



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2013-I-L1(B)
January 2, 2018

GENERAL LOCATION: The potential Lincolnia Community Business Center is generally centered around the intersection of Beauregard St. and Rt. 236 Little River Turnpike. The subject area is bounded by Lincolnia Rd. to the north, the Fairfax County and City of Alexandria border to the east, 8th St. to the south and Chowan Ave. to the west.

SUPERVISOR DISTRICT: Mason

PLANNING AREA: Area I

PLANNING DISTRICT: Lincolnia Planning District

COMMUNITY PLANNING SECTOR:
L1 – Pinecrest, L2 - Lincolnia

For additional information about this amendment call (703) 324-1380.

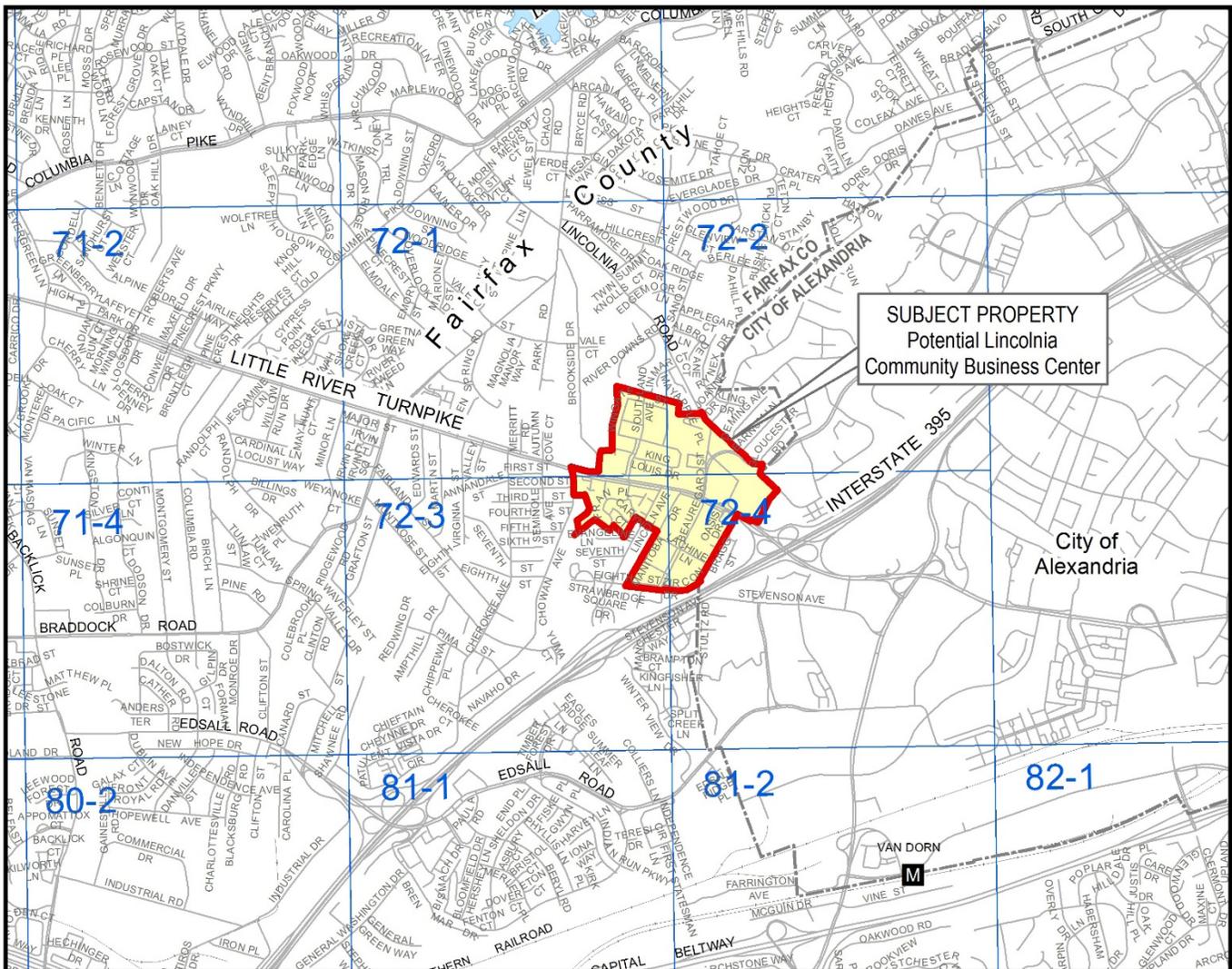
PLANNING COMMISSION PUBLIC HEARING:
Wednesday, January 24, 2018 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, March 6, 2018 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
2013-I-L1(B) Lincolnia Planning District Study-Phase II: Community Business Center Consideration



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STAFF REPORT FOR PLAN AMENDMENT 2013-I-L1(B)

BACKGROUND

The Lincolnia Planning Study was authorized by the Board of Supervisors on July 9, 2013, as a part of the 2013 Comprehensive Plan Work Program. As a first phase, the authorization directed that the Comprehensive Plan guidance for the Lincolnia Planning District be reviewed and updated. Phase I concluded with its adoption on October 20, 2015. The current Phase II of the study focuses on whether a portion of the planning district should be re-designated from a Suburban Neighborhood to a Community Business Center (CBC).

Initial Phase II study steps included conducting a Community Land Use College 101 over three months where the residents could participate in seminars hosted by county staff from various agencies to learn more about the planning and land development processes.

