



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2013-CW-6CP
March 13, 2014

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: All

PLANNING AREA: All

PLANNING DISTRICT: All

SUB-DISTRICT DESIGNATION: All

PARCEL LOCATION: All

PLANNING COMMISSION PUBLIC HEARING:
Thursday, March 27, 2014 @ 8:15 P.M.

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, April 29, 2014 @ 4:00 P.M.

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**

2013 Heritage Resources Plan Update
For additional information about this amendment call (703) 324-1100.



Reasonable accommodation is available upon 7 days
advance notice. For additional information about
accommodation call (703) 324-1100.

MAP NOT APPLICABLE

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STAFF REPORT FOR PA 2013-CW-6CP

BACKGROUND

On December 7, 2009, the Board of Supervisors supported the creation of an annual process to revise Heritage Resource information in the Comprehensive Plan, responding to a request from the Fairfax County History Commission. This amendment covers January 2013 to February 2014. The purpose of the 2013 annual Plan Amendment is to update information pertaining to Heritage Resources in the Comprehensive Plan, primarily to incorporate current information relating to historic properties in Fairfax County.

Heritage Resources information in the Area Plan volumes of the Comprehensive Plan was last updated in March 2013. Since that time, two historic sites have been added to the Fairfax County Inventory of Historic Sites, which is maintained by the Fairfax County History Commission. New research has also uncovered more accurate information on other sites. One Inventory property, Hillwood Square, has been demolished. Additional proposed revisions include corrections in terminology based on current practices, editorial updates based on the new style and content guidelines adopted in February 2013, and revising several entries in the glossary.

The Heritage Resources section of the Policy Plan and the Heritage Resource Management Plan were approved by the Board of Supervisors in 2002 and 1988, respectively. The proposed plan amendment is consistent with the policies set forth in these plans.

ANALYSIS AND SUMMARY OF PROPOSED AMENDMENTS

The proposed changes are countywide and include text and figures at the Policy Plan, Area Plan, Planning District and Planning Sector levels and the Glossary.

Editorial revisions to the Land Use and Heritage Resources sections of the Policy Plan are limited to editorial updates based on the new style and content guidelines adopted in February 2013 and corrections in terminology based on current practices. For example, the county currently keeps one list of historically significant properties titled *The Fairfax County Inventory of Historic Sites*. This Inventory includes both architectural and archaeological sites. A separate county *Inventory of Archaeological Sites* is not kept. Therefore, references to such a list have been removed. Revisions to the Area Plans, Planning Districts and Planning Sectors include editorial updates, corrections in terminology, and updates on the statuses of specific historic sites. References throughout the Plan to a “County Archaeologist” and a “historic preservationist” have been reworded since such staff positions do not exist.

The Inventory of Historic Sites tables located in several Planning Districts were updated to correct historic register statuses, tax map numbers that have changed, dates of construction, and add newly listed sites. The table headers were revised to reflect the year 2013, the calendar year of those revisions in the Fairfax County Inventory of Historic Sites. In addition, the heritage resource maps (Figure 5 in the Planning Districts) were revised to incorporate the changes described above.

In the glossary, the definition of National Register of Historic Places was revised since it currently refers to another glossary entry that does not exist. The definition of Virginia Landmarks Register, which was removed sometime between 1995 and 2000, was restored to the glossary and revised. Staff feels it is important to include these entries and that each should be defined separately.

Information about heritage resources is currently inconsistent throughout the Plan. Additional plan amendments will be required in the future to determine which planning areas should contain dedicated sections on heritage resources, and revising the current template language accordingly. In addition, the location and format of language about historic overlay districts will need to be standardized.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown in Appendix I of the staff report.

The Comprehensive Plan Map will be amended with an “H” to designate additional historic sites as listed in the Inventory of Historic Sites.

APPENDIX I

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~. Modifications indicated as *, N, V, or H refer to a legend that appears in each table as follows:

- * indicates demolition: potential remains for archaeological site.
- N National Register of Historic Places
- V Virginia Landmarks Register
- H Historic Overlay District
- L National Historic Landmark

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, IV and Policy Plan, references to the term “historic overlay district” to comply with county style guidelines:

- 1) Capitalize proper nouns. Examples:
 - a) Capitalize “h,” “o” and “d” in historic overlay district when referring to a specific name (Woodlawn Historic Overlay District). Lower case historic overlay district when referring to districts in general but not naming specific districts.
- 2) Capitalize formal titles of acts and laws. Example:
 - 1) Capitalize “Historic Overlay District” when referring to the section of the Zoning Ordinance.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, IV and Policy Plan, to correct usage of the terms “historic district” and “historic overlay district”:

Always use “historic overlay district” when referring to land areas of the county protected by the Historic Overlay District regulations of the Zoning Ordinance. Use “historic district” when referring to districts listed in the National Register of Historic Places or Virginia Landmarks Register.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, IV, references to planning sectors within the Heritage Resources recommendations to comply with item 2 of the new style and content guidelines adopted on February 12, 2013:

- 2) Use names for planning sectors, not numbers, e.g., change “Sector F1” to planning sector name, “Braddock Community Planning Sector.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, IV and Policy Plan, references to local, state and federal registers of historic sites:

Historic sites are listed “in” the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register, and/or National Register of Historic Places. Change all instances of sites being listed “on” the registers to “in.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, IV and Policy Plan, to correct the spelling of the word “archaeology” and any and all derivatives of the word:

Always spell “archaeology” and its derivatives with an “a” after the “ch.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, IV and Policy Plan, to correct the formatting of the names of formal archaeological studies:

References to Phase I, II, and III archaeological studies should always be formatted with an upper case “P” in Phase, a roman numeral for the number, and lower case “a” and “s” in archaeological study.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Land Use, as amended through 2-2-2013; Appendix 9: Residential Development Criteria, page 29:

“8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. ~~Such~~ Some of these sites ~~or and~~ structures have been 1) listed ~~on~~ in, or determined eligible for listing ~~on~~ in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure ~~or site~~ within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed ~~on~~ in, or having a reasonable potential as determined by the County, for meeting the criteria for listing ~~on~~ in, the Fairfax County ~~Inventories~~ Inventory of Historic ~~or Archaeological~~ Sites.
...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Heritage Resources, as amended through 8-5-2002; pages 1-5:

“HERITAGE RESOURCES

INTRODUCTION

Fairfax County is blessed with a variety of historical riches, including Native American hunting camps and long-term settlements, the tidewater plantations of George Washington and George Mason, Civil and Spanish-American War campsites and training grounds, as well as the 20th century planned town of Reston and its 19th century counterpart Dunn Loring. Human beings have lived, worked, and played here. The land area of Fairfax County has been inhabited for nearly twelve thousand years, and evidence of their rich and varied the lives led by humans during those centuries exists in the many historic buildings and archaeological sites found throughout the County. These sites and buildings also tell the history of the built environment in the county, which includes Native American hunting camps and long-term settlements, the tidewater plantations of George Washington and George Mason, Civil and Spanish-American War campsites and training grounds, as well as the 20th century planned town of Reston and its 19th century counterpart Dunn Loring. Recording, preserving, and studying this evidence enriches the quality of life in Fairfax County by putting residents in touch with their heritage, providing residents and property owners with a sense of temporal stability and continuity, and instilling in both young and old a loyalty and commitment to place and community.

