



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: 2013-CW-4CP
April 16, 2015

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: N/A

PLANNING AREA: N/A

PLANNING DISTRICT: N/A

SUB-DISTRICT DESIGNATION: N/A

PARCEL LOCATION: N/A

PLANNING COMMISSION PUBLIC HEARING:
Thursday, April 30, 2015 @ 8:15 P.M.

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, June 2, 2015 @ 4:00 P.M.

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

Conservation Areas and Community and Neighborhood Improvement Areas
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.

Item: 2013-CW-4CP - Conservation Areas and Community
Improvement Areas proposed to be removed from
Comprehensive Plan map and text

KEY



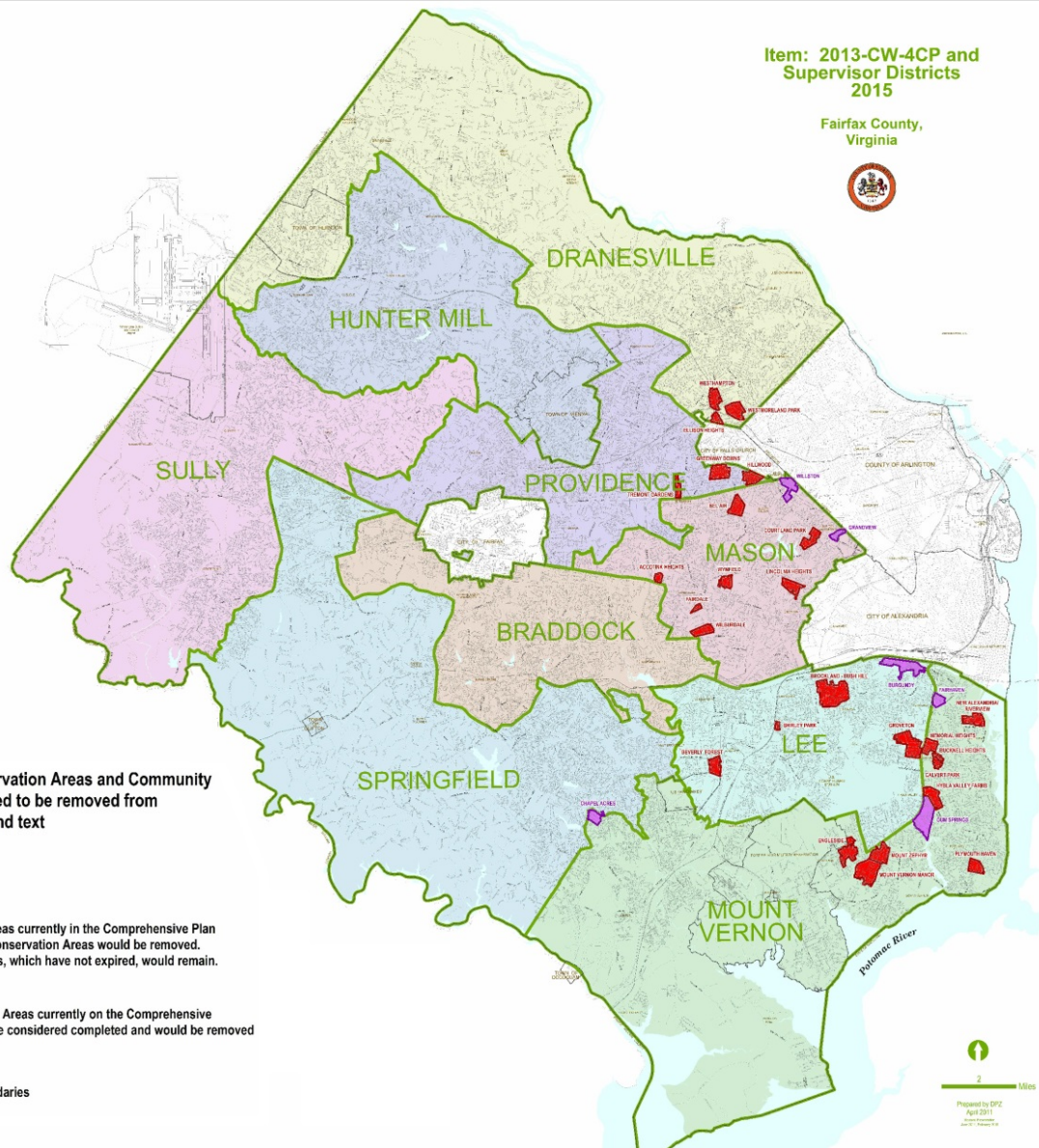
Expired Conservation Areas currently in the Comprehensive Plan
map and text. Expired Conservation Areas would be removed.
Other Conservation Areas, which have not expired, would remain.