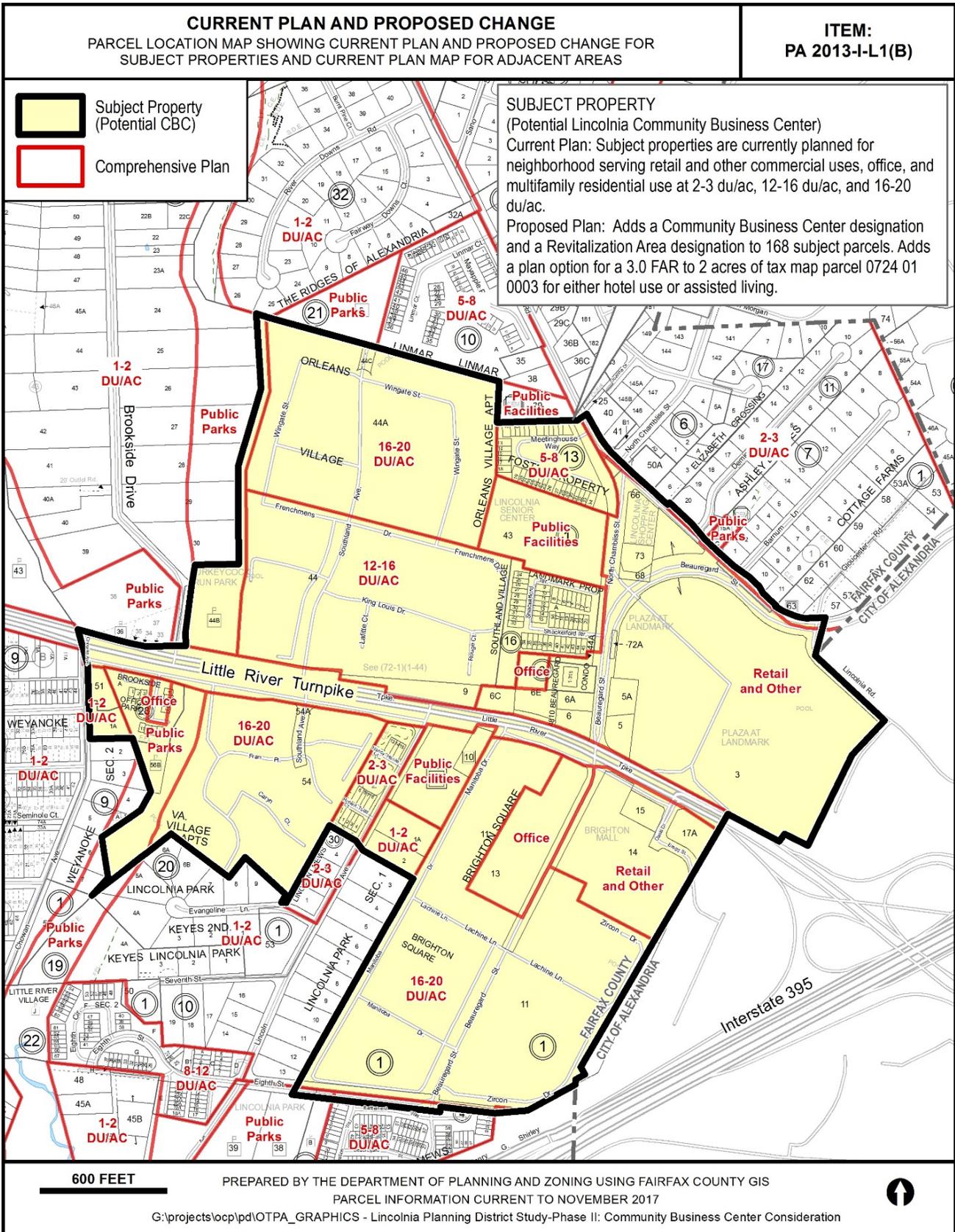
In February 2017, following the completion of the college, a community task force consisting of 8 members representing residents and commercial property owners was established by Supervisor Penelope A. Gross. The group held 16 public meetings, twice monthly in general. Task force meetings were open to the public with time for public comment offered at the end of meetings.

From inception, Phase II of the study endeavored to inform the broader community about the study and encourage participation. As a first step, an online submission process was created to invite recommendations for land use changes in the planning district. The submission period was advertised via mail and online notification tools including the study's webpage and social media. Facebook notifications were further employed throughout the study and played an important role in sharing information.

Concurrent with the task force efforts, a Lincolnia Study Meeting was held to discuss the study and receive additional feedback from area workers, patrons, and residents. Notification included mailed letters to property owners within and adjacent to the subject area; including adjacent property owners in the City of Alexandria. Flyers regarding the study were also distributed directly to the managers of Crystal Woods, Arbor Park, and Morningside apartment communities. In person contact included hand delivered flyers and contacting business owners within the subject area about the study.

Staff partnered with the Office of Neighborhood and Community Services (NCS) to expand outreach in less conventional ways to include distributing flyers through local elementary schools and sharing meeting information via school liaisons. The partnership expanded staff's ability to disseminate information across multiple channels.

To account for potential market considerations, county staff invited the Urban Land Institute (ULI) to assess the challenges and opportunities under review by the task force. For three months, a multidisciplinary team of land use and real estate experts from the public and private sectors conducted an analysis of the potential Lincolnia CBC area. In June 2017, their findings were presented to the public and task force for information. The panel's recommendation was in favor of the CBC designation but offered caution about the likelihood of achieving high intensity mixed use redevelopment in the long-term.



LOCATION AND CHARACTER OF THE AREA

Based on its review, the Lincolnia Task Force recommended creating a new CBC along the eastern boundary of Fairfax County, at the entrance to the County from the City of Alexandria extending west along Little River Turnpike (Route 236). (see map FIGURE 1). In general, the area is characterized by automobile oriented uses that pose a significant challenge to vehicular, pedestrian and bike mobility. Today, commercial uses are primarily found near the City of Alexandria border, with residential uses located to the south and west.

