

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Vienna Planning District and Planning Sectors (Clean version)

Staff recommends the Comprehensive Plan changes as shown below.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through March 6, 2012; Overview, page 1:

“VIENNA PLANNING DISTRICT

The Vienna Planning District encompasses approximately 12,000 acres, or about five percent of the county. The planning district is located in the central northeast section of the county, and is generally bordered to the east by Leesburg Pike (Route 7), the Capital Beltway/Interstate 495 (I-495), Interstate 66 (I-66), and Prosperity Avenue, and to the west by Hunter Mill Road, Blake Lane, and the Difficult Run Stream Valley (See Figure 1). The planning district contains the Town of Vienna, the Vienna Transit Station Area (TSA) and portions of the Merrifield Suburban Center and the Tysons Corner Urban Center. Plan recommendations for the Merrifield Suburban Center are included in the Area I volume of the Comprehensive Plan, Merrifield Suburban Center. Plan Recommendations for the Tysons Corner Urban Center are included in the Area II volume of the Comprehensive Plan, Tysons Corner Urban Center. The Town of Vienna has jurisdiction over its own planning functions. Consult the Town of Vienna Comprehensive Plan for recommendations within this area.

The planning district is predominantly comprised of single-family neighborhoods. The exceptions to this are areas within the Vienna TSA, Merrifield Suburban Center, and the Tysons Corner Urban Center.

The planning district is traversed by several major roads and highways, including I-495, I-66, the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Lee Highway (Route 29), Arlington Boulevard (Route 50), Leesburg Pike, and Chain Bridge Road (Route 123). The Washington and Old Dominion (W&OD) Railroad Regional Park and Bike Trail also bisects the planning district. Metrorail’s Orange Line is located in the median of I-66, with two stations serving the Vienna Planning District. The Vienna-Fairfax-GMU Metro Station is located near the intersection of Nutley Street and I-66, and the Dunn-Loring-Merrifield Station is located at Gallows Road and I-66.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through March 6, 2012; V1-Lee Community Planning Sector, Character, page 42:

“V1 LEE COMMUNITY PLANNING SECTOR

CHARACTER

The Lee Community Planning Sector is located south of the Town of Vienna and is generally bounded by Interstate 66 (I-66), Arlington Boulevard (Route 50), and Blake Lane. The planning sector includes the southern portion of the Vienna Transit Station Area (TSA) and a small portion of the Merrifield Suburban Center. Plan recommendations for the Merrifield Suburban Center are included in the Area I volume of the Comprehensive Plan, Merrifield Suburban Center. Recommendations for the Vienna TSA can be found in a previous section of the Vienna Planning District text, following the Overview section.

Outside of the Vienna TSA and the Merrifield Suburban Center, the planning sector is developed with a variety of housing types, including single-family detached, townhouse, and multifamily units. Community-serving commercial uses are focused at the intersection of Lee Highway and Nutley Street.

Thompson Cemetery 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 Vienna 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 II, Vienna Planning District as amended through March 6, 2012; V2-Cedar Community Planning Sector, Character, page 55:

“V2 CEDAR COMMUNITY PLANNING SECTOR

CHARACTER

The Cedar Community Planning Sector is located east of the Town of Vienna and is generally bounded by Electric Avenue, the Capital Beltway/Interstate 495 (I-495), and Interstate 66 (I-66). The planning sector includes a small portion of the Tysons Corner Urban Center. Plan recommendations for the Tysons Corner Urban Center are included in the Area II volume of the Comprehensive Plan, Tysons Corner Urban Center.

Outside of the Tysons Corner Urban Center, the majority of the planning sector is developed with single-family detached residential units. The northern portion of the planning sector, along Gallows Road, is developed with a combination of townhouses and single-family

detached residential units. There is a concentration of commercial and office uses between Cedar Lane, Gallows Road and Electric Avenue.