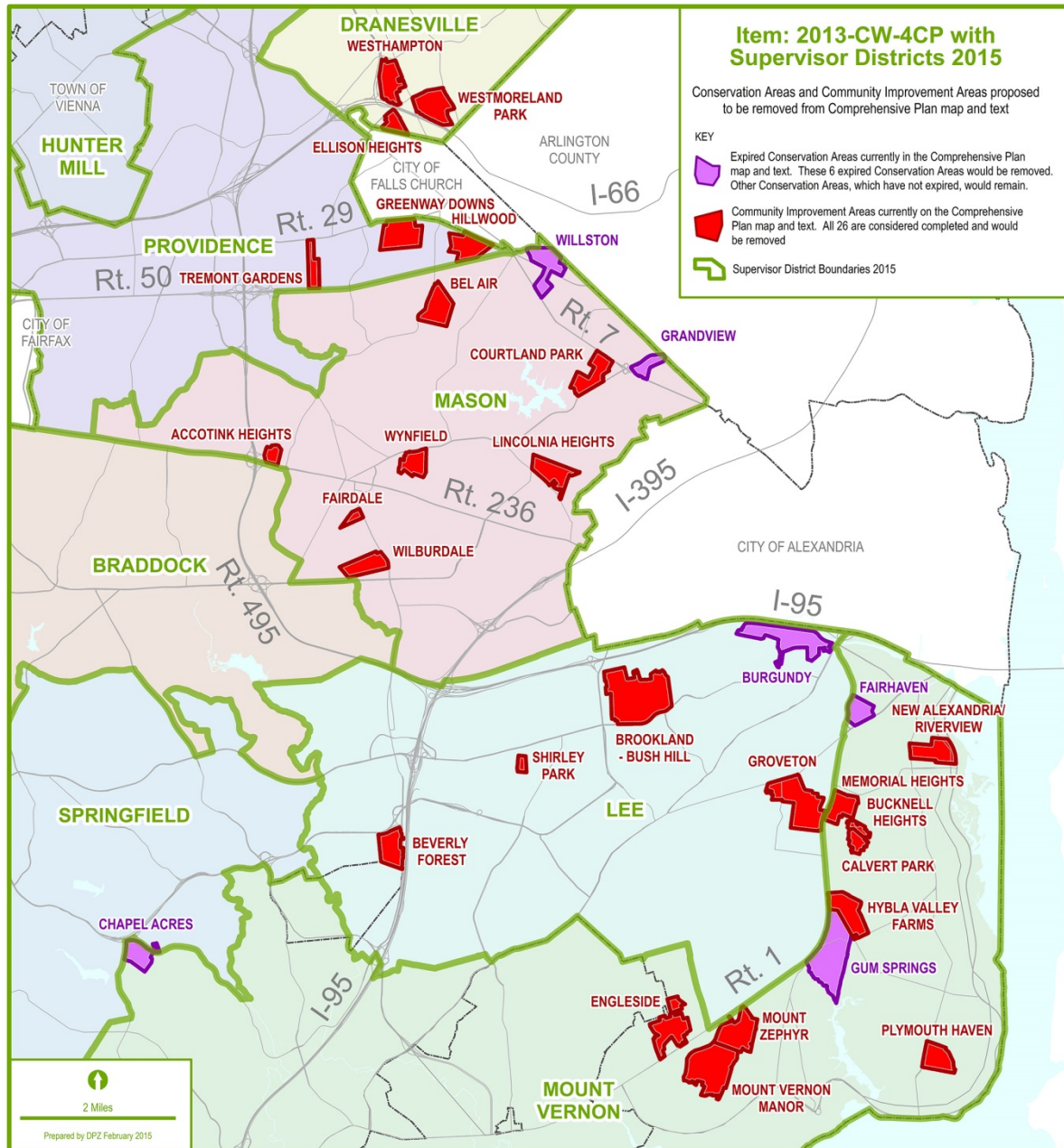
Community Improvement Areas currently on the Comprehensive
Plan map and text. All are considered completed and would be removed



Supervisor District Boundaries



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Project: G:\projects\otpa\OTPA_GRAPHICS\IS13_Items\2013-CW-4CP Conservation+Community Improvement Areas\Wall Map Smaller 2013-CW-4CP Areas Being Removed from Plan text & map

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STAFF REPORT FOR PLAN AMENDMENT 2013-CW-4CP

INTRODUCTION

On April 26, 2012, the Board of Supervisors (BOS) adopted revisions to the Comprehensive Land Use Plan Map (Plan Map) [Plan Amendment (PA) S11-CW-1CP]. Included in the BOS' action were a number of follow-on recommendations. One of these follow-on recommendations directed staff to consider deleting references Conservation Area Plans that had expired and Community Improvement Area Plans that were completed from the Comprehensive Plan (see page 1 of this staff report for a map of the expired Conservation Areas and completed Community Improvement Areas). On July 9, 2013, the BOS adopted the 2013 Pilot Comprehensive Plan Amendment Work Program, which authorized **PA 2013-CW-4CP** to address this issue. The staff report for PA 2013-CW-4CP consists of two parts. Part I addresses the proposed deletion of references to expired Conservation Area Plans from the Area Plans and the Plan Map. Part II addresses the proposed deletion of references to completed Community Improvement Area Plans from the Area Plans and the Plan Map.

PART I: CONSERVATION AREA PLANS

Background

The Fairfax County Revitalization and Housing Authority (FCRHA) established Conservation Area Plans to preserve affordable housing in stable residential areas and general land use guidance. These plans required adoption by the BOS. Conservation Area Plans also include Neighborhood Improvement Plans that contained recommendations for upgrading public infrastructure including curbs and gutters, new roads, water lines, sewer lines and utilities for neighborhoods that lack these facilities. The boundaries of Conservation Areas related to neighborhood boundaries identified by a community association and/or homeowners association. The plans intended to protect the residential character of neighborhoods and prevent the encroachment of non-residential uses into stable residential neighborhoods. The plans also included the authority to purchase and demolish dilapidated homes and to build new housing. Some Conservation Area Plans established expiration dates, six of which have passed (see Attachment I). These areas are Fairhaven, Willston, Grandview, Chapel Acres, Gum Springs, and Burgundy Conservations Areas. The boundaries of the areas are illustrated on the Comprehensive Plan Map. Four of the six, Willston, Grandview, Gum Springs, and Burgundy, are referenced in the Area Plans as well.