There are thousands of recorded heritage resources located in Fairfax County. Heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, prehistoric or historic heritage of the County or its communities. ~~Such~~ Some of these sites or ~~and~~ structures have been; 1) listed ~~on~~ in, or determined eligible for listing ~~on~~ in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed ~~on~~ in, or meeting the criteria for listing ~~on~~ in, the Fairfax County ~~Inventories~~ Inventory of Historic ~~or Archeological~~ Sites. These include historic buildings or other structures as well as historic period (post-1600s) and prehistoric (Native American, pre-1600s) archaeological sites. Most of these resources remain in private ownership and use while only a handful are on public lands or open to the public as museums. Additionally, 13 Historic Overlay Districts have been designated by the Board of Supervisors and are protected by special provisions of the County's Zoning Ordinance.

The County's History Commission determines if a site is eligible to be listed ~~on~~ in the Inventory of Historic Sites, using the Inventory's set of criteria. ~~The County Archeologist, in conjunction with the Virginia Department of Historic Resources, determines eligibility for the Inventory of Archeological Sites according to established state and national criteria.~~ Regardless of the status of the property ~~on~~ in the County ~~inventories~~ Inventory, to meet state and federal standards for tax credits, heritage resources must be listed ~~on~~ in the Virginia Landmarks Register and/or ~~on~~ in the National Register of Historic Places.

...

Strategies

...

• **Identifying the Resource Base**--Background information about the County's heritage resources -- its history, historic structures, and archaeological sites -- is presented in the *HRMP* which also provides countywide goals, guidelines, and recommendations for heritage resource preservation and stewardship. Current listings and research files ~~on~~ in the Fairfax County Inventory of Historic Sites are maintained by the Department of Planning and Zoning (DPZ) and historic ~~property (not archaeological site)~~ site locations are shown on the *Comprehensive Land Use Plan Map* and on the map titled ~~*Heritage Resources of Fairfax County Inventory of Historic Sites*~~. Current listings of recorded archaeological sites are maintained by the Fairfax County Park Authority and by the Virginia Department of Historic Resources. Due to the sensitive nature of archaeological sites, access to records and exact locations of the sites is restricted.

...

COUNTYWIDE OBJECTIVES AND POLICIES

...

Objective 2: Maintain a County Register Inventory of Historic Sites and a County Register of Archaeological Sites to recognize the value of significant heritage resources for preservation.

Policy a. Evaluate heritage resources for listing ~~on~~ in the County ~~Registers~~ Inventory of Historic ~~or Archaeological~~ Sites according to established local, state and national criteria. The quality of significance in national, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the following criteria:

...

Policy b. Evaluate heritage resources for listing ~~on~~ in the County ~~Registers~~ Inventory of Historic ~~or Archaeological~~ Sites according to established public significance criteria. A heritage resource is significant to the public if it meets one or more of the following criteria:

...

Objective 3: Protect significant heritage resources from degradation, or damage and destruction by public or private action.

...

Policy h. Ensure that each heritage resource for which the County considers holding an easement meets the minimum standard of being listed ~~on~~ in the County Inventory of Historic Sites ~~or the County Inventory of Archeological Sites~~.

...

Objective 5: Increase the levels of public awareness of and involvement in heritage resource preservation.

Policy a. Provide information on the County's heritage resources and heritage resource preservation activities for public education and enjoyment, through

interpretive facilities, displays, publications, public presentations, the electronic media, and State and County historical site markers programs.
...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Areas I, II, III, and IV, Overview section of each Planning District, Heritage Resources:

“Heritage Resources

...

Other heritage resources including those protected by Historic Overlay Districts, or listed in the National or Virginia Landmarks Register, ~~are also shown on Figure 4,~~ and may be identified in the text and recommendations section.

...

Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection ~~Section~~ Branch of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Annandale Planning District,” page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
ANNANDALE PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Baileys Planning District,” page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
BAILEYS PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District as amended through 6-4-2013; Overview, Figure 4, “Inventory of Historic Sites, Jefferson Planning District,” pages 8 and 9, as follows:

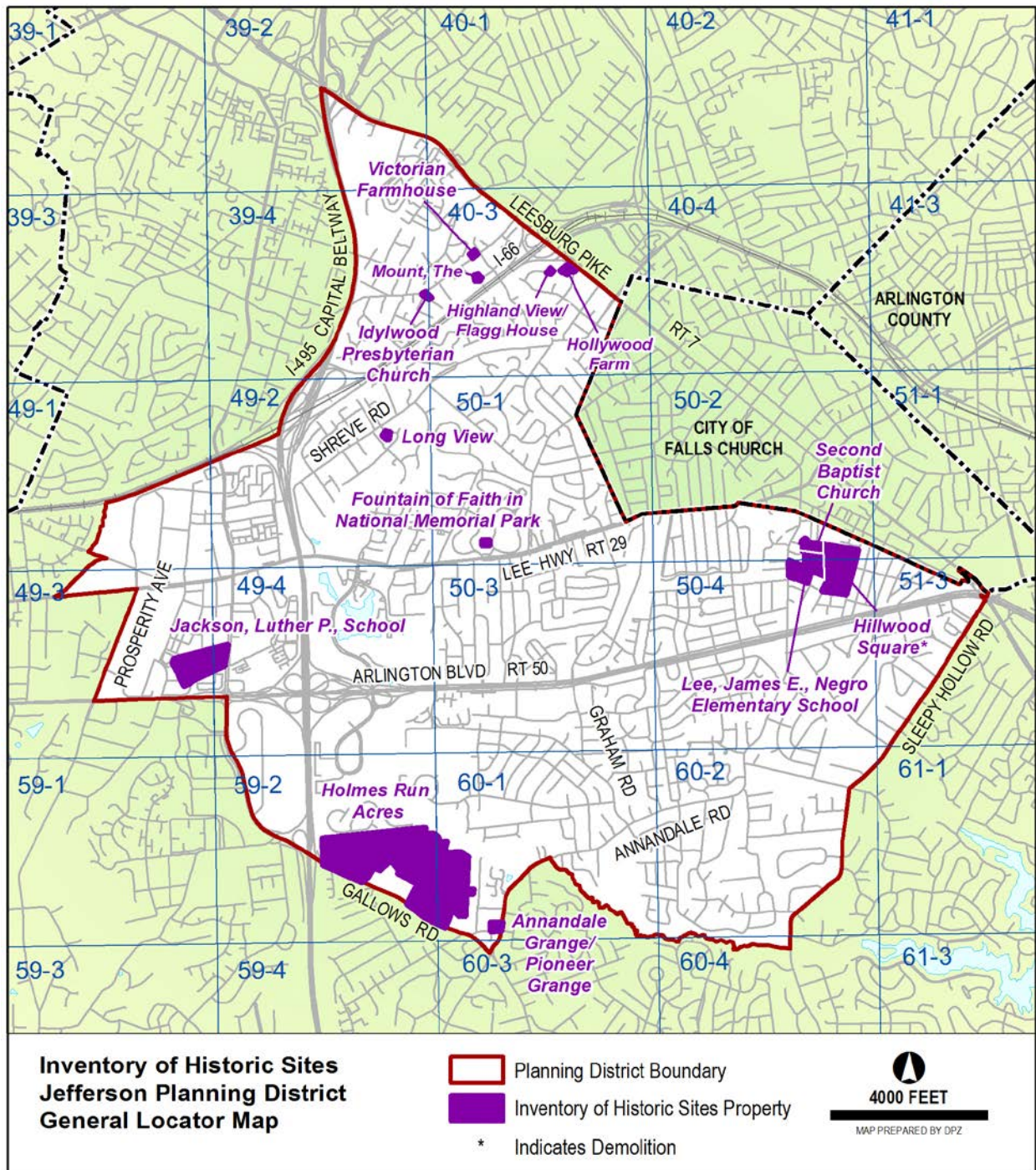
FIGURE 4
INVENTORY OF HISTORIC SITES
JEFFERSON PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