Residential uses within the area include three multifamily garden-style apartment complexes and several single-family townhouse communities. Two significant commercial properties include the New Grand Shopping Center and the Plaza at Landmark Shopping Center respectively located southeast and northeast of the Beauregard and Little River Turnpike intersection. Smaller commercial sites are also clustered around the intersection. Additionally, two lower scaled office buildings are located to the southwest in Beauregard Square. The Lincolnia Senior Center represents a prominent institutional use within the subject area, located on North Chambliss Street.

CHARACTER OF THE SURROUNDING AREA

The proposed CBC is predominantly surrounded by stable low-density residential communities. A group of properties in the City of Alexandria between the Fairfax County border to the west and Interstate 395 to the east abuts the proposed CBC area. Bragg Street, a terminus roadway, connects to Little River Turnpike inside Fairfax County and provides the only access point to this area. Access to this portion of the City of Alexandria and county residential properties south of the proposed CBC boundary would occur through the proposed CBC.

ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Plan map designates the subject area as planned for a variety of uses including office, retail, and residential uses ranging from 5-8 dwelling units per acre (du/ac) up to 16-20 du/ac. Text for the subject area is contained in the Lincolnia Planning District, between the L1 Pinecrest Community Planning Sector and the L2 Lincolnia Community Planning Sector, Area I volume of the 2017 edition of the Comprehensive Plan. [<https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/compplan/area1/lincolnia.pdf>.]

The Concept for Future Development within the Comprehensive Plan currently designates the subject area as a Suburban Neighborhood reflecting the stable, multifamily residential communities and shopping centers located there. The Comprehensive Plan also provides a number of existing Plan options for properties within the subject area.

Plan options pertaining to the subject area in (L1) Pinecrest Community Planning Sector, Land Use Recommendations are as follows:

[Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, Amended through 3-14-2017, L1-Pinecrest Community Planning Sector, p. 18]

- [recommendation 4] “Limit commercial development on the north side of Little River Turnpike to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.”

[Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, Amended through 3-14-2017, L1-Pinecrest Community Planning Sector, p. 18]

- [recommendation 5] “Parcel 72-2((16))A, south of the Lincolnia Senior Center, is planned for multifamily residential development not to exceed 12-16 dwelling units per acre or single-family attached residential development not to exceed 12 dwelling units per acre, and is developed with the Stonegate townhouse development. Development of this site should not preclude roadway improvements planned for Beauregard Street and Lincolnia Road and access to the site should be oriented to take into account the approved interchange concept for the Little River Turnpike/Beauregard Street flyover. Since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through Lincolnia Senior Center property. In lieu of onsite recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.”

[Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, Amended through 3-14-2017, L1-Pinecrest Community Planning Sector, p. 20]

- [recommendation 8] “Retain the Lincolnia Senior Center for public facilities use and in public ownership for school, local community and recreational use.”

An additional plan recommendation for the subject area is found in (L2) Lincolnia Community Planning Sector, Land Use Recommendations is as follows:

[Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, Amended through 3-14-2017, L2-Lincolnia Community Planning Sector, p. 27]

- [recommendation 8] “The parcels located in the southwest quadrant of the intersection of Little River Turnpike and Lincoln Avenue are planned for and developed with residential development at 2-3 dwelling units per acre.”

Plan text may be obtained from the Department of Planning and Zoning at (703) 324-1380 or may be accessed at <https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/compplan/area1/lincolnia.pdf>.

PROPOSED COMPREHENSIVE PLAN AMENDMENT

The Lincolnia Planning District Study Phase II recommends (1) designating a portion of the Lincolnia Planning District as a CBC; (2) designating the proposed CBC area as a revitalization area; and (3) adding a Plan option for an approximately two acre portion of tax map parcel 72-4 ((1)) 3 (Plaza at Landmark Shopping Center) within the proposed CBC area to allow for high

intensity hotel, assisted living use, or a mix thereof. These recommendations anticipate a more extensive land use analysis and as part of Phase III of the Lincolnia Planning District Study.

The proposed CBC is envisioned to create a vibrant and diverse focal point for the larger community, providing a variety of neighborhood commercial and retail services. The proposed Comprehensive plan text consists of a discussion of the area's character and provides recommendations for revitalization and future development.

ANALYSIS

Land Use

CBC Designation and Boundary

The potential Lincolnia CBC designation area is generally centered on the intersection of Beauregard Street and Little River Turnpike (Route 236). The area under consideration is approximately 160 acres (excluding right of way) and includes 168 parcels. The proposed CBC boundary has an irregular border on both sides of Little River Turnpike from the City of Alexandria boundary to Chowan Avenue. The subject area extends as far north as Lincolnia Road and Wingate Street; south to 8th Street east of Manitoba Street; and south of Fran Place west of Manitoba Street.

The recommended boundary incorporates commercial and higher density uses residential uses in the portion of the planning district closest to I-395. Considerations such as land use compatibility, protecting existing low density residential uses adjacent to the subject area and relieving traffic congestion were considerations in determining the extent of the CBC. Additional factors influencing the CBC boundary recommendation included the desire to create a viable grid of streets, providing open space and other recreational facilities streetscape improvements; and encouraging flexibility in the design configuration of building footprints.

Influence of Proffer Reform Legislation

On July 1, 2016 legislation was enacted limiting the ability of localities to request or accept proffers associated with residential development. Exemption from the legislation is provided by the law if the subject area is designated as a small area plan, a revitalization area, and a portion of the area therein is planned for at least a 3.0 FAR and is served by transit. The Plan amendment proposes to meet these requirement by establishing the CBC, and contiguous revitalization area, and adding an option with a maximum intensity of 3.0 FAR for a two-acre portion of the Plaza at Landmark site near the intersection of Little River Turnpike and the I-395. The subject area is currently served by multiple bus routes meeting the exemption requirement for mass transit service. Exemption from the proffer legislation would allow discussions and analysis of land use scenarios to occur in the next phase.