Adopted Comprehensive Plan Text

The adopted Comprehensive Plan text references some individual Conservation Areas. A list of all Conservation Areas and their location in the Comprehensive Plan is provided in Attachment I. The majority of the references are standardized, as follows in the Gum Springs Conservation Area example:

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV5-Groveton Community Planning Sector,

Character, page 156.

“Gum Springs Conservation Area

A neighborhood improvement program and conservation plan for the Gum Springs community was adopted by the Board of Supervisors in April, 1979, amended on April 16, 1990 and expired on April 30, 2004. A portion of the conservation area lies within this planning sector. The basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood. The neighborhood improvement program lists a series of public improvement projects that are to improve living conditions in Gum Springs.”

Particular to Gum Springs Conservation Area, the Plan has additional references in the land use and heritage resources sections. The additional references to the Gum Springs Conservation Area read as follows:

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, Richmond Highway Corridor Area, Hybla Valley/Gum Springs Community Business Center, Land Unit E, page 60.

“Land Unit E

This land unit contains the Village at Gum Springs townhouse community, developed at 12-16 dwelling units per acre, and the Gum Springs Center, a neighborhood serving retail center. Existing and proposed land uses within the Gum Springs Conservation Area should develop in accordance with the Gum Springs Neighborhood Improvement Program and conservation Plan adopted by the Board of Supervisors on April 30, 1979 and amended on April 16, 1990.”

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, Richmond Highway Corridor Area, Suburban Neighborhood Areas Between Hybla Valley/Gum Springs and South County Center CBCs, page 62.

- “2. The area on the east side of Richmond Highway from Sherwood Hall Lane to Little Hunting Creek is located within the Gum Springs Conservation Area and is planned for uses as recommended in the Gum Springs Conservation Plan. Adequate measures to mitigate against undue environmental impact should be provided. Streams and flood plains with their existing vegetation located on the property should be preserved. Where past practices have degraded these streams, bioengineering approaches should be followed to restore them to more natural conditions and functions.”

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV5-Groveton Community Planning Sector, Land Use, page 159.

- “2. Development is planned to conform with the recommendations cited in the Hybla Valley Farms, Gum Springs, Bucknell Heights, Calvert Park and Memorial Heights Community Improvement Plans and the Gum Springs Conservation and Redevelopment Plans as adopted by the Board of Supervisors. [Not shown.]”

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning

District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, Land Use, page 164.

- “3. All development within and adjacent to the Gum Springs Community should be consistent with the neighborhood improvement program and conservation plans for that community. If there is a conflict with the Comprehensive Plan the Community Improvement Plan/Conservation Plan shall take precedence. Significant heritage resources within the historic community of Gum Springs should be identified prior to development and preserved, recovered or recorded.”

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, Land Use, page 167.

“Heritage Resources

The older and more dispersed neighborhoods and open spaces in this sector may contain significant heritage resources. In particular, the Gum Springs Conservation Area could contain early 19th century archaeological resources representing Free Blacks. Such resources are of the highest level of significance for locating and preserving. Several historic sites, some privately owned, have already been identified and should be protected.”

Proposed Comprehensive Plan Amendment

Part I of PA 2013-CW-4CP considers removing references to expired Conservation Areas from the Area Plans and the Plan Map.

Analysis

Expired Conservation Area Plans are no longer actively used as guidance for neighborhood preservation and protection. Many if not all of the objectives of the Conservation Plans were achieved. In many areas, viable and sound residential communities were preserved; affordable housing was maintained, and the encroachment of non-residential uses into residential areas was prevented. Further, the county’s Policy Plan of the Comprehensive Plan as well as in some instances, site-specific recommendations offer guidance to achieve similar objectives. The Policy Plan addresses compatible development adjacent to and within residential areas and recommendations for affordable housing. The Concept for Future Development within the Area Plans also contains guidance for protecting residential neighborhoods from intrusion of inappropriate non-residential uses. The removal of these references to expired area plans would not substantively affect land use recommendations as similar recommendations are made elsewhere in the Comprehensive Plan.

Conclusion

There is no longer a need to reference expired Conservation Area Plans in the Comprehensive Plan. References to these areas should be removed from the Plan Map and the Area Plans volumes of the Comprehensive Plan.

PART II: COMMUNITY IMPROVEMENT AREA PLANS

Background:

The BOS created the Community Improvement Program (CIP), including the Community Improvement Areas and Plans, to upgrade public infrastructure such as curbs and gutters, roads, water lines, sewer lines, and utilities for neighborhoods that lack these facilities. A Community Improvement Advisory Committee (CIAC) was established and composed of neighborhood representatives involved in individual CIP's, and individuals who represent the magisterial district or the county at large. The CIAC conducted eligibility screenings of individual neighborhoods that wished to initiate a CIP. Once approved, Department of Housing and Community Development staff prepared the CIP in partnership with neighborhood residents. CIPs did not have expiration dates. The county's Department of Public Works and Environmental Services (DPWES) and the Department of Transportation (DOT) implemented the CIPs. Twenty-six CIPs are currently referenced in the Area Plans and/or the Plan Map (see Attachment I).

