

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Vienna 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 ~~struckthrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 2012; Overview, page 1:

“VIENNA PLANNING DISTRICT OVERVIEW”

OVERVIEW

The Vienna Planning District encompasses approximately 12,000 acres, or about five percent of the county. The Vienna Planning District is located in the central northeast section of the County, and the district extends south from the southern portion of Tysons Corner and the Dulles Airport Access Road to Arlington Blvd. (Rt. 50). It 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, and 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 Vienna Planning District is predominantly comprised of residential single-family neighborhoods. The exceptions to this are areas within the Vienna TSA, Merrifield Suburban Center, and the Tysons Corner Urban Center, with single family detached and attached dwellings. The district includes some of the most developed sections of the County and covers about 16.7 square miles. A mix of higher density residential uses is concentrated along the Lee Highway (Route 29) and Arlington Boulevard (Route 50) corridors. Medium density townhouse developments are located in areas south of Route 123 with some concentration in the area between Lee Highway and Route 50. A 75-acre industrial park is located in the Town of Vienna adjacent to the County line. There are several neighborhood shopping centers and one community shopping center, combined with scattered strip commercial uses, located in the Planning District.

The Vienna 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 (Route 7), and Chain Bridge Road (Route 123); and one major circumferential highway, the Capital Beltway (I-495). 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 in the I-66 right-of-way near the intersection of Nutley Street and I-66, and the Dunn-Loring-Merrifield Station is located at Gallows Road and I-66."

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 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 ~~to the north by Interstate 66 (I-66); to the east by the Long Branch Stream Valley, Lee Highway (Route 29), and Prosperity Avenue (Route 699); Arlington Boulevard (Route 50), on the south; and Blake Lane to the west.~~ 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.

~~The Lee Community Planning Sector includes the Vienna Transit Station Area and is adjacent to the Dunn Loring Transit Station Area, and a section of the Merrifield Suburban Center. (Recommendations for Dunn Loring and Merrifield are included in the Area I Plan, Jefferson Planning District.)~~

~~Outside of the Vienna TSA and the Merrifield Suburban Center, the Lee planning sector is characterized developed with by a variety of housing types and land uses. a variety of housing types, It includinges single-family detached homes, townhouses, and multi-family (high-rise and garden) apartments units. Community-serving commercial uses are focused at the intersection of Lee Highway and Nutley Street as well as commercial areas and industrial parks. Single-family residential development is the predominant land use.~~

~~Commercial uses are concentrated along Lee Highway in mostly strip-type development. The largest amount of uncommitted vacant land in the Lee Sector lies within the corridor between Lee Highway and Arlington Boulevard, in one large tract east of the Bear Branch Stream Valley.~~

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."

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 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 to the north by Electric Avenue, Cedar Lane, and Gallows Road. The Capital Beltway/Interstate 495 (I-495), and Interstate 66 (I-66), border the sector to the east and south. 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 Cedar Planning Sector is developed with single-family detached residential uses. 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. Most of the uncommitted vacant land in this sector exists in smaller parcels north of the W&OD Railroad Regional Park between Gallows Road and the Capital Beltway. This vacant land is intermixed with single-family residential uses which are developed in varying lot sizes.

The adjacent areas located in the Town of Vienna are primarily single-family residential uses with the exception of Cedar Park Shopping Center and the adjoining garden apartments on Cedar Lane.

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.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 2012; V3-Spring Lake Community Planning Sector, Character, page 66:

“V3 SPRING LAKE COMMUNITY PLANNING SECTOR

~~NOTE: A portion of the Spring Lake Planning Sector is located within the Tysons Corner Urban Center. See Tysons Corner Urban Center for additional Plan recommendations.~~

CHARACTER

~~The Spring Lake Community Planning Sector is generally located north of the Town of Vienna and bounded on the north by south of the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267). To the east the sector is bordered by Leesburg Pike/Tysons Corner Urban Center, Gallows Road and Cedar Lane; and to the south by Electric Avenue, the Vienna Town Boundary and the W&OD Railroad Regional Park. Clarks Crossing Road and Trap Road border the sector to the west. 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, Present development in the Spring Lake planning ssector is consists almost entirely in 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 Old Courthouse Road and Gallows Road, near Electric Avenue Cedar Lane.~~

~~The portion of the stable area west of Route 123 is primarily newer single family detached residential subdivisions. A few vacant parcels of land are clustered between Spring Lake and Ankerdale subdivisions with several bordering the Tysons Corner Urban Center.~~

~~Bordering land uses in the Town of Vienna are primarily single family residential with the exception of the Technology Industrial Park which is adjacent to a stable single family residential subdivision on Electric Avenue and Woodford Road.~~

~~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. Hobo Hill and Wolftrap, prehistoric archaeological sites dating between 1,000 and at least 9,500 years old with a high probability for an 11,500 year age, are nationally significant sites located in this sector. Additionally, this sector includes Ash Grove, one of only two existing Fairfax family homes in Fairfax County. 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.”~~

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 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), to the north, Trap Road, Clarks Crossing Road, the W&OD Railroad Regional Park, and the Vienna Town boundary to the east. Chain Bridge Road (Route 123), borders the sector to the south, while the Difficult Run Stream Valley and Hunter Mill Road border the sector to the west.

~~Piney Branch Planning Sector is the largest sector in the Vienna Planning District. The planning sector is primarily comprised~~ consists of single-family detached dwellings 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.

~~The northern portion of the Piney Branch sector contains large tracts of vacant land along with some scattered low density single family residential development.~~

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.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 2012; V5-Nutley Community Planning Sector, Character, page 85:

“V5 NUTLEY COMMUNITY PLANNING SECTOR

CHARACTER

The Nutley Community Planning Sector is located southwest of the Town of Vienna and is generally bounded by Chain Bridge Road (Route 123) ~~on the north, the Vienna Town boundary on the east, and Interstate 66 (I-66) on the south, and Blake Lane, Edgelea Road, and Courthouse Road on the west.~~ 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 the Oakton High School and Nottoway Park, which almost completely border the Vienna Transit Station Area TSA on the north. -The remainder of the planning sector, outside of the Vienna TSA, includes single-family detached residential units and townhouses attached and detached dwellings. 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.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 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. Fairfax County provides many public facilities for the Town, including schools, health facilities, libraries, social services, fire services, and sewer capacity.

The character of the Town town is shaped by the large amount of land in single-family detached residential uses units. -Only a very small number of medium- to high high-density residential units exist in the Town town. -The majority of commercial activity is concentrated along Maple Avenue (Route 123) in a continuous strip including four shopping centers. -An additional community-serving retail center is located in the southeast section of the town, In addition, Cedar Park Shopping Center is located at the intersection of Park Street and Cedar Lane. -Industrial activity use is centered primarily in the Vienna Industrial Park and adjacent to the W&OD Railroad Regional Park. -The Departments of Parks and Recreation and Public Works maintain ongoing annual programs in their specific areas of land use and transportation responsibility.

The Town of Vienna covers 4.3 square miles and had a 1995 population of 14,838.”