Concept for Future Development

The planning guidance provided by the Concept for Future Development is one of the principle elements used in formulating Area Plan recommendations. The Concept and its associated land use guidance generally recommend the predominant use and character envisioned for land areas within each planning district (though planned land uses may vary for specific areas within each district).

The subject area, is currently designated by the Concept for Future Development as a Suburban Neighborhood. Amending the designation of the subject area to a Community Business Center would facilitate review of mixed use and other proposals to revitalize the older, automobile oriented community-serving commercial area as an area where redevelopment can bring about a mix of uses focused around a core area of higher intensity, such as a town center or main street in pedestrian-oriented setting. Transitions in intensity and compatible land uses would protect surrounding stable residential neighborhoods. The CBC designation is consistent with community objectives identified in Phase II of the Lincolnia Planning District Study (*see general objectives below*):

- Creating a vibrant neighborhood destination
- Strategically focus an appropriate level of growth
- Integrate a multimodal approach to transportation challenges
- Create an attractive neighborhood through quality urban design
- Preserve and expand housing affordability

Transportation

A comparison of trip generation estimates for the Proposed Plan option and current Comprehensive Plan is shown in Table 1. The table only compares trips for the specific area within Landmark Plaza Shopping Center with the mixed-use option proposed at a 3.0 FAR. It does not quantify trips for the entirety of the CBC or Landmark Plaza. A portion of the retail land use within the existing shopping center would be replaced with a mixed use option including hotel and/or assisted living.

Scenario	Square Feet / Units	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Base Plan								
Retail (820)	33,410	3,330	50	30	80	138	149	287
Plan Option 1								
Hotel (310)	315	2,533	97	67	164	95	91	186
Net Impact		-797	47	37	84	-43	-58	-101
Plan Option 2								
Assisted Living (254)	255	696	31	15	46	37	37	74
Net Impact		-2,634	-18	-16	-34	-101	-113	-214
Plan Option 3								
Hotel (310)	155	1,266	48	34	82	47	46	93
Assisted Living (254)	127	348	16	16	23	18	18	37
Net Impact		-2,185	-81	-52	-141	-76	-73	-149

TABLE 1

- Trip Comparison: All three Plan options would reduce the number of daily trips generated by the proposed area of change, when compared to the Current Plan. Plan Option 1 would increase AM peak hour trips, but reduce PM peak hour trips. Plan Options 2 and 3 would each reduce AM and PM peak hour trips from the site, when compared to the Current Plan.

Significantly fewer vehicle trips are anticipated under the Proposed Plan Options. The Plan guidance for the area, however, will require further review and analysis as part of the third phase of the Lincolnia Study. Specific transportation recommendations and guidance will be considered and developed for the proposed CBC and Lincolnia Planning District.

Heritage Resources

A reconnaissance survey was conducted by Heritage Resources Staff for all properties within the Lincolnia Planning District. Any development of ground disturbance within the CBC, 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. If significant heritage resources are identified within the CBC, an effort should be made to preserve them. If preservation is not feasible then, in accordance with county wide 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 archeological resources, the artifacts recovered.

Schools and Parks & Recreation

Agency reviews will occur during the analysis of land use scenarios that will be developed as part of the next phase of the study.

Task Force Recommendation

On August 29, 2017 the task force unanimously recommended that the subject area be designated as a Community Business Center, with the understanding that further analysis of land use scenarios would occur in the next phase of study. The recommendation included subsequent support for a revitalization area designation, a coterminous with the CBC boundary, and the addition of a plan option for an intensity of 3.0 FAR within a portion of the designated area (*see task force recommendation below*).

“We the Lincolnia Planning District Study Task Force support a Community Business Center (CBC) designation for the area surrounding the intersection of Little River Turnpike (Route 236) and N. Beauregard Street (see attached map showing exact boundary). A CBC designation will best provide a Comprehensive Planning framework to guide and achieve the following community objectives:

- Create a vibrant neighborhood destination with public open spaces, parks, outdoor dining and cafes, and entertainment areas.
- Strategically focus appropriate growth to protect Lincolnia’s low density residential neighborhoods from development pressure.
- Create an integrated multimodal approach to transportation challenges in the area.
- Create an attractive neighborhood through quality urban design guidance.
- Preserve and expand Lincolnia’s housing affordability.

Within the proposed CBC, we also support the establishment of a Revitalization Area, and a recommendation for mixed use development with an intensity of up to a 3.0 FAR within a portion of the proposed CBC.”

CONCLUSION

No substantive changes are proposed to the existing baseline planned land uses within the subject area as part of Phase II. The existing baseline plan guidance for the Lincolnia Planning District is recommended to remain consistent until further analysis is completed during Phase III of the Lincolnia Planning District Study. If the subject area is designated as a CBC, a revitalization area and the plan recommendation for hotel and/or assisted living use at a 3.0 FAR are adopted by the Board of Supervisors, additional land use recommendations for properties within the proposed CBC area will be considered during Phase III. This next phase of the study is scheduled to begin in Spring 2018. Additionally as part of Phase III, planning district wide land use recommendations will be reviewed by the task force.

Specifically, a land use option for a portion of tax map parcel 072-4 01 0003 (Plaza at Landmark Shopping Center) is recommended for a two- acre portion of the site generally located in the southeastern corner of the property. This portion of the site was selected to minimize impacts on the surrounding low density residential neighborhoods. Staff is recommending a plan option to allow hotel and/or assisted living use at a 3.0 FAR. Currently, the entire property is planned for retail and other commercial uses. The shopping center is recommended to remain planned for an intensity of 0.40 FAR to reflect existing development.