Modify the below site in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Hillwood Square*	2900 Cherry Street Falls Church	J1	50-4 ((1) 44A	1942

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District as amended through 6-4-2013; Overview, Figure 5, "Inventory of Historic Sites, Jefferson Planning District, General Locator Map," page 10, to add an asterisk after Hillwood Square to denote its demolition:



MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Lincolnia Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Lincolnia Planning District,” page 8, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
LINCOLNIA PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Fairfax Planning District,” page 10, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
FAIRFAX PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

Modify the below site in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Oakton Trolley Station N,V	2923 Gray Street Oakton	F3	47-2 ((1)) 63A <u>63C</u>	1905

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Vienna Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Vienna Planning District,” pages 9-11, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
VIENNA PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Vienna Planning District as amended through 4-9-2013; V1-Lee Community Planning Sector, Recommendations, Land Use, pages 42 and 43:

“Land Use

...

3. Pan Am Shopping Center, located north of Providence Hall apartments, west of Covington/Hampton Court townhouses, and east of Hunters Branch is planned for community retail uses up to .35 FAR. Any development or improvements should respect the adjacent Thompson eCemetery (Tax Map 48-4((1))13A) as well as the floodplain.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; Overview, District-Wide Recommendations, Transportation, pages 3-5:

“Transportation

...

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; Overview, District-Wide Recommendations, Heritage Resources, page 8:

“Heritage Resources

...

Georgetown Pike ~~has been determined to be eligible for listing~~ is listed in the Virginia Landmarks Register and National Register of Historic Places. It has been designated as a Virginia Byway.

...”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; Overview, Figure 4, “Inventory of Historic Sites, McLean Planning District,” pages 9-13, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
MCLEAN PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

Add the below sites to the table in alphabetical order and add a footnote at the end of the table:

Name	Address	Planning Sector	Parcel Number	Date
<u>Georgetown Pike¹ N,V</u>	<u>Great Falls and McLean</u>	<u>M3, M4, M5, M6</u>	<u>N/A</u>	<u>1813-1934</u>
<u>McLean Volunteer Fire Department/Fairfax County Fire Station Number 1</u>	<u>1440 Chain Bridge Road McLean</u>	<u>M4</u>	30-2 ((1)) 25	<u>1948</u>

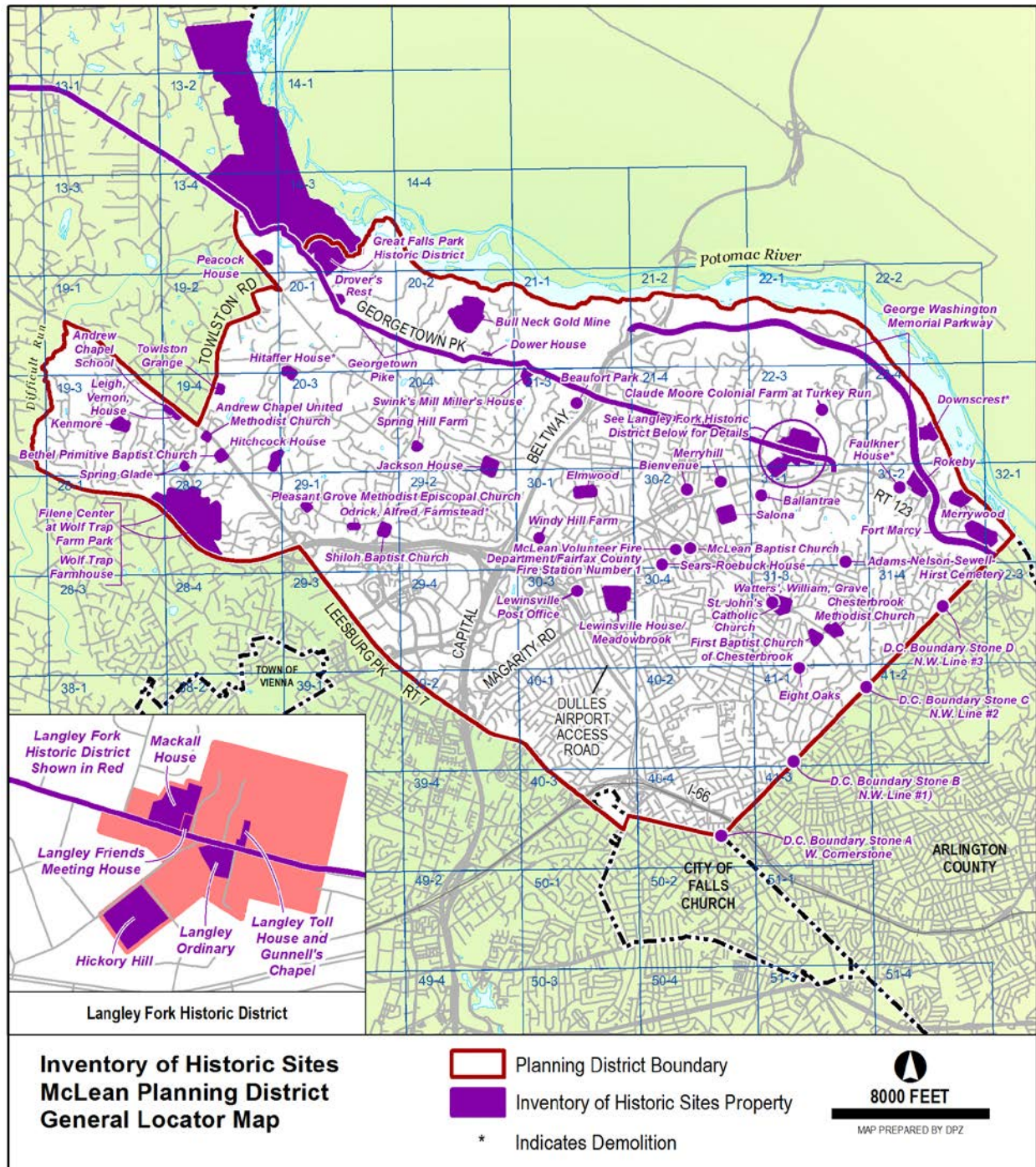
¹Site is also located in Upper Potomac Planning District

