

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Upper Potomac Planning District and Planning Sectors
Overview and UP1-UP4 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 III, Upper Potomac Planning District as amended through 6-19-2012, Overview, page 1:

“UPPER POTOMAC PLANNING DISTRICT OVERVIEW

OVERVIEW

The Upper Potomac Planning District is located in the northwest portion of Fairfax County. It is generally bounded on the north by the Potomac River, on the east by Difficult Run, on the south by Lee Jackson Memorial Highway (Route 50) and on the west by Loudoun County and the Washington Dulles International Airport. (See Figure 1.)

The Upper Potomac Planning District encompasses approximately 47,500 acres which is about 18% of the county's land area. The character of the ~~Upper Potomac this P~~planning ~~D~~district varies widely, from the semi-rural area of Great Falls along the Potomac River, to the urbanizing Reston-Herndon ~~area~~ Suburban Center and Dulles Suburban Center, to the suburban neighborhoods along West Ox Road and Route 50. The northern area which includes the Riverfront, Springvale and Hickory Community ~~p~~Planning ~~s~~Sectors ~~(UP1-3)~~ ~~contain large sections of undeveloped land,~~ the Great Falls Village Centre, several estates, several farms, and large-lot subdivisions. ~~Sectors UP4 and UP5 contain Reston and t~~

The Greater Herndon and Reston Community Planning Sectors ~~area with~~contain concentrations of office, industrial and commercial development, surrounded by residential development. The Route 28/ CIT Transit Station Area is located in the Greater Herndon Community Planning Sector, and the Reston-Herndon Suburban Center and Transit Station Areas are in the Reston Community Planning Sector. ~~The western sector (UP6)~~ The Sully Community Planning Sector is located entirely within the Dulles Suburban Center and is partially developed with office, industrial and commercial development, with large vacant areas. ~~Sectors UP7 and UP8~~ The West Ox and Lee-Jackson Community Planning Sectors are characterized by suburban neighborhood development in the western areas in the vicinity of Chantilly, and low density residential development in the eastern area where the headwaters of the Difficult Run ~~w~~Watershed are located. ~~Sector UP8 (Lee-Jackson)~~ The Lee-Jackson Community Planning Sector includes some commercial development along Route 50.

~~Due to the growth of Reston, Herndon, Chantilly (Franklin Farm) and Fairfax Center, total population within the district has increased rapidly over the past twenty five years. In 1970, the~~

~~population was approximately 20,000. In 1995, the population of the Upper Potomac Planning District was 138,227, an increase of nearly 600 percent since 1970.~~

~~The Pplanning dDistrict is served by community and neighborhood shopping centers in the vicinity of Reston, Herndon, Chantilly, and Great Falls. Tysons Corner Center and Fair Oaks Mall are the nearest regional shopping centers. Industrial, office, research and development (R&D), and retail commercial uses are not planned or appropriate for Route 7 between the Dulles Airport Access Road and the Loudoun County line.~~

~~The Upper Potomac Planning District, as a whole, reflects a pattern common to the County, that of suburban and low density neighborhoods surrounding suburban centersmixed-use centers. Future development will need to be plannedPlanning objectives in this district seek to protect stable neighborhoods while maintaining employment, shopping and recreation opportunities.~~

~~The County has adopted a sewer service area map which defines areas where public sewer is planned to be permitted. Several planning sectors in the Upper Potomac Planning District, including Riverfront, Springvale and Hickory (UP1-UP3), Reston (UP5) and West Ox (UP7), have land areas which is that are outside the approved sewer service area. These lands areas are planned for uses which do not require public sewer service and may be developed in with residential densities or inwith non-residential uses which that do not require public sewer service.”~~

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, UP1-Riverfront Community Planning Sector, page 82:

“UP1 RIVERFRONT COMMUNITY PLANNING SECTOR

CHARACTER

This planning sector is located along the Potomac River shoreline as it extends from the National Park Service's Great Falls Park to the Loudoun County line and Seneca Road (~~Route 602~~). The southern border of this sector is Georgetown Pike (Route 193), River Bend Road and Beach Mill Road. The Riverfront Community Planning Sector is in the Difficult Run ~~w~~Watershed.

