (RPA) associated with the Paul Springs Branch Stream Valley and a smaller RPA associated with the north branch of the Little Hunting Creek.

The planning sector contains the northern portion of Gum Springs, a 19th century Free Black community and the Hollin Hills subdivision, an excellent example of post-World War II suburban architectural design. Hollin Hills is a significant heritage resource which is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Mount Vernon Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector, including Sherwood Farm, are also included in the inventory.

Woodley Hills Estates Redevelopment Area

A redevelopment plan for the Woodley Nightingale Mobile Home Park was adopted by the Board of Supervisors on February 26, 1979. The primary goal of that document is to provide a reconstructed mobile home park which meets modern design standards and is of adequate size to accommodate residents of the existing park who wish to remain in the area, and to preserve the park as a housing resource for low- and moderate-income residents.

The redevelopment plan was amended by the Board of Supervisors on October 25, 1993, changing the name to 'Woodley Hills Estates Redevelopment Plan' and reducing the Plan Area boundary to contain only that area occupied by the Woodley Hills Estates Mobile Home Park.

Gum Springs Redevelopment Area

The Gum Springs Redevelopment Area Plan was approved by the Board of Supervisors on

April 16, 1990. The basic goal of this plan is to develop the designated area as a mixed-use complex, primarily residential with some office and retail uses as part of a general program for upgrading conditions in the Richmond Highway Corridor.

Gum Springs Conservation Area

A neighborhood improvement program and conservation plan for the Gum Springs community was adopted by the Board of Supervisors in April, 1979, and amended on April 16, 1990. A portion of the conservation area lies within this planning sector. The basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood. The neighborhood improvement program lists a series of public improvement projects that are necessary to improve living conditions in Gum Springs.

Memorial Heights, Bucknell Heights, Calvert Park, and Hybla Valley Farms Community Improvement Areas

Community improvement plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods 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 following community improvement areas are located in the Groveton Community Planning Sector:

Memorial Heights Community Improvement Area, adopted November 25, 1985, is generally bounded by Richmond Highway on the west, the north parcel line of lots along Schooley Drive to the north, Darue Road right-of-way and the east lot lines of parcels located on Elm Drive on the east, and Popkins Lane on the south.

The Bucknell Heights Community Improvement Area, adopted on February 8, 1988, includes lots located on both sides of Ross and Davis Streets.

The Calvert Park Community Improvement Area, adopted on June 30, 1986, includes lots located on both sides of Davis Street, Popkins Lane, Stone Hedge Drive, Rita Court and Bertram Lane.

The Hybla Valley Farms Community Improvement Area, adopted on April 9, 1984, includes lots located along both sides of Woodlawn Trail, Boswell Avenue, Schelhorn Road, Frances Drive, Brentwood Place and Delafield Place.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV6 Fort Hunt Community Planning Sector, page 159:

“MV6 FORT HUNT COMMUNITY PLANNING SECTOR

CHARACTER

The Fort Hunt Community Planning Sector is generally bounded by Sherwood Hall Lane, Fort Hunt Road, the Potomac River, and Little Hunting Creek.

Most of this planning sector is characterized by single-family detached development. However, there are garden apartments located along Richmond Highway (Route 1) and a number of townhouse developments located throughout the sector. The Inova Mount Vernon Hospital and Mount Vernon District Governmental Center are complemented by adjacent private medical offices, elderly housing and a nursing home. Neighborhood retail centers are located within this planning sector.

The Paul Spring Branch that flows through the planning sector becomes part of the North Branch before it flows into Little Hunting Creek. There are significant Resource Protection Areas (RPAs) associated with these stream valleys. The federally-owned Fort Hunt Park and a large portion of the open space associated with the George Washington Memorial Parkway are located in the planning sector.

Fort Hunt and Tower House are significant 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 heritage resources are included in the Mount Vernon Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector, including Little Hollin Hall, are also included in the inventory.

There are many areas consisting of older and more dispersed neighborhoods which retain a high potential for containing significant heritage resources. The planning sector also contains the southern portion of Gum Springs, a 19th century Free Black community.

Gum Springs Conservation Area

A neighborhood improvement program and conservation plan for the Gum Springs community was adopted by the Board of Supervisors in April, 1979, and amended on April 16, 1990. A portion of the conservation area lies within this planning sector. The basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood. The neighborhood improvement program lists a series of public improvement projects that are necessary to improve living conditions in Gum Springs.