Modify the below sites in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Salona N,V	1214 Buchanan Street McLean	M3	30-2 ((1)) 66Z <u>66A</u>	c. 1812
Spring Hill Farm N, V	8116 Spring Hill Farm Drive McLean	M6	20-4 ((33)) <u>13A</u>	c. 1822

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; Overview, Figure 5, "Inventory of Historic Sites, McLean Planning District, General Locator Map," page 14, to depict the addition of Georgetown Pike and McLean Volunteer Fire Department/Fairfax County Fire Station Number 1:



MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; McLean Community Business Center, Recommendations, Land Use, pages 27 and 28:

“Land Use

...

A. Redevelopment Areas

...

1. The block bounded by Ingleside Avenue, Beverly Road, Redmond Drive and Chain Bridge Road (Subarea 5) should continue to serve as a shopping center, but should be encouraged to accommodate the “Main Street” concept. A new “Main Street” should run parallel to Redmond Street between Beverly Road and Chain Bridge Road. “Main Street” will be created by the reuse of existing retail facilities in conjunction with added retail buildings. This urban space will be defined by 2-3 story, mixed-use buildings of varied and articulated facades and roof lines. Main Street” should provide for small kiosks, parallel parking, and 15 foot to 25 foot wide decorative sidewalks with ample provision for outdoor dining, street trees and other streetscape amenities. The creation of public parking on Tax Map 30-2((1))24A could be provided in order to replace the parking that will be displaced by “Main Street.” McLean Volunteer Fire Department/Fairfax County Fire Station Number 1, now known as the “Old Firehouse”, and the areas around it should be planned for a public gathering space. The building should be maintained as an historic structure, and It has been adaptively reused~~should be considered.~~
2. The area defined by Old Dominion Drive, Chain Bridge Road, Redmond Drive, and Center Street (Subarea 6) is suitable for redevelopment with office or retail over ground floor retail. Mass, height and style should be compatible with the existing building at the corner of Chain Bridge Road and Old Dominion Drive. With the recommended closing of Center Street, adjacent private properties should be redesigned to provide parking access and a public space as described by the McLean CBC Design Standards; vehicles would be permitted for access and service. The closure of the southern portion of Redmond Drive to vehicular traffic is recommended, provided that a landscaped pedestrian plaza is installed and connected to other pedestrian ways. All development should respect the historic integrity of the existing “Old Firehouse” McLean Volunteer Fire Department/Fairfax County Fire Station Number 1 at the southeastern corner of Subarea 5.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M3-Kirby Community Planning Sector, Recommendations, Transportation, page 105:

“Transportation

...

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M3-Kirby Community Planning Sector, Recommendations, Heritage Resources, page 106:

“Heritage Resources

...

Georgetown Pike (Route 193) is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M4-Balls Hill Community Planning Sector, Recommendations, Transportation, page 111:

“Transportation

...

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent

areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M4-Balls Hill Community Planning Sector, Recommendations, Heritage Resources, page 111:

“Heritage Resources

Georgetown Pike (Route 193) is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.
...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M5-Potomac Palisades Community Planning Sector, Transportation, Heritage Resources, page 118:

“Transportation

...

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M5-Potomac Palisades Community Planning Sector, Recommendations, Heritage Resources, page 118:

“Heritage Resources

...

Georgetown Pike (Route 193) is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.

...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M6-Spring Hill Community Planning Sector, Recommendations, Transportation, page 127:

“Transportation

...

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 11-19-2013; M6-Spring Hill Community Planning Sector, Recommendations, Heritage Resources, page 127:

“Heritage Resources

Georgetown Pike (Route 193) is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.

...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center as amended through 2-12-2013; District Recommendations, Tysons East, Old Meadow and Anderson Subdistricts, page 156:

“Redevelopment Option

...

To achieve this vision, development proposals should address the Areawide Recommendations, conform to the Land Use Concept Map, and provide for the following:

...

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, and provide for

affordable/workforce housing as indicated under the Land Use guidelines. However, if the portion of the McLean Commons within the Anderson Subdistrict is to redevelop, the development proposal should have as an objective increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems (See Objective 11 in the Land Use section of the Policy Plan). ~~Selected elements of the 1960s sections of The Commons garden apartments (Tax Map 30-3((28))5 and 6) should be considered for preservation, incorporation into new development, and evaluation for inclusion in the Inventory of Historic Sites. The county's Heritage Resource Management Plan recognizes this resource type and provides for its registration and protection. The preserved areas should show both the architecture and the contextual spatial design of the period.~~

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District as amended through 4-9-2013; Overview, pages 1 and 3:

“OVERVIEW

...

Bull Run Planning District includes a rich remnant of the county's past. Abundant historic and archaeological resources may be found. Among these are prehistoric sites along Cub Run; ~~Mt.~~ Mount Gilead in the Centreville Historic Overlay District; Sully Historic ~~Site~~ Overlay District; Bull Run Stone Bridge Historic Overlay District; and other sites connected with the Civil War.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Bull Run Planning District,” pages 11-14, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
BULL RUN PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District as amended through 4-9-2013; BR1-Dulles Airport Community Planning Sector, Character, page 44:

“CHARACTER

...

Sully ~~Historic Site~~ is a significant heritage resource in this planning sector and is protected by a county Historic Overlay District. This house and complex are 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 Bull Run Planning District Overview section, Figures 4 and 5.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District as amended through 4-9-2013; BR4-Stringfellow Community Planning Sector, Recommendations, Land Use, page 86:

“Land Use

...