Tax Map Parcel	Size (square feet and acres)	Existing Use	Zoning District	Maximum Zoned Potential	Adopted Plan Recommendation	Plan Potential	Proposed Plan (plan option constitutes approx. 2 acres of total site)	Proposed Plan Potential
0724 01 0003	986,611 sf 22.6 acres	Commercial Retail	C-6	.39 FAR	Planned as retail and other commercial uses	.40 FAR (394,644 sf of commercial retail)	Plan Option 1 for Hotel Use at 3.0 FAR	310 units (or 257,000 sf)
							Plan Option 2 for Assisted Living Use at 3.0 FAR	254 units (or 257,000 sf)
							Plan Option 3 for Mixed Use: Hotel / Assisted Living at 3.0 FAR	155 Hotel units with 127 Assisted Living units (or 257,000 sf)

RECOMMENDATION

Staff recommends revisions to the Comprehensive Plan guidance for a portion of the Lincolnia Planning District recommended as per Phase II of the Lincolnia Planning District Study. Recommendations include the designation of the Phase II subject area as a Community Business Center (CBC). The current Comprehensive Plan guidance for the Lincolnia Planning District is recommended to be modified as follows. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~.

Note: The proposed Plan for the Lincolnia Community Business Center (CBC) consists of a discussion of the area’s location and recommendations for future development. These recommendations include plan objectives developed under Phase II of the Lincolnia Planning District Study. Area-wide recommendations and specific guidance the CBC are not included in the following recommendations. They will be considered under Phase III of the study to begin in Spring 2018. Moreover, existing recommendations that are included in the areas that will become a part of the CBC have been relocated to this new section.

ADD: Fairfax Comprehensive Plan, 2017 Edition, as amended through 3-14-2017, Lincolnia Planning District, a new section immediately after the Lincolnia Planning District Overview:

“LINCOLNIA COMMUNITY BUSINESS CENTER

The Plan for the Lincolnia Community Business Center (CBC) consists of a discussion of the area’s character, its planning history, and recommendations or revitalization and future development. These recommendations include area wide guidance for land use, urban design, and transportation, as well as specific guidance for each of the land units that comprise the CBC.

LOCATION AND CHARACTER

The Lincolnia Community Business Center is located along the eastern boundary of Fairfax County, and is a gateway between the county and the City of Alexandria. The CBC is centered on the intersection of Beauregard Street and Route 236 Little River Turnpike. The Lincolnia CBC is approx. 169 acres and consists of 169 parcels, including both residential and non-

residential uses. The area is one of the older communities in Fairfax County with much of the existing development built between 1940 and 1960.

The area is a vibrant and diverse focal point for the community, providing a variety of neighborhood commercial and retail services. Prominent institutional uses can be found within the area, including the Lincolnia Senior Center. The area is characterized by automobile oriented uses that poses a significant challenge for vehicular, pedestrian and bike mobility. Commercial uses are primarily located to the east along the border with the City of Alexandria with residential uses primarily located to the south and west. Route 236 Little River Turnpike is a major east – west thoroughfare and bisects the CBC. The area is generally characterized by automobile oriented uses, posing a significant challenge to local vehicular, pedestrian and bike mobility.

CHARACTER OF THE SURROUNDING AREA

The Lincolnia CBC is predominantly surrounded by stable low-density residential communities. A group of properties under City of Alexandria jurisdiction between the Fairfax County border to the west and Interstate 395 to the east about the proposed CBC area with limited access. Bragg Street, a terminus roadway, connects to Little River Turnpike inside Fairfax County and provides the only access point. Access to these properties can only made through the proposed CBC boundary. Likewise, access to residential properties south of the proposed CBC boundary would occur through the proposed CBC along Beauregard Street and Lincolnia Ave.