Plymouth Haven Community Improvement Area

On October 29, 1979, the Board of Supervisors adopted the Plymouth Haven 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 the improvements and shared in the cost of some facilities. The community improvement area includes Plymouth Road, part of Potomac Lane, Standish Road, Winthrop Drive, and part of the east-west section of Fort Hunt Road.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV7 Mount Vernon Community Planning Sector, page 168:

“MV7 MOUNT VERNON COMMUNITY PLANNING SECTOR

CHARACTER

The Mount Vernon Community Planning Sector is generally bordered by Richmond Highway (Route 1), Little Hunting Creek, the Potomac River, Dogue Creek and Fort Belvoir. Portions of the South County Center and Woodlawn Community Business Center (CBC) are located within the planning sector on the east side of Richmond Highway. Recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Mount Vernon Planning District text, following the Overview section.

Single-family detached units predominate east of the Richmond Highway Corridor and many are oriented toward the natural amenities provided by the Potomac River and George Washington Parkway. Some garden apartments, townhouses, and two small mobile home parks also represent the residential segment of the Mount Vernon Community Planning Sector. A private country club with an 18-hole golf course occupies 42 acres. Little Hunting Creek, Dogue Creek, and the Potomac River are all major influences in this planning sector, and there are significant Resource Protection Areas (RPAs) associated with all three of these watercourses.

Located within the planning sector are Mount Vernon, George Washington’s historic home and estate, and the George Washington Grist Mill. Both of these sites are listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. Mount Vernon is also a National Historic Landmark. A list and map of heritage resources are included in the Mount Vernon Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory. The Grist Mill is included in the Woodlawn Historic Overlay District, which lies partially in this planning sector. In addition to other notable historic sites such as Carlby, there are major areas of open space that potentially contain significant heritage resources.

Mount Zephyr and Mount Vernon Manor Community Improvement Areas

Community improvement plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods 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 following community improvement areas are located in the Mount Vernon Community Planning Sector:

The Mount Zephyr Community Improvement Area, adopted March 26, 1990, includes residential properties along and west of Mohawk Lane and Mount Zephyr Drive and along and northwest of Laurel Road, bounded by commercially-zoned parcels along Richmond Highway on the west.

The Mount Vernon Manor Community Improvement Area, adopted January 28, 1991, includes residential properties along and within the boundary defined by Gateshead Road, Union Farm Road, Old Mill Road and Lea Lane. It also includes the subdivision of Colonial Farms which abuts the south side of Old Mill Road.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 19, 2012; MV8 Woodlawn Community Planning Sector, page 176:

"MV8 WOODLAWN COMMUNITY PLANNING SECTOR

CHARACTER

The Woodlawn Community Planning Sector is located in the southwestern portion of the Mount Vernon Planning District. The planning sector is bordered by Huntley Meadows Park, Little Hunting Creek, Fort Belvoir and Richmond Highway (Route 1). Portions of the South County Center and Woodlawn Community Business Center (CBC) are located within the planning sector on the west side of Richmond Highway. Recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Mount Vernon Planning District text, following the Overview section.

A diverse mix of housing types is found in this planning sector and includes single-family detached homes, garden apartments, townhouses, and condominiums.

There are significant Resource Protection Areas (RPAs) associated with Dogue Creek and Little Hunting Creek Stream Valleys.

This planning sector is best known for Woodlawn, an early 18th century estate and the Woodlawn Historic Overlay District, located in its southwestern corner. Woodlawn, built on a prominent hill adjacent to Fort Belvoir overlooking Richmond Highway and the Potomac River, dates to between 1800 and 1805. It was built on land willed by George Washington to his

favorite nephew, Lawrence Lewis and his wife, Nelly Custis Lewis. Woodlawn is a National Historic Landmark and is 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 Mount Vernon Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector, including Grand View and Pope-Leighey House, are also included in the inventory.

Other areas, particularly in the Dogue Creek Watershed, have the potential for producing significant heritage resources, some of which may be linked to Woodlawn and the Quakers who settled the area in the early 19th century. Significant prehistoric sites also are possible.

Engleside Community Improvement Area

On February 8, 1988, the Board of Supervisors adopted the Engleside 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 Pole Road on the north, Woodlawn Elementary School and Woodlawn Park on the east, Richmond Highway and Engleside Plaza on the south, and the western lot lines along Woodlawn Court on the west.”