2. The parcels immediately west of Flatlick Branch and east of Chantilly Road, on the south side of Lee-Jackson Memorial Highway, are planned for retail use up to .25 FAR. The reconstructed Mitchell-Weeks House and its grounds on parcel 34-4((1))59 are protected by a conservation easement, which insures it shall be retained. The following conditions are applicable to parcels 34-4((1))58, 59, and 60D on which the historic Mitchell Weeks House is located:

- ~~The historic architectural integrity of the Mitchell Weeks House should be preserved. This may be done by a) preserving the house in its present location, b) incorporating major elements of the house into a new structure on site, or c) relocating the house for preservation off site.~~
- ~~If the historic house is relocated off site, or if it is determined that preservation is infeasible, an archeological survey should be performed in coordination with the County Archeologist and the house further documented by photographs, drawings, and written description. Additionally, significant efforts toward historic preservation elsewhere in Fairfax County would be appropriate.~~
- ~~If recommended and approved by the Fairfax County History Commission, the owner of the site should provide and install a Fairfax County Historical Marker on or near the original location of the house.~~

As an option, office use up to .35 FAR may be appropriate on parcels 34-4((1))58, 59, and 60D if these parcels are consolidated and the historic protected Mitchell-Weeks House is preserved, or documented and marked, in the manner indicated above and its grounds are incorporated into the development.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Pohick Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Pohick Planning District,” pages 11-13, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
POHICK PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

Modify the below site in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Burke, Silas, House	9617 Burke Lake Road Burke	P2	78-3 ((1)) 4	e. 1824 <u>Orig c.</u> <u>1820;</u> <u>rebuilt c.</u> <u>1853</u>

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Pohick Planning District as amended through 4-9-2013; P5-Dominion Community Planning Sector, Recommendations, Land Use, pages 64 and 65:

“Land Use

...

12. Parcel 106-2 ((1)) 8 located north of the Shoppes at Lorton Valley and south of the New Hope Church, along Ox Road, is planned for residential use at 0.5-1 du/ac. As an option, this parcel may be appropriate for development as an assisted living facility, not to exceed 80-units, subject to the following conditions:

...

- A Phase I archaeological survey and additional studies, as recommended by the Fairfax County Park Authority Cultural Resource Management and Protection ~~Section~~ Branch, should be conducted on potentially disturbed portions of the parcel; and,

...”

...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; Overview, District-Wide Recommendations, Transportation, page 4:

“Transportation

...

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; Overview, District-Wide Recommendations, Heritage Resources, pages 11 and 23:

“Heritage Resources

...

Georgetown Pike ~~has also been determined to be eligible for listing~~ is listed in the Virginia Landmarks Register and National Register of Historic Places. It has been designated as a Virginia Byway.

...

The Virginia Landmarks Register and the National Register of Historic Places also officially recognize properties meeting specific criteria. Like the County Inventory, benefits of designation include public recognition and enhanced support for preservation. In addition, projects that are funded or sanctioned by Federal government agencies may require review to determine if they will have any effect on properties listed in or eligible for listing in the National Register ~~for~~ of Historic Places. Alternatives must be explored to avoid or reduce harm to the historic properties.

...”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; Overview, Figure 4, Inventory of Historic Sites, pages 12-19:

FIGURE 4
INVENTORY OF HISTORIC SITES
UPPER POTOMAC PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

Add the below site to the table in alphabetical order and add a footnote at the end of the table:

Name	Address	Planning Sector	Parcel Number	Date
<u>Georgetown Pike¹ N,V</u>	<u>Great Falls and McLean</u>	<u>UP1,</u> <u>UP2,</u> <u>UP3</u>	<u>N/A</u>	<u>1813-1934</u>

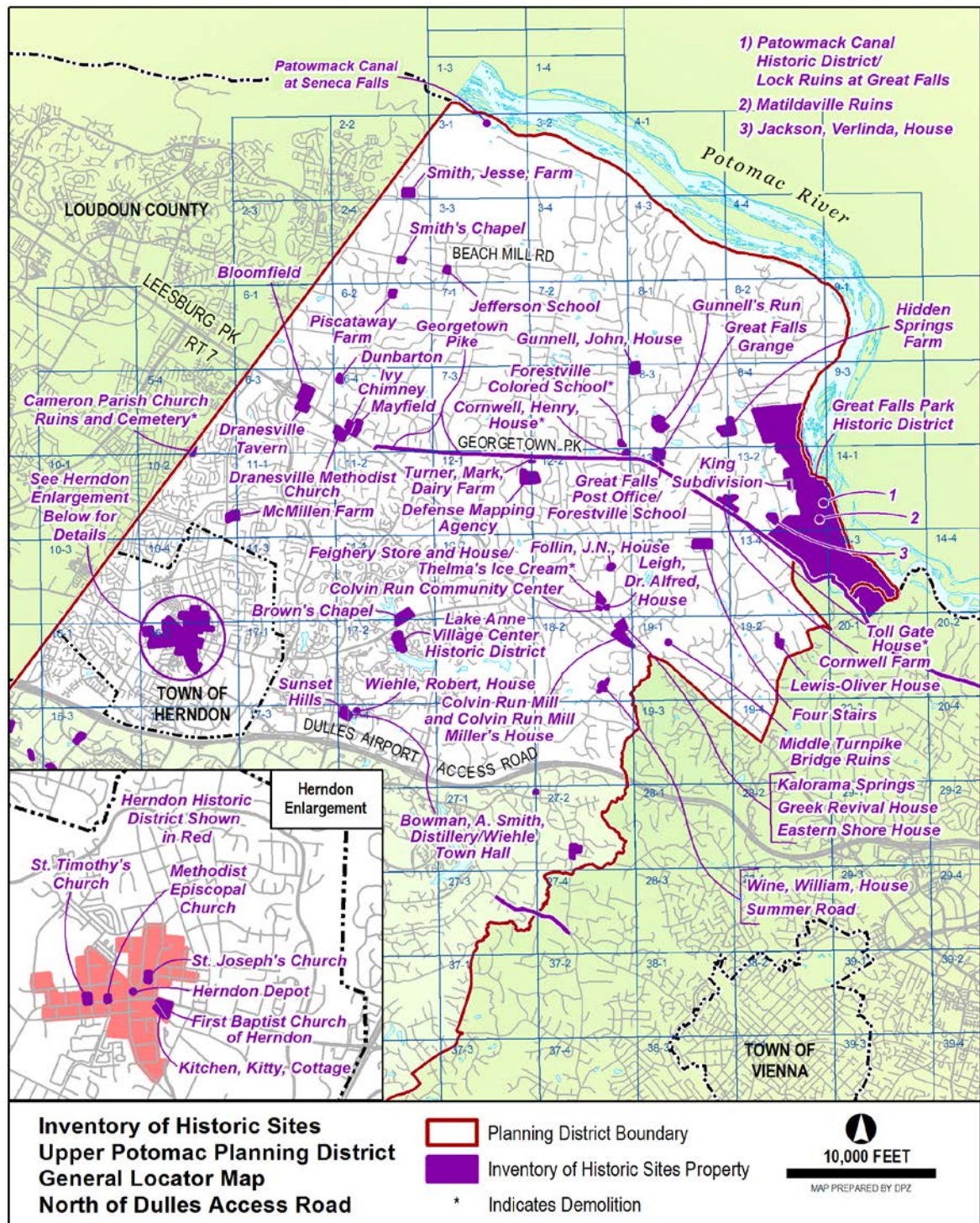
¹Site is also located in McLean Planning District