Adopted Comprehensive Plan Text

The adopted Comprehensive Plan text references individual Community Improvement Areas and Plans. The majority of the references are standardized, as follows in the Plymouth Haven example:

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, page 163.

"Plymouth Haven Community Improvement Area

On October 29, 1979, the Board of Supervisors adopted the Plymouth Haven Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The community improvement area includes Plymouth Road, part of Potomac Lane, Standish Road, Winthrop Drive, and part of the east-west section of Fort Hunt Road."

Proposed Comprehensive Plan Amendment

Part II of PA 2013-CW-4CP considers removing references to completed Community Improvement Areas from the Area Plans and the Plan Map.

Analysis

The funding for the public improvements in the CIPs consisted of federal Community Development Block Grant funds, voluntary neighborhood assessments and county bond funds, which are all but exhausted. Some left over infrastructure projects from the Community Improvement Program were moved to a new program created in the 1990s called the

Neighborhood Improvement Program (NIP) administered by the DPWES. A series of county bond referendums also funded this work. In the 1990's the DPWES-administered NIP were reassigned to DOT as the remaining projects included road improvement projects. The current NIP projects do not align with the planned CIPs. A BOS information item dated November 20, 2000 states that 23 of the planned CIPs were completed between 1985 and 2000 and an additional two planned CIPs were nearing completion.

In addition, the county has developed alternative methods for addressing the public improvements needs described in the CIPs. The procurement of new streets, sidewalks, streetlights, trails and stormwater management facilities is accomplished through the redevelopment process from developer proffers, and the county periodically appropriates general budget funds for infrastructure projects and/or conducts bond referendums. Maintenance of neighborhood public infrastructure is performed by the Virginia Department of Transportation (VDOT) within VDOT right-of-ways. Homeowners associations maintain their own facilities, and the county maintains county-owned roads and facilities located on county property. Online applications that citizens can use to request new facilities and/or upgrades to existing facilities are available on the VDOT and county websites.

Conclusion

There is no longer a need to reference Community Improvement Areas Plans within the Comprehensive Plan. References to these areas should be removed from the Plan Map and the Area Plans volumes of the Comprehensive Plan.

RECOMMENDATION

Part I: Conservation Area Plans

Staff recommends modification of the Comprehensive Plan as shown below. Proposed text is underlined and text proposed for deletion is shown in ~~strike through~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 3-3-2015, Baileys Crossroads Community Business Center, Town Center – Land Unit Recommendations, page 76.

“LAND UNIT A

Dominant features of Land Unit A include the Burlington Plaza and the Leesburg Pike Plaza community-serving shopping centers, the Rock Spring Professional Center and the Nassif Building office uses; and the Goodwin House West, an adult congregate living facility. Other uses include office buildings, restaurants and retail uses in the vicinity of the Columbia Pike and Leesburg Pike interchange and older industrial areas along Rock Springs Road and a variety of retail and office uses along Leesburg Pike. ~~The Grandview Conservation Area is located to the north.~~ The Arlington County boundary is on the north side of this

Land Unit along with single-family residential uses planned and developed at densities of 2-3 du/ac.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 3-3-2015, Seven Corners Community Business Center, page 123.

“Sub-unit A-2

This sub-unit is located south of Wilson Boulevard and the Arlington County line and north of Arlington Boulevard. It is bounded on the west by the Corner at Seven Corners Center and on the east by the Willston II Center and Upton Hill Park. The northern and western portion of this sub-unit includes the Willston Apartments complex that is planned and developed for residential use at 16-20 dwelling units per acre ~~and is part of the Willston Conservation Area~~. Also included in this sub-unit is the former Willston School that is planned for public facility use and houses a variety of Fairfax County community service uses including playground facilities and an athletic field.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 3-3-2015, B1-Willston Community Planning Sector, Character, page 129.

“The planning sector contains a variety of residential uses. The Federal Hill and Ash Lawn Ridge townhouse developments are located on Arlington Boulevard. Willston Apartments, a large garden apartment complex ~~that is included in the Willston Conservation Area~~, is located along Patrick Henry Drive. ~~The Willston Conservation Area expired on January 24, 1988 and is no longer active.~~ Cavalier Club, a high-rise apartment complex, is located north of Wilson Boulevard.

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 3-3-2015, B3-Commerce Park Community Planning Sector, Character, page 141.

~~“The Grandview Conservation Area was located east of the Columbia Pike/Leesburg Pike interchange, also within the Baileys Crossroads CBC. This conservation area expired on April 20, 1990 and is no longer active.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV5-Groveton Community Planning Sector, Character, page 156.

“Gum Springs Conservation Area

~~A neighborhood improvement program and conservation plan for the Gum~~

~~Springs community was adopted by the Board of Supervisors in April, 1979, amended on April 16, 1990 and expired on April 30, 2004. A portion of the conservation area lies within this planning sector. The basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood. The neighborhood improvement program lists a series of public improvement projects that are necessary to improve living conditions in Gum Springs."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, Character, page 163.

