



AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
AND THE POLICY PLAN  
FOR FAIRFAX COUNTY, VIRGINIA  
2017 EDITION**

**GENERAL LOCATION:** Countywide

**PARCEL LOCATION:** All

**PLANNING AREA AND DISTRICT:** All

**SUPERVISOR DISTRICT:** All

**ADOPTED:** April 11, 2023

**ITEM NO.** 2022-CW-3CP

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

MAP NOT APPLICABLE

## **AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strike through~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Visual and Performing Arts, amended through 3-4-2014, page 1:

### **“INTRODUCTION**

...

Planning for the future of the arts is viewed within the changing character and demographics of Fairfax County and in relationship to existing arts venues within the county and region. Fairfax County is an established county in the sense that it has been largely built out, particularly from a traditional residential perspective. Significant redevelopment and expansion of commercial centers, however, will continue. The demographics of Fairfax County are shifting significantly. Given the size and diversity of Fairfax County, residents tend to associate themselves with their communities and these communities have varying arts opportunities. From an arts venue perspective, the District of Columbia (Kennedy Center, Smithsonian, Corcoran, etc.) and Wolf Trap National Park for the Performing Arts serve as “bookends,” providing performing and visual arts of international stature. The Center for the Arts at George Mason University provides additional programming of national and international quality, as well as an educational arts environment. The Lorton Workhouse is a major arts venue in the county, with facilities for working artists, performing groups, and exhibitions. Increasingly, the Workhouse will become not only a Fairfax County asset, but regional and national in scope. Smaller local arts venues in the county include among others Alden Theatre at the McLean Community Center, Center Stage at the Reston Community Center, the James Lee Community Center Theater, ArtSpace in Herndon, Greater Reston Arts Center, and the McLean Project for the Arts. Four amphitheaters of varying sizes are located in Fairfax County parks and nature/historic sites including Burke Lake Park, Ellanor C. Lawrence Park, Mason District Park, and ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 3-8-2022, MV1-Huntington Community Sector, page 57:

**“FIGURE 20  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR MV1**

DISTRICT PARKS: This sector lies within the service area of Lee Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 3-8-2022, MV2-Hybla Valley Community Planning Sector, page 65:

**“FIGURE 24  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR MV2**

DISTRICT PARKS: This sector lies within the service area of Lee Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 3-8-2022, MV3-Belle Haven Community Planning Sector, page 73:

**“FIGURE 29  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR MV3**

DISTRICT PARKS: This sector lies within the service area of Lee Franconia District Park”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 3-8-2022, MV5-Groveton Community Planning Sector, page 79:

**“FIGURE 32  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR MV4**

DISTRICT PARKS: This sector lies within the service area of Lee Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 3-8-2022, MV5-Groveton Community Planning Sector, page 86:

**“FIGURE 35  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR MV5**

DISTRICT PARKS: This sector lies within the service area of ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, amended through 2-23-2021, Introduction, page 4:

“A community Advisory Group was appointed, with members representing the Mount Vernon and ~~Lee~~ Franconia Districts, SFDC, and one at-large member provided local area expertise. The group offered guidance on staff’s technical work and findings, contributed to development of recommendations, and engaged other stakeholders to encourage awareness and participation in the Plan amendment process. The greater community participated through public meetings, workshops, and online media.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, Overview, page 13:

**FIGURE 6  
 ROSE HILL PLANNING DISTRICT  
 EXISTING PUBLIC PARKS  
 (As of 11/22/2017)**

	LOCAL	DISTRICT	COUNTYWIDE	RESOURCE-BASED	REGIONAL
RH1	<ul style="list-style-type: none"> <li>• Franconia Forest</li> </ul>			<ul style="list-style-type: none"> <li>• Indian Run Stream Valley</li> </ul>	
RH2	<ul style="list-style-type: none"> <li>• Bush Hill</li> <li>• Mark Twain</li> </ul>				
RH3	<ul style="list-style-type: none"> <li>• Burgundy</li> <li>• Clermont</li> <li>• Heritage Hill</li> <li>• Loftridge</li> </ul>				
RH4	<ul style="list-style-type: none"> <li>• Banks</li> <li>• Beulah</li> <li>• Kingstowne</li> <li>• Manchester Lankes</li> <li>• Tara Village</li> </ul>	<ul style="list-style-type: none"> <li>• Greendale Gold Course</li> </ul>		<ul style="list-style-type: none"> <li>• Dogue Creek Stream Valley</li> </ul>	
RH5	<ul style="list-style-type: none"> <li>• Ridgeview</li> <li>• Wilton Woods School Site</li> </ul>				
RH6	<ul style="list-style-type: none"> <li>• Virginia Hills School Site</li> </ul>		<ul style="list-style-type: none"> <li>• <del>Lee Franconia</del> District RECenter</li> </ul>		
RH7	<ul style="list-style-type: none"> <li>• Hayfield Park</li> <li>• South Kings Forest</li> <li>• Kingstowne</li> <li>• Stoneybrooke</li> <li>• Wickford</li> </ul>			<ul style="list-style-type: none"> <li>• Historic Huntley</li> <li>• Huntley Meadows</li> </ul>	