~~This sector is made up of parkland, large sections of undeveloped land, estates, farms and large lot subdivisions. The Riverfront Planning Sector-UP1 is essentially an area of a rural area characterized by large lot residential development, park land and opens space, with a rural character. Local serving commercial uses are located at Route 193 and Walker Road in Sector UP2. This area is planned to maintain the present five-acre and two-acre low-density residential density; development as a way of preserving the rural character of this area.~~

This planning sector has produced significant prehistoric heritage resources, including the County's only known Native American burial site. Because of the very low density development in the sector, there is a very high potential for both prehistoric and historic heritage resources to still remain. The Potomac floodplain and adjacent uplands are particularly sensitive. The Potomac Canal Lock ruins and the ruins of the Town of Matildaville are significant existing resources in this sector which are listed in the National Register of Historic Places under the Patowmack Canal Historic District/Lock Ruins at Great Falls. This National Register Historic District is a National Historic Landmark, and is also listed in the County Inventory of Historic Sites and the Virginia Landmarks Register. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, UP2- Springvale Community Planning Sector, page 89:

UP2 SPRINGVALE COMMUNITY PLANNING SECTOR

CHARACTER

The Springvale Community Planning Sector is located in the northern part of the County ~~with~~ and is generally bounded by Beach Mill Road on the north, River Bend Road to the east, Leesburg Pike (Route 7) and Georgetown Pike (Route 193) on the south, and Loudoun County to the west.

This planning sector is ~~similar to the Riverfront sector because it is rural in character and consists of undeveloped land, farms, residential estates and large-lot subdivisions, undeveloped land and open space. Planning objectives for this sector seek to maintain the existing character. Most of the committed and anticipated development in the sector is for five-acre and two-acre residential development.~~ There are small commercial areas located at Beach Mill and Springvale Roads and local-serving commercial uses are located on Leesburg Pike at Georgetown Pike and at the ~~village of Great Falls Village Centre, where Georgetown Pike intersects with Walker Road.~~ This area is developed as and planned to maintain the very low density character through large-lot residential development (one dwelling unit per five- and two-acre lots).

This planning sector is characterized by ~~open space and dispersed~~ low-density residential development and open space. The sector has a high potential for significant heritage resources, and ~~in fact,~~ is rich in known historic sites. Great Falls Grange and Great Falls Post Office, as well as the John Gunnell House, Gunnell's Run and Cornwell Farm, are listed in the County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A portion of the Dranesville Tavern Historic Overlay District, also a National Register site, lies within this sector. Georgetown Pike (Route 193) is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. A list and map of heritage

resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, UP2- Hickory Community Planning Sector, page 99:

UP3 HICKORY COMMUNITY PLANNING SECTOR

CHARACTER

The Hickory Community Planning Sector is generally bounded on the north by Georgetown Pike (Route 193), on the east by Old Dominion Drive and Towlston Road, and on the south by Leesburg Pike (Route 7). A portion of the sector between Hunter Mill Road and the Difficult Run Stream Valley extends south of Leesburg Pike (Route 7) to the Dulles Airport Access Road and Toll Road (DAAR, Route 267).

This planning sector ~~retains~~ has much of the same rural character as that of the Riverfront and Springvale planning sectors to the north, although developed at a somewhat higher residential density. There are large-lot subdivisions and some in with half- acre and one- acre development lots. ~~There are several operating farms in the sector.~~ A major land use objective for the sector is to maintain the low density character by encouraging large-lot residential development.

Local-serving commercial uses are located at Great Falls Village and at the intersection of Walker Road and Colvin Run Road. ~~Additional commercial uses are available outside the sector in Reston, Herndon, Tysons Corner, and Vienna.~~

Colvin Run Mill Historic Overlay District is a significant heritage resource in this planning sector. The mill is listed in the Virginia Landmarks Register and National Register of Historic Places. Individual sites within the district are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, UP4-Greater Herndon Community Planning Sector, page 109