"Gum Springs Conservation Area

~~A neighborhood improvement program and conservation plan for the Gum Springs community was adopted by the Board of Supervisors in April, 1979, amended on April 16, 1990 and expired on April 30, 2004. A portion of the conservation area lies within this planning sector. The basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood. The neighborhood improvement program lists a series of public improvement projects that are necessary to improve living conditions in Gum Springs."~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, page 167.

"Heritage Resources

The older and more dispersed neighborhoods and open spaces in this sector may contain significant heritage resources. In particular, the Gum Springs ~~Conservation Area~~ neighborhood could contain early 19th century archaeological resources representing Free Blacks. Such resources are of the highest level of significance for locating and preserving. Several historic sites, some privately owned, have already been identified and should be protected."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, Land Use, recommendation #3, page 164.

~~"3. All development within and adjacent to the Gum Springs Community should be consistent with the neighborhood improvement program and conservation plans for that community. If there is a conflict with the Comprehensive Plan the Community Improvement Plan/ Conservation Plan shall take precedence. Significant heritage resources within the historic community of Gum Springs should be identified prior to development and preserved, recovered or recorded."~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, Richmond Highway Corridor Area, Hybla Valley/Gum Springs Community Business Center, page 60.

“Land Unit E

This land unit contains the Village at Gum Springs townhouse community, developed at 12-16 dwelling units per acre, and the Gum Springs Center, a neighborhood serving retail center. ~~Existing and proposed land uses within the Gum Springs Conservation Area should develop in accordance with the Gum Springs Neighborhood Improvement Program and Conservation Plan adopted by the Board of Supervisors on April 30, 1979 and amended on April 16, 1990.~~ Redevelopment of the 32-acre area bounded by Richmond Highway, Fordson Road and Sherwood Hall Lane and the Belle Haven Lodge property should be in accordance with the Gum Springs Redevelopment Plan adopted by the Board of Supervisors on April 16, 1990. The heritage resources within the historic community of Gum Springs should be protected in all development proposals.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, Richmond Highway Corridor Area, Suburban Neighborhood Areas Between Hybla Valley/Gum Springs and South County Center CBCs, recommendation #2, page 62:

“2. ~~The area on the east side of Richmond Highway from Sherwood Hall Lane to Little Hunting Creek is located within the Gum Springs Conservation Area and is planned for uses as recommended in the Gum Springs Conservation Plan.~~ Adequate measures to mitigate against undue environmental impact should be provided for the area on the east side of Richmond Highway. Streams and flood plains with their existing vegetation located on the property should be preserved. Where past practices have degraded these streams, bioengineering approaches should be followed to restore them to more natural conditions and functions.”

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH3-Burgundy Community Planning Sector, page 47.

“Burgundy Conservation Area

~~A conservation plan was adopted on April 30, 1979 for the Burgundy community, located south of the Capital Beltway/Interstate 95/495 (I 95/I 495) in the northeastern portion of the planning sector. The program expired on April 30, 2004. A neighborhood improvement program was also adopted for the Burgundy community. The basic goal of the plan was the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program listed a series of public improvement projects that were necessary to improve living conditions in Burgundy. The~~

~~conservation plan provided the legal mechanisms for carrying out the proposed improvement activities, and it set standards for development and rehabilitation in the community.”~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH3-Burgundy Community Planning Sector, Land Use, recommendation #7, page 51.

~~“7. A neighborhood improvement program and conservation plan was adopted for the Burgundy community by the Board of Supervisors on April 30, 1979. The basic goal of this document is the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program lists a series of public improvement projects that will be necessary to improve living conditions in Burgundy. The conservation plan provides the legal mechanisms for carrying out the proposed improvement activities, and it sets standards for future development and rehabilitation in the community. The appropriate uses and intensities are reflected in the Comprehensive Plan for the area, which is residential use at a density of 3-4 dwelling units per acre for most of the area; open space uses for the existing park and other vacant parcels immediately south of the Beltway; continued public facility use for the Cameron Elementary School and the Community Center; and transitional commercial uses.”~~

Part II: Community Improvement Plans

Staff recommends modification of the Comprehensive Plan as shown below. Proposed text is underlined and text proposed for deletion is shown in ~~striketrough~~.

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 11-18-2014, A2-Columbia Community Planning Sector, Character, page 98.

“Wynfield Community Improvement Area

~~On November 24, 1986, the Board of Supervisors adopted the Wynfield Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area is generally bounded by Columbia Pike, Mason District Park and the Annandale Methodist Church property.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 11-18-2014, A9-Holmes Run Community Planning Sector, Character, pages 143.

“Accotink Heights Community Improvement Area

~~On September 13, 1982, the Board of Supervisors adopted the Accotink Heights Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes the residential community focusing on Estabrook Drive and Hirst Drive, north of the Little River Turnpike service road."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 11-18-2014, A10-Ossian Hall Community Planning Sector, Character, page 149.

~~"Wilburdale Community Improvement Area~~

~~On September 13, 1982, the Board of Supervisors adopted the Wilburdale Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes Labureh Lane, Wills Lane, and portions of Vellex Lane and Wilburdale Drive."~~

~~Fairdale Community Improvement Area~~

~~On July 22, 1991, the Board of Supervisors adopted the Fairdale Community Improvement Plan to upgrade and preserve the neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the costs. The improvement area is bounded by Backlick Park on the north, Backlick Road on the east, Annandale Acres subdivision on the south, and Saint Michael's Church on the west."~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 3-3-2015, B4-Glasgow Community Planning Sector, Character, page 148.