Modify the below sites in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Bloomfield <u>N, V, H</u>	12000 Leesburg Pike Herndon	UP2	6-3 ((1)) 6	c. 1858
Cornwell Farm N,V	9414 Georgetown Pike Great Falls	UP2	13-1 ((1)) 58B <u>58C2</u>	1831
Floris Presbyterian Church	2472 Centreville Road Herndon	UP6	16-3((1)) <u>7A</u>	1906
Ratcliffe-Hanna House N, V	2346 Centreville Road Herndon	UP6	16-3 ((1)) 39A4 <u>39B3</u>	c. 1820
Summer Road	Near 1319 Millfarm Drive <u>1416 Crowell Road</u> Vienna	UP3	<u>Parts of</u> <u>18-2 ((1)) 27,</u> <u>18-2 ((5)) 1A,</u> <u>and 18-2 ((19))</u> <u>1A</u>	Early 19 th century
Sunset Hills	1856 <u>1850</u> Old Reston Avenue Reston	UP5	17-4 ((1)) 1	1899
Wine, William, House	1319 Millfarm Drive <u>1416 Crowell Road</u> Vienna	UP3	18-2 ((19)) <u>1A</u>	1915/1916

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; Overview, Figure 5, "Inventory of Historic Sites, Upper Potomac Planning District, General Locator Map, North of Dulles Access Road" page 20, to depict the addition of Georgetown Pike and correct the shapes for Summer Road and William Wine House:



MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; Reston Transit Station Areas, District Recommendations, Sunset Hills District, page 115:

“Sunset Hills District

...

It is desirable to maintain the heritage and character of Old Reston Avenue and adjacent structures, Sunset Hills (also known as the A. Smith Bowman House, ~~1850 Old Reston Avenue~~; Tax Map 17-4((1))1) and the A. Smith Bowman Distillery/Wiehle Town Hall (~~1890 Old Reston Avenue~~; Tax Map 17-4((1))5B). Old Reston Avenue is a Virginia Byway and subject to improvements to provide enhanced safety for vehicular and pedestrian access and improved traffic flow, should retain the aesthetic elements of its present character from north of the W&OD Trail to the old location of Temporary Road.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; Reston Transit Station Areas, District Recommendations, Old Reston Avenue District, page 126:

“Old Reston Avenue District

...

The Old Reston Avenue district is planned for mixed use up to .50 FAR or office and retail uses at currently approved development intensities, or with respect to Tax Map 17-4 ((1)) 1 office and/or residential uses up to .64 FAR. Sunset Hills, also known as the A. Smith Bowman House (~~1850 Old Reston Avenue~~; Tax Map 17-4((1))1), should be preserved, its present exterior retained and new buildings should be sensitively sited in relationship to the house. Other scenic assets and natural features such as the pond and gazebo should be preserved as much as possible. The Oracle campus to the east of Reston Parkway is planned for office and residential uses at an already approved intensity of 1.11 FAR.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP1-Riverfront Community Planning Sector, Recommendations, Transportation, page 140:

“Transportation

...

Georgetown Pike, which has been designated a Virginia Byway and ~~determined eligible for listing on~~ is listed in the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic

hazards. However, it is generally acceptable in its present condition to local residents. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP1-Riverfront Community Planning Sector, Recommendations, Heritage Resources, page 142:

“Heritage Resources

Georgetown Pike is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.
...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP2-Springvale Community Planning Sector, Recommendations, Transportation, page 151:

“Transportation

...
Georgetown Pike, which has been designated a Virginia Byway and ~~determined eligible for listing on~~ is listed in the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP2-Springvale Community Planning Sector, Recommendations, Heritage Resources, page 151:

“Heritage Resources

This planning sector is rich in known historic sites and has a high potential for additional significant heritage resources. The area surrounding the Great Falls Grange and Great Falls Post Office should be considered for protection by establishment of an Historic Overlay District. Dunbarton should also be considered for this type of protection. A portion of the Dranesville Tavern Historic Overlay District lies within this sector. Regulations are discussed in ~~Sector UP4~~ the Greater Herndon Community Planning Sector of the Upper Potomac Planning District. Georgetown Pike is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.
...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP3-Hickory Community Planning Sector, Recommendations, Transportation, page 159:

“Transportation

...

Georgetown Pike, which has been designated a Virginia Byway and ~~determined eligible for listing on~~ is listed in the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP3-Hickory Community Planning Sector, Recommendations, Heritage Resources, page 159:

“Heritage Resources

...

Georgetown Pike is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 2-11-2014; UP7-West Ox Community Planning Sector, Recommendations, Land Use, pages 242 and 243:

“

4. The area north of West Ox Road and south of Frying Pan Park and the Frying Pan Meeting House (zoned C-5 and R-1) is planned for residential use at 1-2 dwelling units per acre. Any enhancement of retail uses in Floris north of West Ox Road should demonstrate that these changes will be beneficial to the community and not adversely impact adjacent, stable residential communities and existing heritage resources. As an option, this area may be appropriate for the following uses:

...

- Residential use with transition to higher density residential toward the four-lane, but eventual six-lane Centreville Road from Frying Pan Park. Densities could be in the 8-10 dwelling units per acre range. The design should create a small, enclosed community with the church as a centerpiece. ~~The church~~ Floris United Methodist Church should be retained ~~and moved back from the road to facilitate its use as a historic centerpiece.~~
- Public Park use should the Fairfax County Park Authority expand Frying Pan Park. The historic ~~church~~ Frying Pan Meeting House should be retained.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center as amended through 12-3-2013; Figure 7, “Inventory of Historic Sites, Dulles Suburban Center,” pages 39 and 40, as follows:

FIGURE 7
INVENTORY OF HISTORIC SITES
DULLES SUBURBAN CENTER
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center as amended through 12-3-2013; Area-Wide Recommendations, Heritage Resources, page 41:

“Heritage Resources

...

The Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, the National Register of Historic Places, and the county's Historic Overlay Districts promote the recognition of sites with historic, architectural and archaeological significance. Designation confers public recognition and can offer incentives for preservation to the property owner.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center as amended through 12-3-2013; Land Unit Recommendations, Land Unit G, Character, page 130:

“CHARACTER

...

This land unit contains prehistoric sites as old as 11,500 years, as well as historic period sites and structures. ~~An historic site, the Hutchinson~~ John Hutchison House, a house listed in the Inventory of Historic Sites, has been preserved and integrated into the business park as the visitor information center.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area as amended through 4-9-2013; Area-Wide Recommendations, Heritage Resources, page 36:

“Heritage Resources

...

The Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, the National Register of Historic Places, and the county's Historic Overlay Districts promote the recognition of sites with historic, architectural and archaeological significance. Designation confers public recognition and can offer incentives for preservation to the property owner.

...

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area as amended through 4-9-2013; Area-Wide Recommendations, Figure 11, “Inventory of Historic Sites, Fairfax Center Area,” page 37, as follows:

**FIGURE 11
INVENTORY OF HISTORIC SITES
FAIRFAX CENTER AREA
(Inventory as of ~~2012~~ 2013)**

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area as amended through 4-9-2013; Land Use Plan Recommendations – The Overlay Level, Land Unit I, Character, page 67:

“CHARACTER

This land unit is located north of I-66 on either side of West Ox Road and generally south of Monument Drive. It contains the Fair Oaks Gables, the Oaks, and the Fairfield House multifamily residential developments, the southern portion of the Fair Ridge townhouse development, and part of the Fair Lakes mixed-use development. ~~A small park is planned to~~ Ox Hill Battlefield Memorial Park, which preserves and highlights the Ox Hill Memorial Markers, is located in the southwestern quadrant of Monument Drive and West Ox Road.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Lower Potomac Planning District,” pages 12-14, as follows:

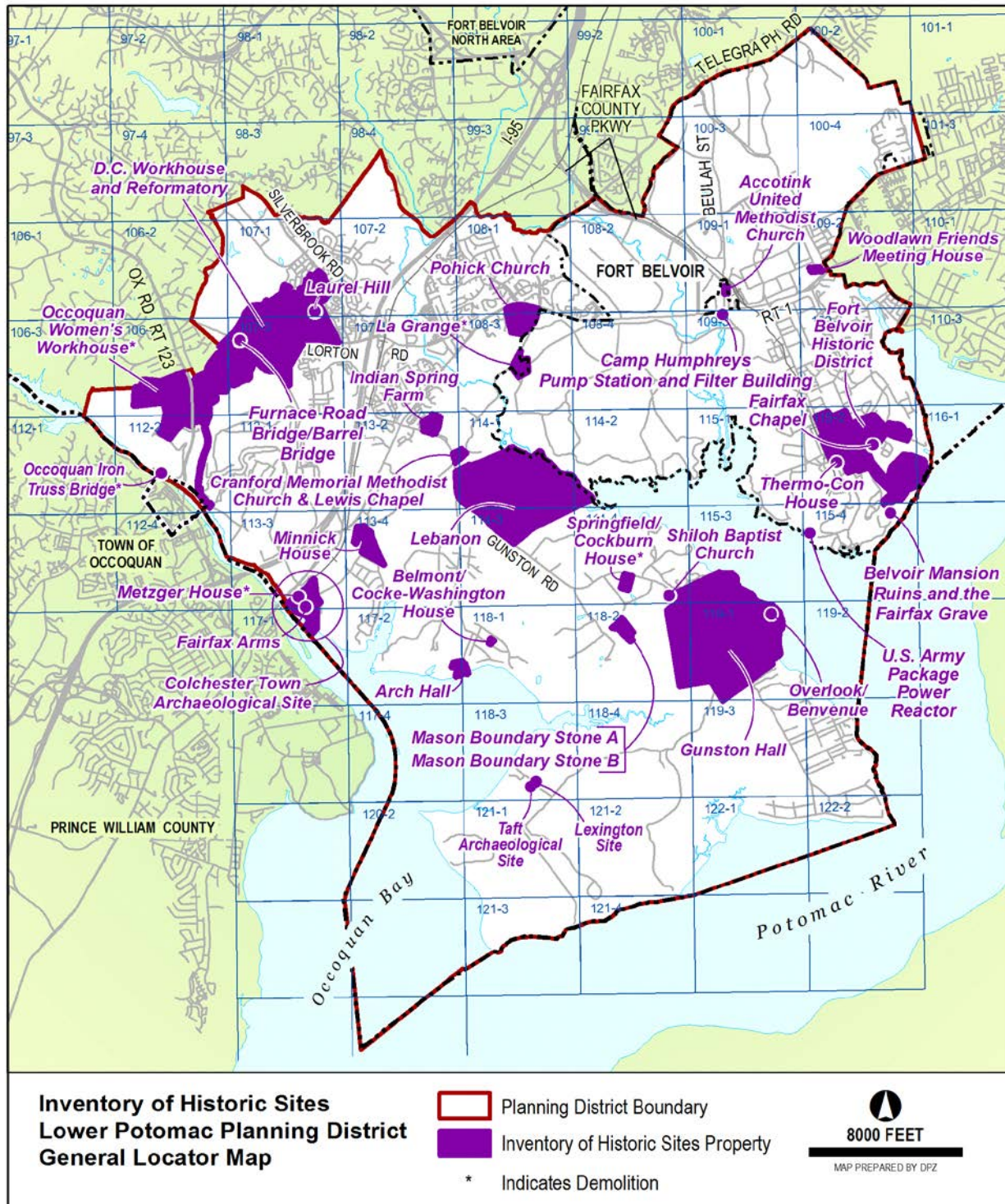
**FIGURE 4
INVENTORY OF HISTORIC SITES
LOWER POTOMAC PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)**

Modify the below site in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Lexington Site <u>N</u> ,V	Mason Neck State Park Lorton	LP3	118-2 ((1)) 4	1784-1818

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District as amended through 4-9-2013; Overview, Figure 5, "Inventory of Historic Sites, Pohick Planning District, General Locator Map" page 16, to revise the shape of Fort Belvoir Historic District:



MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area VI, Lower Potomac Planning District as amended through 4-9-2013; LP1-Laurel Hill Community Planning Sector, Recommendations, Heritage Resources, pages 26 and 28:

“HERITAGE RESOURCES

...

As noted above, the MOA identified 136 buildings, structures, sites and objects as contributing to the significance of an eligible historic district. While almost 200 buildings, structures, sites and objects have been listed in the National Register historic district, the terms of the MOA apply only to the 136 contributing structures and 106 non-contributing structures referenced in the MOA and described in the January 2000 *Final Historic Structures Determination of Eligibility Report*.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District as amended through 1-28-2014; Overview, Figure 4, “Inventory of Historic Sites, Mount Vernon Planning District,” pages 13-15, as follows:

**FIGURE 4
MOUNT VERNON PLANNING DISTRICT
INVENTORY OF HISTORIC SITES
(Inventory as of ~~2012~~ 2013)**

Modify the below sites in the table as follows:

Name	Address	Planning Sector	Parcel Number	Date
Groveton School*	2999 Memorial Street Alexandria	MV2	92-2-((1))-13A 93-1-((38))(1) 1A	1925
Hollin Hills <u>N, V</u>	Near Fort Hunt Road and Sherwood Hall Lane (subdivision) Alexandria	MV5	93-3; 93-4; 102-1	1949-1971
Spring Bank*	6301 Richmond Highway Alexandria	MV3	83-3 ((1)) 24; 24A, 24B ; 83-3 ((40) 1,2	c. 1809

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District as amended through 1-28-2014; Richmond Highway Corridor Area, Recommendations, Land Use, Woodlawn Community Business Center, page 73:

“WOODLAWN COMMUNITY BUSINESS CENTER

...