CONCEPT FOR FUTURE DEVELOPMENT

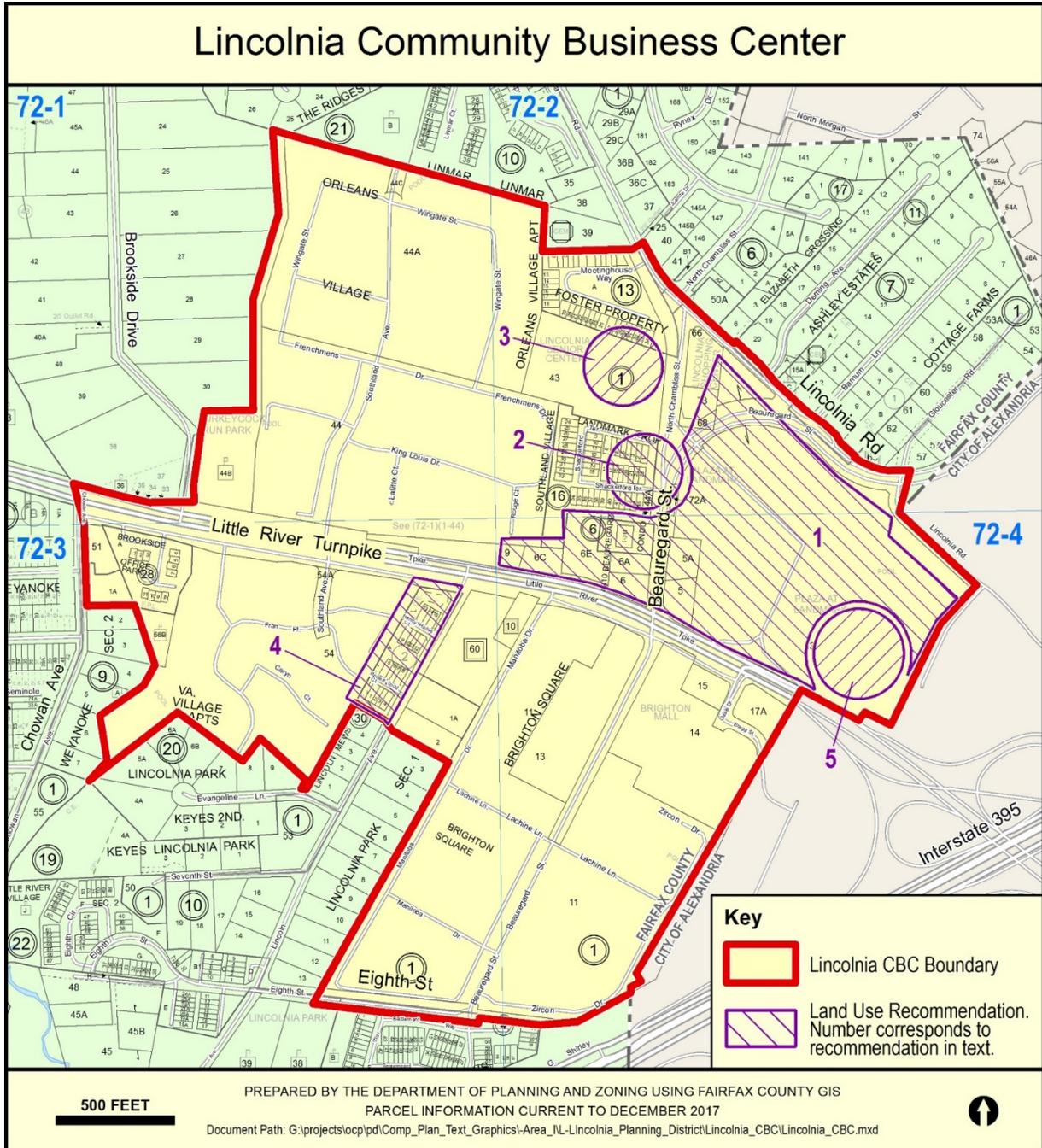
The Concept for future development recommends the designation of the general area surrounding the intersection of Rt. 236 Little River Turnpike and Beauregard Street as a Community Business Center. The designation would encourage a mix of community serving uses and would act as a community focal point. The vision for the Lincolnia CBC is to create a vibrant neighborhood destination that strategically focuses growth and creates a multimodal approach to over transportation challenges in the area.

GENERAL LAND USE RECOMMENDATIONS

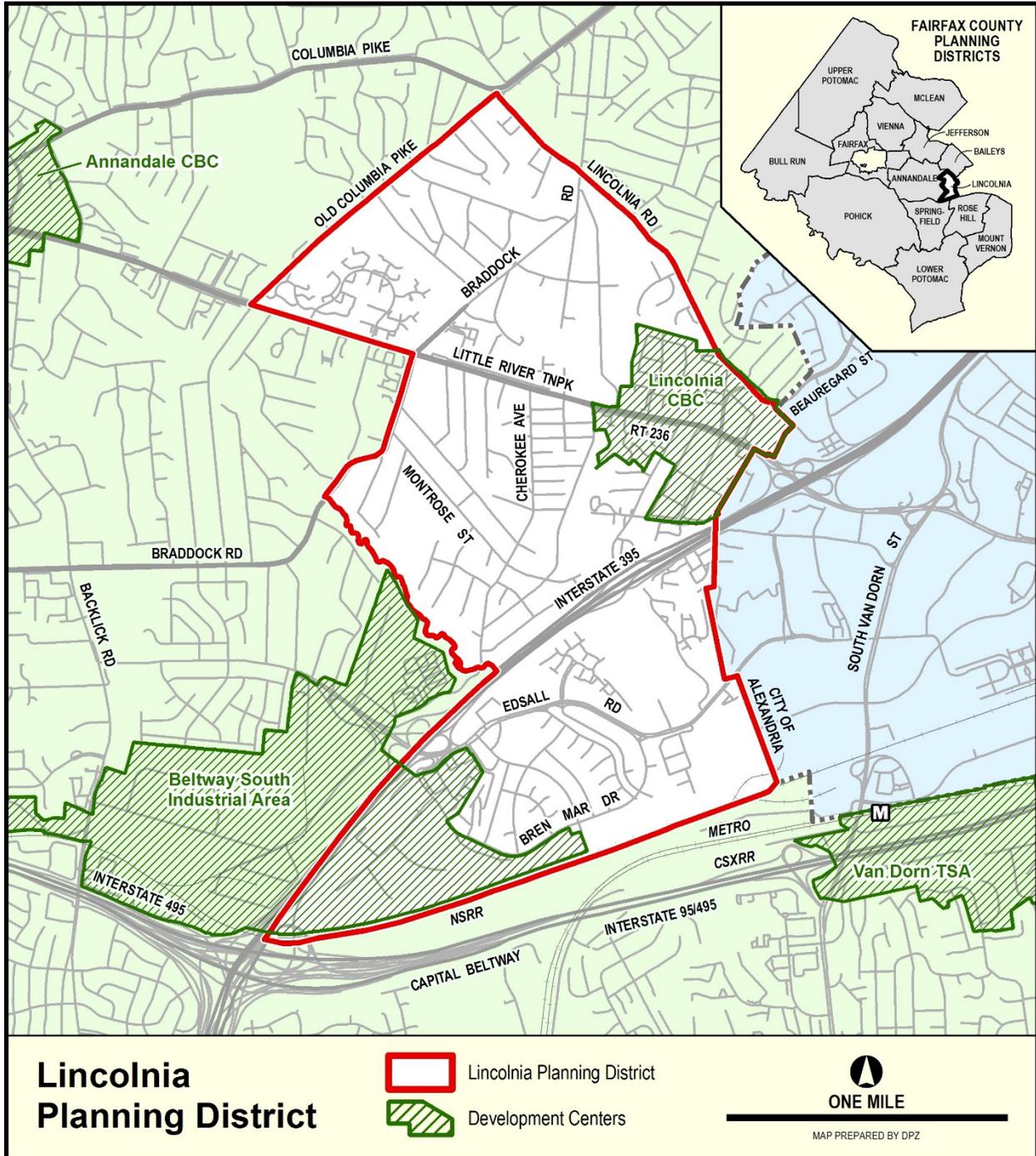
The Lincolnia CBC is largely developed as stable multifamily residential neighborhoods with community serving retail. Where substantial parcel consolidation is specified, the resulting projects need to function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan. Infill development within the area needs to be of a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objective 8 and 14.