~~"Adjacent to the CBC are stable residential areas, with both low and medium density residential uses. The low density, single-family subdivisions predominate and are sited primarily in the center of this planning sector. Among the older subdivisions east of the Holmes Run Stream Valley are the Sunset Manor, Dowden Terrace, Springdale, and Lacey Boulevard neighborhoods. The planning sector also includes the Lincolnia Heights Community Improvement Area, which is located east of the Parklawn Elementary School."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 3-3-2015, B4-Glasgow Community Planning Sector, Character, page 149.

~~"Lincoln Heights Community Improvement Area~~

~~On January 25, 1988, the Board of Supervisors adopted the Lincoln Heights Community Improvement Plan to upgrade and preserve this~~

~~neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Braddock Road, Sano Street, and the northern border of the Sherry Heights subdivision."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 1-13-2015, B5-Barcroft Community Planning Sector, Character, page 158.

"Courtland Park Community Improvement Area

~~On August 1, 1988, the Board of Supervisors adopted the Courtland Park Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the Columbia Pike/Leesburg Pike interchange, and roughly encompasses the single-family neighborhoods between the Culmore apartment area and Columbia Pike."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, Amended through 10-28-2014, J1-Hillwood Community Planning Sector, Character, page 16.

"Hillwood Community Improvement Area

~~On November 24, 1986, the Board of Supervisors adopted the Hillwood Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Hillwood Avenue, South Street, Arlington Boulevard, and Cherry Street."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, Amended through 10-28-2014, J2-Sleepy Hollow Community Planning Sector, Character, page 23.

"Bel Air Community Improvement Area

~~On November 24, 1986, the Board of Supervisors adopted the Bel Air Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Barrett Road, Kerns Road and Annandale Road."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, Amended through 10-28-2014, J7-Pine Spring Community Planning Sector, Character, page 46.

"Tremont Community Improvement Area

~~On November 24, 1986, the Board of Supervisors adopted the Tremont Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Arlington Boulevard and Lee Highway, and Strathmeade and Fairmont streets.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, Amended through 10-28-2014, J9-Greenway Village Community Planning Sector, Character, page 59.

~~“Greenway Downs Community Improvement Area~~

~~On October 29, 1979, the Board of Supervisors adopted the Greenway Downs Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Lee Highway, Woodlawn Avenue, Custis Parkway, and Tripps Run Stream Valley.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 10-28-2014, M2-Pimmit Community Planning Sector, Character, page 93.

~~“Ellison Heights Community Improvement Area~~

~~On November 26, 1990, the Board of Supervisors adopted the Ellison Heights Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The area is bordered by Haycock Road on the northwest and includes residential properties along Highland Avenue on the northeast boundary, with the City of Falls Church on the south forming the remaining boundary.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 10-28-2014, M3-Kirby Community Planning Sector, Character, page 99.

~~“Westmoreland Park Community Improvement Area~~

~~On January 25, 1988, the Board of Supervisors adopted the Westmoreland Park Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The area includes residential properties bounded on the south and west by Interstate 66 (I-66) and Great Falls Street, on the north by Haycock Road, and on the east by Westmoreland Street, and includes properties fronting on Gordon Avenue and Meridian Street.”~~

Westhampton Community Improvement Area

~~On September 16, 1991, the Board of Supervisors adopted the Westhampton Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements; however, the improvements were not done. The area includes single family residential properties bounded on the north by Kirby Road, on the west by I-66, on the south by Haycock Road and Grande Lane and on the east by Westmoreland Street."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV2-Hybla Valley Community Planning Sector, Character, page 132.

"Groveton Community Improvement Area

~~On October 29, 1979, the Board of Supervisors adopted the Groveton Community Improvement Plan to upgrade and preserve the neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The portion of the Groveton Community Improvement Area in the Hybla Valley Community Planning Sector is generally bounded by Lenelair Street, South Kings Highway, Harrison Lane, Holly Hill Road and Richmond Highway."~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV2-Hybla Valley Community Planning Sector, Land Use, recommendation #4, page 135:

~~"4. The Groveton neighborhood should be preserved and upgraded in accordance with the Groveton Community Improvement Plan. Development in the area to which the Richmond Highway Corridor policy does not apply should be of the same use, character and density as existing development."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV3-Belle Haven Community Planning Sector, Character, page 141.

"New Alexandria/Riverview Community Improvement Area

~~On May 18, 1987, the Board of Supervisors adopted the New Alexandria/Riverview Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Fort Hunt Road on the west, Olde Towne Road and Belle Haven Road on the north, Boulevard View on the east and I Street on the south."~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV5-Groveton Community Planning Sector, Character, page 157.

~~“Memorial Heights, Bucknell Heights, Calvert Park, and Hybla Valley Farms Community Improvement Areas~~

~~Community improvement plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The following community improvement areas are located in the Groveton Community Planning Sector:~~

~~Memorial Heights Community Improvement Area, adopted November 25, 1985, is generally bounded by Richmond Highway on the west, the north parcel line of lots along Schooley Drive to the north, Darue Road right-of-way and the east lot lines of parcels located on Elm Drive on the east and Popkins Lane on the south.~~

~~The Bucknell Heights Community Improvement Area, adopted on February 8, 1988, includes lots located on both sides of Ross and Davis Streets.~~

~~The Calvert Park Community Improvement Area, adopted on June 30, 1986, includes lots located on both sides of Davis Street, Popkins Lane, Stone Hedge Drive, Rita Court and Bertram Lane.~~

~~The Hybla Valley Farms Community Improvement Area, adopted on April 9, 1984, includes lots located along both sides of Woodlawn Trail, Boswell Avenue, Schelhorn Road, Frances Drive, Brentwood Place and Delafield Place.”~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV5-Groveton Community Planning Sector, Land Use, recommendation #2, page 159.