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, Overview, page 14:

“The Rose Hill Planning District is moderately well served at this time by active recreation facilities at ~~Lee Franconia~~ District Park and other smaller park and school sites. However, the projected growth for the Kingstowne development will impact the long term needs of the entire Planning District. It is therefore important that adequate parklands and facilities be provided as part of and to serve the Kingstowne community.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH1-Franconia Community Planning Sector, page 35:

**“FIGURE 14  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR RH1**

DISTRICT PARKS: This sector lies within the service area of ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH2-Bush Hill Community Planning Sector, page 46:

**“FIGURE 20  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR RH2**

DISTRICT PARKS: This sector lies within the service area of ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH3-Burgundy Community Planning Sector, page 54:

**“FIGURE 23  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR RH3**

DISTRICT PARKS: This sector lies within the service area of ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH4-Lehigh Community Planning Sector, page 73:

**“FIGURE 28  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR RH4**

DISTRICT PARKS: This sector lies within the service area of ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH5-Wilton Woods Community Planning Sector, page 81:

**“FIGURE 31  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR RH5**

DISTRICT PARKS: This sector lies within the service area of Lee Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH6-Mount Comfort Community Planning Sector, page 82:

**“RH6 MOUNT COMFORT COMMUNITY PLANNING SECTOR**

CHARACTER

The Mount Comfort Community Planning Sector is generally bounded by Telegraph Road, Florence Lane, and South Kings Highway.

Much of the planning sector is currently developed with predominantly single-family detached residential units. Townhouses are located in the southeastern portion of the planning sector. Other major land uses in the planning sector include Mount Comfort Cemetery and the Lee Franconia District Park.

...

RECOMMENDATIONS

Land Use [*underline in original text*]

...

Figure 32 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The parcels between Telegraph Road and the Lee Franconia District Park (Tax Map 92-1((1))23, 24, 28, 29, 30; 82-3((1))52, 52A, 52B; 92-1((15)) 1-17) are planned for residential use at 2-3 dwelling units per acre. Development above the low end of this range should be considered only if substantial consolidation and coordinated access are provided.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH6-Mount Comfort Community Planning Sector, page 85:

“Public Facilities [*underline in original text*]

The Virginia Hills Elementary School is currently being used as an administrative facility. If it is declared surplus by the School Board, alternative uses such as a community or senior citizen center or active recreation, should be considered. The athletic fields, tennis courts and community playground should continue to be used for active recreation as an addition to ~~Lee~~ Franconia District Park.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH6-Mount Comfort Community Planning Sector, page 88:

**“FIGURE 34  
 PARKS AND RECREATION RECOMMENDATIONS  
 SECTOR RH6**

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	No additional acquisition or development of Neighborhood Parks is planned. Facilities are available at <del>Lee</del> <u>Franconia</u> District Park.
COMMUNITY PARKS:	No additional acquisition or development of Community Parks is planned. Facilities are available at <del>Lee</del> <u>Franconia</u> District Park.
DISTRICT PARKS:	
Lee <u>Franconia</u> District	Upgrade existing athletic fields at adjacent Virginia Hills school site. Seek interim use agreement as an addition to the park.  Any additional development of <del>Lee</del> <u>Franconia</u> District Park should carefully consider steep slopes and forested areas.
COUNTYWIDE PARKS:	Seek historic preservation easements on selected historic properties.”



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021, RH7-Huntley Meadows Community Planning Sector, page 96:

**“FIGURE 37  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR RH7**

DISTRICT PARKS: This sector lies within the service area of Lee Franconia District Park where active recreation facilities are available.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Franconia-Springfield Area, and Fort Belvoir North Area, amended through 6-28-2022, Franconia Springfield Area Area-wide Recommendations, page 31 and 32:

“As redevelopment occurs, these most proximate parks can be improved to include enhanced recreation facilities, including adding full cut off lights or converting existing fields to synthetic turf. Parks in the service area where facility capacity enhancements might occur include Lee Franconia District, Franconia, Hoes Road and Manchester Lakes. Additionally, several existing park sites are located at the edges of the area, including Lee High Park, Springfield Forest Park, Springvale Park, and Loisdale Park. These parks are close enough that pedestrian and bicycle linkages to the Franconia-Springfield Area should be constructed.”

**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map will not change.

**COUNTYWIDE TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.