The area east of Gallows Road has produced potentially significant archaeological sites and contains some older and potentially significant buildings. The Dunn Loring School is located in the northwest corner of the Gallows Road-Idylwood Road intersection, Tax Map 39-4 ((1)) 24. Both Tudor Hall and the Camp Alger Headquarters, privately owned residences, are located in this planning sector. These residences are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Vienna 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 II, Vienna Planning District as amended through March 6, 2012; V3-Spring Lake Community Planning Sector, Character, page 66:

“V3 SPRING LAKE COMMUNITY PLANNING SECTOR

CHARACTER

The Spring Lake Community Planning Sector is generally located north of the Town of Vienna and south of the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267). The planning sector includes a portion of the Tysons Corner Urban Center. Plan recommendations for the Tysons Corner Urban Center are included in the Area II volume of the Comprehensive Plan, Tysons Corner Urban Center.

Outside of the Tysons Corner Urban Center, development in the planning sector consists almost entirely of single-family detached residential uses. Townhouses and garden apartments are present in the eastern portion of the planning sector, adjacent to the Tysons Corner Urban Center. Commercial development is located along Gallows Road, near Cedar Lane.

Hobo Hill and Wolftrap are nationally significant prehistoric archeological sites located in this planning sector. In addition, this planning sector includes Ash Grove, an 18th century house that was originally owned by the Fairfax family. The Fairfax family was granted the lands that would become Fairfax County by King Charles II of England in 1649. Ash Grove is a significant heritage resource and is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Vienna Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory, most notably Freedom Hill Fort.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through March 6, 2012; V4-Piney Branch Community Planning Sector, Character, page 78:

“V4 PINEY BRANCH COMMUNITY PLANNING SECTOR

CHARACTER

The Piney Branch Community Planning Sector is located west of the Town of Vienna and is generally bounded by the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Chain Bridge Road (Route 123), the Difficult Run Stream Valley and Hunter Mill Road.

The planning sector primarily consists of single-family detached residential units with densities ranging from .5 dwelling unit per acre to 2-3 dwelling units per acre. The lower densities are found closer to Difficult Run and Hunter Mill Road. Townhouses and garden-style multifamily residential units are present along the southern boundary of the planning sector, with community-serving commercial uses located at the intersection of Chain Bridge Road and Hunter Mill Road.

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 Vienna Planning District Overview section, Figures 4 and 5. The Garde, Oakton School and Richard Lahey House are among the significant heritage resources in this planning sector. Additional historic sites in this planning sector are also included in the inventory.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through March 6, 2012; V5-Nutley Community Planning Sector, Character, page 85:

“V5 NUTLEY COMMUNITY PLANNING SECTOR

CHARACTER

The Nutley Community Planning Sector is located west of the Town of Vienna and is generally bounded by Chain Bridge Road (Route 123) and Interstate 66 (I-66). The planning sector includes the northern portion of the Vienna Transit Station Area (TSA). Recommendations for this area can be found in a previous section of the Vienna Planning District text, following the Overview section.

A large portion of this planning sector is occupied by Oakton High School and Nottoway Park, which border the Vienna TSA on the north. The remainder of the planning sector, outside of the Vienna TSA, includes single-family detached residential units and townhouses. Low-

intensity commercial uses are located in the northeastern portion of the planning sector, along Chain Bridge Road.

Hunter House, which is located in Nottoway Park, 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 Vienna Planning District Overview section, Figures 4 and 5.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through March 6, 2012; V6-Vienna Community Planning Sector, Character, page 92:

“V6 VIENNA COMMUNITY PLANNING SECTOR

CHARACTER

The Vienna Community Planning Sector encompasses the Town of Vienna. The Town of Vienna has jurisdiction over its own planning functions. Consult the Town of Vienna Comprehensive Plan for recommendations within this area.

The character of the town is shaped by the large amount of land in single-family detached residential units. Only a very small number of medium- to high-density residential units exist in the town. The majority of commercial activity is concentrated along Maple Avenue (Route 123) in a continuous strip. An additional community-serving retail center is located in the southeast section of the town, at the intersection of Park Street and Cedar Lane. Industrial use is primarily in the Vienna Industrial Park and adjacent to the W&OD Railroad Regional Park.”