“2. Development is planned to conform with the recommendations cited in the ~~Hybla Valley Farms, Gum Springs, Bucknell Heights, Calvert Park and Memorial Heights Community Improvement Plans and the Gum Springs Conservation and Redevelopment Plans~~ as adopted by the Board of Supervisors. [Not shown]”

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV6-Fort Hunt Community Planning Sector, Character, page 163.

~~“Plymouth Haven Community Improvement Area~~

~~On October 29, 1979, the Board of Supervisors adopted the Plymouth~~

~~Haven Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The community improvement area includes Plymouth Road, part of Potomac Lane, Standish Road, Winthrop Drive, and part of the east-west section of Fort Hunt Road.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV7-Mount Vernon Community Planning Sector, Character, page 171.

~~“Mount Zephyr and Mount Vernon Manor Community Improvement Areas~~

~~Community improvement plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The following community improvement areas are located in the Mount Vernon Community Planning Sector:~~

~~The Mount Zephyr Community Improvement Area, adopted March 26, 1990, includes residential properties along and west of Mohawk Lane and Mount Zephyr Drive and along and northwest of Laurel Road, bounded by commercially-zoned parcels along Richmond Highway on the west.~~

~~The Mount Vernon Manor Community Improvement Area, adopted January 28, 1991, includes residential properties along and within the boundary defined by Gateshead Road, Union Farm Road, Old Mill Road and Lea Lane. It also includes the subdivision of Colonial Farms which abuts the south side of Old Mill Road.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through 10-28-2014, MV8-Woodlawn Community Planning Sector, Character, page 178.

~~“Engleside Community Improvement Area~~

~~On February 8, 1988, the Board of Supervisors adopted the Engleside Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Pole Road on the north, Woodlawn Elementary School and Woodlawn Park on the east, Richmond Highway and Engleside Plaza on the south and the western lot lines along Woodlawn Court on the west.”~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH2-Bush Hill Community Planning Sector, Character, page 38.

~~“Outside of the TSA, most of the planning sector is developed with single-family detached residential units. Much of the stable residential area in the~~

~~western half of the planning sector, immediately south of the TSA, is included in the Brookland Bush Hill Community Improvement Area. Townhouses are located along South Van Dorn Street, near the intersection with Franconia Road. Some commercial development is also present at the edge of the residential area, along Franconia Road between Brookland Road and Old Rolling Road.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH2-Bush Hill Community Planning Sector, Character, page 38.

~~“Brookland Bush Hill Community Improvement Area~~

~~On November 21, 1988, the Board of Supervisors adopted the Brookland Bush Hill Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the western lot lines of properties along the west sides of Pratt, Piedmont and Saratoga Streets, the Van Dorn TSA, the eastern lot lines of parcels along the east side of Jane Way, and Franconia Road.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH6-Mount Comfort Community Planning Sector, Character, page 82.

~~“Groveton Community Improvement Area~~

~~The portion of the Groveton Community Improvement Area in the Mount Comfort Community Planning Sector consists of Benson Drive and Memorial Street which are bounded by Gentele Court on the north, Berkshire Drive on the west, South Kings Highway on the south, and Mount Comfort Cemetery on the east. On June 25, 1990, the Board of Supervisors added Benson Drive and Memorial Street to the Groveton Community Improvement Plan, which had been adopted by the Board of Supervisors on October 29, 1979. The purpose of the community improvement plan is to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH7-Huntley Meadows Community Planning Sector, Character, page 89.

~~“Groveton Community Improvement Area~~

~~A small part of the Groveton Community Improvement and Redevelopment area is located in the northeast corner of the planning sector. (See the Hybla Valley Community Planning Sector in the Mount Vernon Planning District).”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 10-28-2014, S4-Springvale Community Planning Sector, Character, page 49.

~~“Beverly Forest Community Improvement Area~~

~~On November 24, 1986, the Board of Supervisors adopted the Beverly Forest Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Backlick Road on the east, Franconia Springfield Parkway (Route 286) on the north, the Beverly Park subdivision on the west, and the Fort Belvoir North Area on the south.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 10-28-2014, S4-Springvale Community Planning Sector, Land Use, recommendation #7, page 52.

~~“7. Development in the Beverly Forest subdivision should be in accordance with the recommendations cited in the Beverly Forest Community Improvement Plan.”~~

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 10-28-2014, S9-Beulah Community Planning Sector, Character, page 88.

~~“Shirley Park Community Improvement Area~~

~~On June 30, 1986, the Board of Supervisors adopted the Shirley Park Community Improvement Plan to upgrade and preserve this neighborhood by installing curb and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the CSX railroad and Metrorail tracks on the west, Old Franconia Road on the north and Yadkin Court on the south.”~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 10-28-2014, S9-Beulah Community Planning Sector, Land Use, recommendation #5, page 96.