UP4 GREATER HERNDON COMMUNITY PLANNING SECTOR*

~~*NOTE: Community Planning Sectors formerly identified in the Comprehensive Plan as UP4 (Sugarland) and UP6 (Town of Herndon) have been combined with that portion of former Sector UP7 located north of the Dulles Airport Access Road to form one community planning sector covering the Greater Herndon area. Although the Town of Herndon provides for its own comprehensive planning, the County's planning efforts within surrounding planning sectors should strive to advance the integrity of the Town through continued coordinated planning efforts between the Town of Herndon and Fairfax County; that goal is recognized in this change.~~

CHARACTER

This sector is generally bounded on the south by the Dulles Airport Access Road and Toll Road (DAAR, Route 267), on the east by Reston, on the north by Leesburg Pike (Route 7), and on the west by ~~the Loudoun County line~~. This sector includes the Route 28/CIT Transit Station Area and the Town of Herndon.

The Town of Herndon is an incorporated town within Fairfax County. The town grew around the railroad depot that opened in 1857, providing local dairy farmers with transportation for their products to the City of Washington. Incorporated in 1879, the Town remained a rural community until recently when it began to experience rapid growth. The immediate county neighborhoods and the Washington Dulles International Airport to the west, Reston to the east and the planned mixed-use development along the DAAR and the Metrorail Silver line affects the town in terms of development pressure and environmental impacts.

~~Herndon is an incorporated town within Fairfax County that Herndon has jurisdiction over its own planning. — However, tThe Ccounty's planning efforts within surrounding planning sectors should strive to advance the integrity of the Ttown and compatibility with neighboring areas. The need to preserve and promote coordinated planning efforts in this part of the Ccounty is advanced by the existence of this sector in the Ccounty Plan.~~

Fairfax County provides Herndon with a number of public facilities and services, including schools, libraries, health facilities, social services, fire services, and sewer service. Consult the Town of Herndon's Comprehensive Plan for further guidance in this area.

~~The Town of Herndon grew around the railroad depot that opened in 1857, providing local dairy farmers with transportation for their products to the City of Washington. Incorporated in 1879, the Town remained a rural community until recently when it began to experience rapid growth. The population has grown from 4,300 in 1970 to 16,737 in 1995, a change of about 290 percent.~~

~~The future of the Town will be influenced by the immediate County neighborhoods in the Sugarland Run area to the west, Reston to the east and the commercial and light industrial development that is taking place on its southern edge, both within and outside its corporate limits. Washington Dulles International Airport to the west will also affect the Town in terms of development pressure and environmental impacts.~~

The Sugarland Run area, the portion of the County immediately north of Herndon, is largely developed in single-family neighborhoods. ~~The housing stock includes older development such as that in the Sugarland Road area and newer homes in the southern and western portion of the sector, including Kingston Chase and Stuart Ridge.~~ This single-family development, in combination with the variety of types of townhouses available in Herndon, gives this planning sector a diversity of housing choices. A large part of the area is dominated by the Sugarland Run sStream Valley and its floodplain. Local-serving commercial uses are located primarily in Herndon, Reston and Sterling in Loudoun County.

The Center for Innovative Technology (CIT), a State-supported research and development consortium of State universities and colleges, is located north of the Dulles Airport Access Road and south of the Town of Herndon boundary.

This sector is rich in heritage resources. The Herndon Historic District is listed in the Virginia Landmarks Register and the National Register of Historic Places. Local Heritage Preservation Overlay Districts are administered by the Town of Herndon. Dranesville Tavern, also in the Virginia and National Registers, is protected by a County Historic Overlay District. Individual sites within these districts are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Upper Potomac Planning District and Planning Sectors
UP5-UP8 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 III, Upper Potomac Planning District as amended through 6-19-2012, UP5-Reston Community Planning Sector, p 144:

“UP5 RESTON COMMUNITY PLANNING SECTOR

CHARACTER

Reston has its own Master Plan because the community was planned and developed as one of the nation's landmark new towns, beginning in the 1960s. ~~It~~ Reston is located between Tysons Corner and the Washington Dulles International Airport along the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267) and extends as far north as Leesburg Pike (Route 7) and as far south as Stuart Mill Road. With its planned development almost complete, Reston is comprised of 7,100 acres and may ultimately be the home of more than 60,000 people. This new town is designed around the concept of clustering the community into five "villages," each with its own village center. These centers provide for neighborhood-serving retail, office, and social needs.