The intersection of Richmond Highway and Mount Vernon Memorial Highway is the gateway to upper Richmond Highway. Woodlawn Plantation, Mount Vernon, Washington’s Grist Mill and Fort Belvoir are within short distances of this intersection and create a market for this Community Business Center. Therefore, redevelopment within the Woodlawn Community Business Center should relate to and complement the nearby tourist-oriented attractions. The urban design recommendations in this Plan are especially important in creating the desired ~~historie~~ character.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District as amended through 1-28-2014; MV4-Wellington Community Planning Sector, Recommendations, Heritage Resources, page 155:

“Heritage Resources

Significant prehistoric and historic sites can be expected in this sector. Heritage resources survey work is especially desirable outside the George Washington Memorial Parkway area (listed as Mount Vernon Memorial Highway on Figures 4 and 5), where some survey work has been undertaken.

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District as amended through 1-28-2014; MV7-Mount Vernon Community Planning Sector, Recommendations, Land Use, page 180:

“Land Use

...

5. Any new development having visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway. New development within a quarter-mile of the Parkway should be low-density, detached single-family residential dwellings and no additional nonresidential uses should be permitted, nor any expansion to or intensification of existing nonresidential uses should be permitted, in order to preserve the unique scenic character of this parkway. Areas that are outside of the quarter-mile boundary, but still have a visual impact on the Parkway, should mitigate the visual impact to the extent possible through use of techniques such as vegetated buffering along the Parkway. [Not shown]

...

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District as amended through 4-9-2013; Overview, Figure 4, “Inventory of Historic Sites, Rose Hill Planning District,” page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
ROSE HILL PLANNING DISTRICT
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District as amended through 4-9-2013; RH3-Burgundy Community Planning Sector, Recommendations, Land Use, pages 50 and 52:

“Land Use

...

2. Significant heritage resources exist on Parcels 82-2((1))3, ~~3A, 4~~ and 4A. These resources should be protected through a preservation easement and the existing house on Parcel 82-2((1))3 should be documented and evaluated for listing in the Fairfax County Inventory of Historic Sites. In the event that full protection is not possible, and to provide for development with maximum responsiveness to these resources and to the environmental characteristics and marine clay soils of the area, the parcels should be developed as a coordinated development with residential uses at 2-3 dwelling units per acre. As an option and subject to archaeological and environmental considerations, residential development at 3-4 dwelling units per acre may be appropriate if the following conditions are met:

- ~~All four~~ Both parcels are consolidated;
- At least 40 percent of the site is preserved in wooded open space;
- Effective buffering is provided for the Franconia Estates and Wellington Green communities; and
- Preservation of the existing ~~large~~ historic home on ~~the site~~ Parcel 82-2((1))3 is accomplished ~~if determined appropriate by Fairfax County.~~

...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District as amended through 4-9-2013; RH4-Lehigh Community Planning Sector, Recommendations, page 69:

“RECOMMENDATIONS

...

45. At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Consolidation with parcel 100-1((1)) 11A, which is planned for residential use at 3-4 du/ac, is encouraged. ~~Restoration or re-use of any historic structures on the property should be explored.~~ See recommendation 47 for an additional option.

...”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District as amended through 4-9-2013; Overview, Figure 4, “Springfield Planning District, Inventory of Historic Sites,” page 11, as follows:

FIGURE 4
SPRINGFIELD PLANNING DISTRICT
INVENTORY OF HISTORIC SITES
(Inventory as of ~~2012~~ 2013)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Franconia-Springfield Area and Fort Belvoir North Area as amended through 2-12-2013; Fort Belvoir North Area, Land Use, page 91:

“**Environmental Analysis/Clean-up**

...

The exact acreage and legal description of real property to be conveyed shall be determined by surveys satisfactory to the Secretary of the Army and Fairfax County. Under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Clean Water Act (CWA), the Safe Water Drinking Act (SDWA) and any and all other pertinent environmental statutes and regulations, the Secretary shall retain liability for the environmental hazards on the site as of the date of transfer. At least ninety (90) days prior to any land disturbing activities, the Army should provide written notice to the County of proposed activities and the Army should all conduct or permit to be conducted a cultural resource survey and a natural resources survey. Sensitive cultural areas

should be identified and protected in accordance with the recommendations of the ~~County Archaeologist~~ Cultural Resource Management and Protection Branch of the Park Authority. Natural resource areas should be surveyed, identified, and protected in accordance with the recommendations of the Park Authority.
...

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Glossary as amended through 5-14-2013; Cultural Resources, page 4:

“CULTURAL RESOURCES: Cultural resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the ~~C~~county or its communities. Such sites or structures have been; 1) listed in, or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed in, or having a reasonable potential as determined by the ~~C~~county for meeting the criteria for listing in, the Fairfax County ~~Inventories~~ Inventory of Historic ~~or Archaeological~~ Sites. See Heritage Resources.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Glossary as amended through 5-14-2013; Heritage Resources, page 7:

“HERITAGE RESOURCES: Heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the ~~C~~county or its communities. Such sites or structures have been; 1) listed in, or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed in, or having a reasonable potential as determined by the ~~C~~county for meeting the criteria for listing in, the Fairfax County ~~Inventories~~ Inventory of Historic ~~or Archaeological~~ Sites. See Cultural Resources.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Glossary as amended through 5-14-2013; National Register of Historic Places, page 11:

“NATIONAL REGISTER OF HISTORIC PLACES: ~~See Virginia Landmarks Register/National Register of Historic Places.~~ The official federal register of historic sites. Individual buildings, structures, objects, sites or districts that meet certain criteria of significance may be listed in the register. As with the Fairfax County Inventory of Historic Sites and Virginia Landmarks Register, this designation is primarily a way of officially recognizing significant historic properties and does not preclude demolition of a significant structure, although While it does not legally protect a property from demolition or inappropriate

change. It does, however, require that any federally funded or sanctioned actions must be reviewed for its that would have an their effects on listed properties must be reviewed by a designated state or federal preservation agency.”

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Glossary as amended through 5-14-2013; to restore and revise the entry “Virginia Landmarks Register” in alphabetical order:

“VIRGINIA LANDMARKS REGISTER: The official state register of historic sites. Individual buildings, structures, objects, sites or districts that meet certain criteria of significance may be listed in the register. As with the Fairfax County Inventory of Historic Sites, this designation is primarily a way of officially recognizing significant historic properties, although it does not legally protect a property from demolition or inappropriate change.”

PLAN MAP: The Comprehensive Plan Map will be amended with an “H” to designate additional historic sites as listed in the Inventory of Historic Sites.