~~“5. Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.~~

The portion of the Shirley Park neighborhood located between Wills Street and the Franconia Commons townhouses (Tax Map 91-1((1))41 and 41A) is planned for single-family, residential use at 3-4 dwelling units per acre. In order to develop above the low end of the density range, the following conditions should be met:

- A coordinated development should be oriented toward the Shirley Park community;

- To reduce additional access points along Fleet Drive, the roadway connecting to the site should be via Wills Street;
- Every effort should be made to preserve existing stands of trees. In particular, vegetative cover located in the vicinity of the adjacent Franconia Commons townhouses should be retained for buffer purposes; and
- Measures to mitigate traffic and railroad related noise should be implemented in conjunction with development of this site.

As an option to residential development, the heavily wooded southern portion of the Shirley Park Area planned for residential use at 3-4 dwelling units per acre (Tax Map 91-1((1))41 and 41A) is considered appropriate for passive recreation and private open space uses. If this option is implemented, the preservation of quality vegetative cover should be assured through the execution of an appropriate protective easement.

PLAN MAP:

Delete all Community Improvement Area boundaries from the Comprehensive Plan Map and delete the following expired Conservation Area boundaries from the Comprehensive Plan Map:

Gum Springs
Fairhaven
Willston
Grandview
Chapel Acres
Burgundy

**FIGURE
CHANGES:**

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 10-28-2014, S4-Springvale Community Planning Sector, Land Use.

Page 50, Figure 20, “Land Use Recommendations, General Locator Map”, to delete recommendation #7 from the map. Subsequent recommendations will be renumbered accordingly.

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 10-28-2014, S9-Beulah Community Planning Sector, Land Use.

Page 90, Figure 38, “Land Use Recommendations, General Locator Map”, to modify the geography of recommendation #5 to include only Tax Map Parcels 91-1((1))41 and 41A per the remainder of recommendation #5.

ATTACHMENT I

LIST OF EXPIRED CONSERVATION AREAS

<u><i>(Expired) Inactive Conservation Areas</i></u>	<u><i>Adopted</i></u>	<u><i>Expiration date</i></u>	<u><i>Community Planning Sector</i></u>	<u><i>In Plan text?</i></u>	<u><i>On Plan Map?</i></u>
Fairhaven	August 2, 1979	August 2, 1999	MV1 Huntington	No	Yes
Chapel Acres	March 20, 1978	March 20, 2003	P7 Burke Lake	No	Yes
Grandview	April 29, 1985	April 29, 1990	Baileys Crossroads CBC	Yes	Yes
Willston	January 24, 1983	January 24, 1988	Seven Corners CBC	Yes	Yes
Gum Springs	April 1979, amended April 16, 1990	April 30, 2004	MV6 Fort Hunt	Yes	Yes
Burgundy	April 30, 1979	April 30, 2004	RH3 Burgundy	Yes	Yes

LIST OF COMPLETED COMMUNITY IMPROVEMENT AREAS

<u><i>Community Improvement Areas</i></u>	<u><i>Adopted</i></u>	<u><i>Community Planning Sector</i></u>	<u><i>In Plan Text?</i></u>	<u><i>On Plan Map?</i></u>
Wynfield	November 24, 1986	A2 Columbia	Yes	Yes
Accotink Heights	September 13, 1982	A9 Holmes Run	Yes	Yes
Wilburdale	September 13, 1982	A10 Ossian Hall	Yes	Yes
Fairdale	July 22, 1991	A10 Ossian Hall	Yes	Yes
Lincolnia Heights	January 25, 1988	B4 Glasgow	Yes	Yes
Courtland Park	August 1, 1988	B5 Barcroft	Yes	Yes
Hillwood	November 24, 1986	J1 Hillwood	Yes	Yes
Bel Air	November 24, 1986	J2 Sleepy Hollow	Yes	Yes
Tremont	November 24, 1986	J7 Pine Spring	Yes	Yes
Greenway Downs	October 29, 1979	J9 Greenway Village	Yes	Yes
Ellison Heights	November 26, 1990	M2 Pimmit	Yes	Yes
Westmoreland Park	January 25, 1988	M3 Kirby	Yes	Yes
Westhampton	September 16, 1991	M3 Kirby	Yes	Yes
Groveton	October 29, 1979	MV2 Hybla Valley, RH6 Mount Comfort, RH7 Huntley Meadows.	Yes	Yes
New Alexandria/Riverview	May 18, 1987	MV3 Belle Haven	Yes	Yes
Memorial Heights	November 25, 1985	MV5 Groveton	Yes	Yes
Bucknell Heights	February 8, 1988	MV5 Groveton	Yes	Yes
Calvert Park	June 30, 1986	MV5 Groveton	Yes	Yes
Hybla Valley Farms	April 9, 1984	MV5 Groveton	Yes	Yes
Plymouth Haven	October 29, 1979	MV6 Fort Hunt	Yes	No
Mount Zephyr	March 26, 1990	MV7 Mount Vernon	Yes	Yes
Mount Vernon Manor	January 28, 1991	MV7 Mount Vernon	Yes	Yes
Engelside	February 8, 1988	MV8 Woodlawn	Yes	Yes
Brookland-Bush Hill	November 21, 1988	RH2 Bush Hill	Yes	Yes
Beverly Forest	November 24, 1986	S4 Springvale	Yes	Yes
Shirley Park	June 30, 1986	S9 Beulah	Yes	Yes