The community is focused around the Town Center, an urban concentration of high-density housing, offices and cultural facilities. Substantial office development has occurred in recent years along the ~~Dulles Airport Access Road~~ DAAR, increasing development pressure both within and adjacent to the community. ~~(This area is further addressed in the Reston-Herndon Suburban Center.)~~ Plan recommendations for this area can be found in a previous section of the Upper Potomac Planning District text in the Reston-Herndon Suburban Center and Transit Station Area section. An integral part of the Reston Plan is the lower density residential development located on Reston's periphery, buffering adjacent areas from the higher density development in Reston.

Reston offers a wide range of housing, including high-rise apartments, garden apartments, townhouses, and single-family detached and semi-detached homes. The majority of dwellings in this sector were built after 1975. There are approximately 1,300 low- and moderate-income units in Reston. This housing includes units for the elderly which are found mostly in the village centers. There is scattered new and older residential development outside Reston. Generally these areas are planned to maintain a low density residential character, including areas along Route 7.

Lake Anne Village and Bowman Distillery are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic

sites in this sector are also included in the inventory. Bowman Distillery is also listed in the Virginia Landmarks Register and the National Register of Historic Places. Lake Anne Village is protected by a County Historic Overlay District.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, page 182:

**“UP6 SULLY COMMUNITY PLANNING SECTOR*
(Formerly Sector UP7)**

The Sully Community Planning Sector is located entirely within the Dulles Suburban Center. Plan guidance for this area is in the Dulles Suburban Center portion of the Area III volume of the Comprehensive Plan.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, UP7--West Ox Community Planning Sector, page 183:

**“UP7 WEST OX COMMUNITY PLANNING SECTOR
(Formerly Sector UP8)**

CHARACTER

~~The West Ox Community Planning Sector is located south of Reston (UP5) and Herndon and east of Centreville Road. is generally bounded by the~~ Its specific boundaries are as follows: a) ~~northern boundary—Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Monroe Street, Fox Mill Road, and Stuart Mill Road;~~ b) ~~eastern boundary—Vale Road, and Difficult Run;~~ c) ~~southern boundary—Lees Corner Road, Thompson Road, Thompson Road, Oxon Road and West Ox Road;~~ and d) ~~western boundary— Centreville Road (see Figure 53).~~ -

~~A pattern of moderate density residential use (1-4 dwelling units per acre) has been established in southern and western portions of the sector in the vicinity of Chantilly (Centreville Road and Route 50). This is characterized by a mixture of older dwellings and new subdivision development. In the eastern portion of this sector, which includes the environmentally sensitive Difficult Run area, low density residential use is the dominant pattern of development. Text concerning the Difficult Run watershed is presented in the Area III Plan Overview. Frying Pan Model Farm (Kidwell Farm) at Frying Pan Park is a model farm in this vicinity. It is important to maintain a medium and low density~~ Single-family residential development pattern in this planning sector to preserve the existing development and to prevent encroachment of higher density development from Reston or Chantilly.

This planning sector includes the environmentally sensitive Difficult Run Watershed. In the western portion of the sector along Centreville Road are undeveloped areas. However, a

mixed-use development is located at McNair Farms (near the intersection of Frying Pan Road and Centreville Road) and a large planned residential community is located at Franklin Farm (between Centreville Road and West Ox Road along Franklin Farm Road). Kidwell Farm at Frying Pan Farm Park is a working demonstration farm located at West Ox Road near Centreville Road.

~~Local-serving commercial uses are located in or outside the sector~~include retail centers located at Sunrise Valley Drive and Corporate Park Drive, the southwest quadrant of McLearn Road and Centreville Road, and the northeast quadrant of Fairfax County Parkway and Franklin Farm Road. Fox Mill Shopping Center is located at Fox Mill Road, Reston Parkway and Lawyers Road, and the Village Center at Dulles is located at Centreville Road between Coppermine Road and Sunrise Valley Drive.~~in Chantilly, Fairfax Center, Fairfax, Reston, Franklin Farm, Oakton, and at the intersection of Fox Mill Road, Lawyers Road and Reston Avenue.~~

~~PA major part of this sector is open space~~arkland and recreational space is dispersed throughout the planning sector, particularly in the subwatersheds of the Difficult Run Watershed. Neighborhoods from the and early to mid-20th century or more older are dispersed neighborhoods~~also found in this planning sector.~~ These areas offer a high potential for significant heritage resources, especially in the southeastern half of the planning sector along Fox Mill Road. Numerous heritage resources, both known and unknown, exist in ~~UP7~~this planning sector. The Horsepen Run drainage area in the western portion ~~of of the sector~~the planning sector has been occupied almost continuously since 8000 B.C. Vale United Methodist Church, Vale School, and Frying Pan Farm Park are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District as amended through 6-19-2012, UP8--Lee-Jackson Community Planning Sector, p 195:

“UP8 LEE-JACKSON COMMUNITY PLANNING SECTOR
(Formerly Sector UP9)

CHARACTER

~~This~~The Lee-Jackson Community Planning Sector~~sector~~ lies along the north side of Lee Jackson Memorial Highway (-Route 50) generally between ~~Pender and the Washington Dulles International Airport and is bounded by~~ Centreville Road, (Route 28) and Lees Corner Road, Thompson Road, Oxon Road, West Ox Road- (see Figure 57)and Route 50.

Chantilly is located in the southwestern portion of the planning sector (Centreville Road and Route 50). The planning sector is characterized by a mixture of single family detached

~~dwelling and townhouse subdivision development. The sector is primarily residential and it is largely developed. There are a handful of relatively small, older single-family detached residential subdivisions such as Murray Farms, Chantilly Estates and Ox Hill and land along West Ox Road and Avery Road.~~

There are also numerous single-family detached subdivisions developed fairly recently at a density of 2-4 dwelling units per acre, including Armfield Farms Estates, Franklin Glen, Saville Chase, Lees Crossing, Fair Oaks Farms and Foxfield located in the western portion of the sector. Fair Oaks Estates, a is a fairly recent single-family detached residential subdivision is adjacent to the Fair Oaks Hospital and developed at a density of 2-3 dwelling units per acre. Century Oaks is ~~a new subdivision~~ developed at a density of 1-2 dwelling units per acre and is located between Thompson Road and Ox Trail (Rugby Road). Fair Woods is ~~an fairly recent~~ attached single-family planned unit residential development with a density of 6 dwelling units per acre located along Route 50 near the intersection of the Fairfax County Parkway.

~~Recent office, hotel and commercial development uses are located, the Virginia Power administrative office and the County Public Safety Facility developed along Route 50 east of Fair Woods is located in the portion of the Fairfax Center Area area located within this planning sector. (See the Fairfax Center Area Plan.)~~ The area north of Thompson Road between Oxon Road and West Ox Road, about 175 acres, is ~~sparsely~~ developed with older single-family houses on large lots. The Camberley East and Camberley West subdivisions are developed at a density of approximately one dwelling unit per acre. They are located near the intersection of Thompson Road and Oxon Road and on West Ox Road at Bennett Road, respectively.

The International Town and Country Club ~~golf course~~ is a major open space and recreation feature in the planning sector. It is a privately owned 237 acre facility ~~es, privately owned,~~ and located between Route 50 and ~~Thompson Road~~ the Fairfax County Parkway. ~~There are over 90 acres of land zoned for commercial retail use in the northeast quadrant of the intersection of Centreville Road and Route 50.~~ Sully Plaza Plaza shopping center is located in Chantilly on part of this site at the intersection of Centreville Road and Route 50. ~~Sully Place shopping center, is located to the east and north of Sully Plaza Place. Sully Plaza has, with frontage on both Route 50 and Centreville Road.~~

~~There are two substantial vacant areas in the sector: land north and east of the 90-acre commercial tract at the Centreville Road/Route 50 intersection; and land opposite the Greenbriar Shopping Center (Sector BR4) between the International Town and Country Club golf course, the Murray Farms subdivision and the Fairfax County Parkway.~~

~~There are n~~ Numerous prehistoric and historic archaeological sites are located in the western part of the sector. These sites date to as far back as 11,500 years ago when the first known humans entered the area. There are numerous prehistoric and historic archaeological sites in the vicinity of Upper Cub Run and of Route 50. Chantilly Plantation Stone House and Navy School are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.”