1. Limit commercial development on the north side of Little River Turnpike to the area in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.
2. Parcel 72-2((16))A, south of the Lincolnia Senior Center, is planned for multifamily residential development at 12-16 dwelling units per acre or single-family attached residential development not to exceed 12 dwelling units per acre and is developed with the Stonegate townhome development. Development of this site should not preclude roadway improvements planned for Beauregard Street and Lincolnia Road and access to the site should be oriented to take into account the approved interchange concept for the Little River Turnpike/Beauregard Street Flyover. Since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through the Lincolnia Senior Center property. In lieu of on-site recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.
3. Retain the Lincolnia Senior Center for public facilities use and in public ownership for school, local community and recreational use.
4. The parcels located in the southwest quadrant of the intersection of Little River Turnpike and Lincoln Avenue are planned for and developed with residential development at 2-3 dwelling units per acre.
5. The Plaza at Landmark property [Tax Map 72-4 ((1)) 3] is planned, zoned, and developed as retail use at 0.40 FAR.; excluding cellar space. As an option, the two acres of this parcel's southeast corner nearest the intersection of Route 236 and I-395 is planned for a mix of uses including either a) assisted living with ground floor retail or b) hotel use with ground floor retail at up to 3.0 FAR. This development option may be considered after detailed impact analysis is conducted as part of the Lincolnia Planning District study to understand any potential impacts of redevelopment on the community, infrastructure and services.”

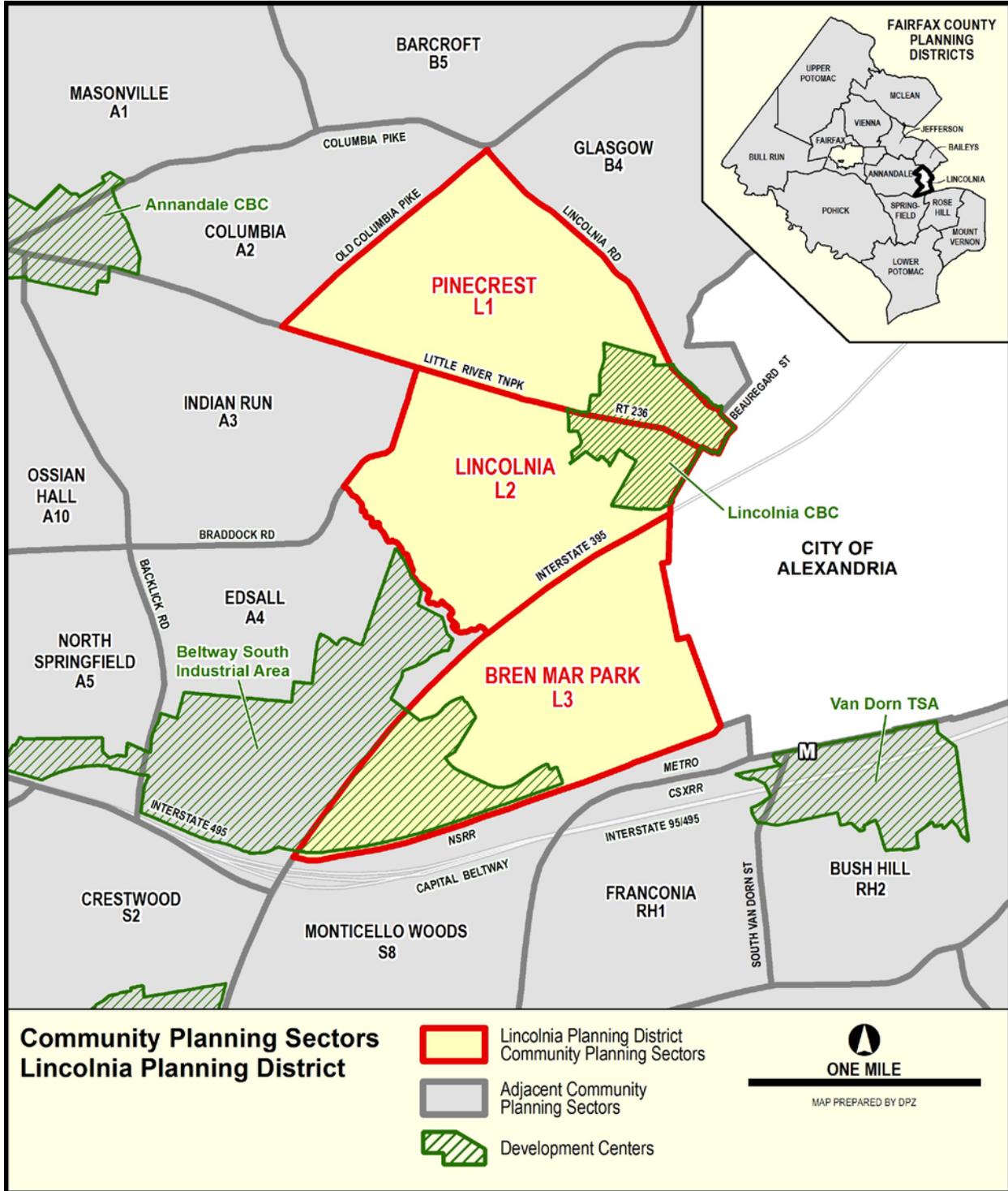
ADD: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, a new figure to indicate the location of the Lincolnia CBC:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, amended through 3-14-2017, Figure 1, "Lincolnia Planning District," page 2 to indicate the location of the Lincolnia CBC:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, Figure 9, "Community Planning Sectors, Lincolnia Planning District," page 16 to indicate the location of the Lincolnia CBC:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L1 - Pinecrest Community Planning Sector page 18, recommendation #4:

~~“4.7. Limit commercial development on the north side of Little River Turnpike to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.~~

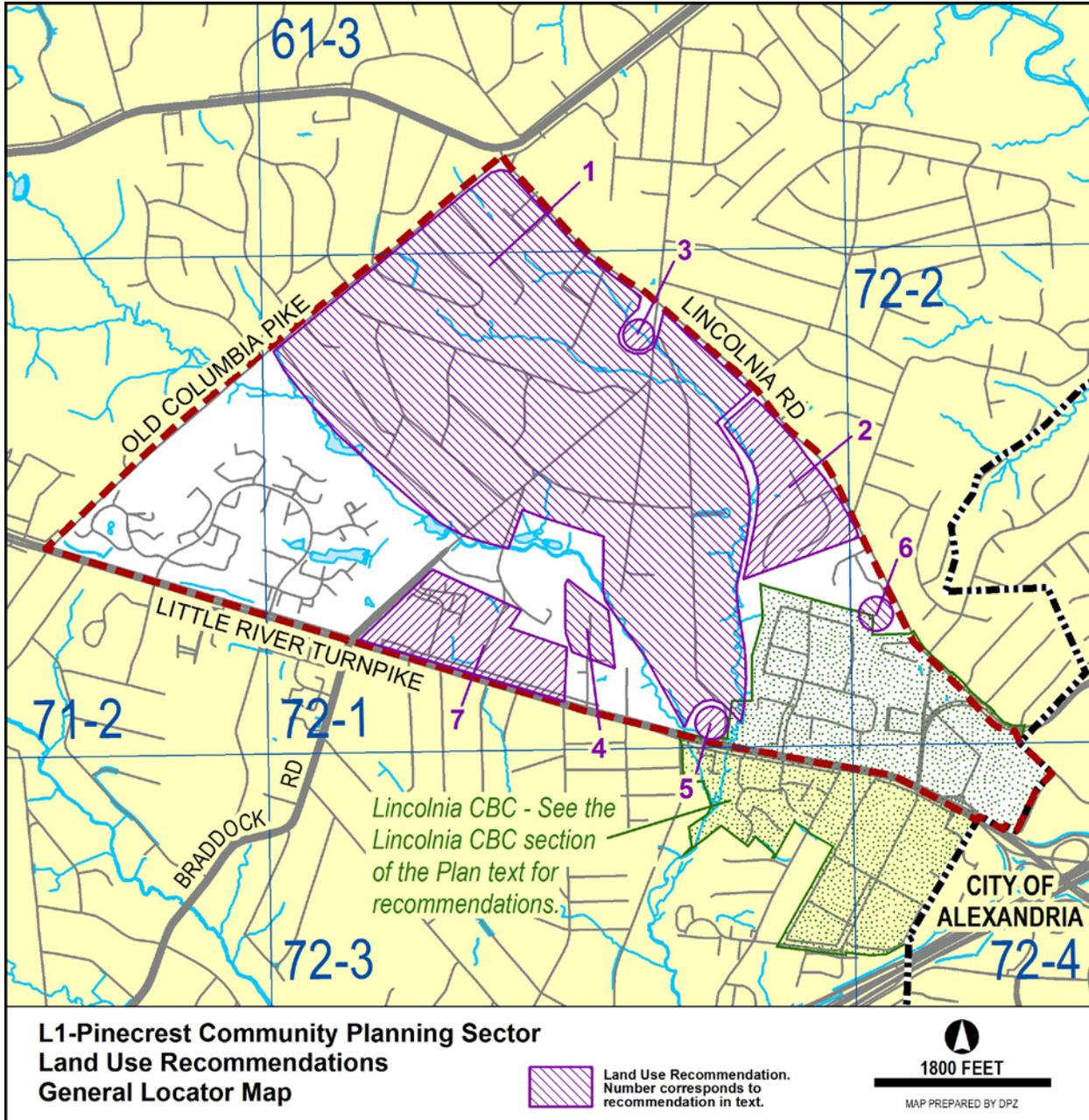
RELOCATE: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L1- Pinecrest Community Planning Sector, pages 18 and 20 to the Lincolnia Community Business Center section:

~~5. Parcel 72-2((16))A, south of the Lincolnia Senior Center, is planned for multifamily residential development at 12-16 dwelling units per acre or single family attached residential development not to exceed 12 dwelling units per acre, and is developed with the Stonegate townhouse development. Development of this site should not preclude roadway improvements planned for Beauregard Street and Lincolnia Road and access to the site should be oriented to take into account the approved interchange concept for the Little River Turnpike/Beauregard Street flyover. Since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through the Lincolnia Senior Center property. In lieu of on-site recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.~~

~~8. Retain the Lincolnia Senior Center for public facilities use and in public ownership for school, local community and recreational use.”~~

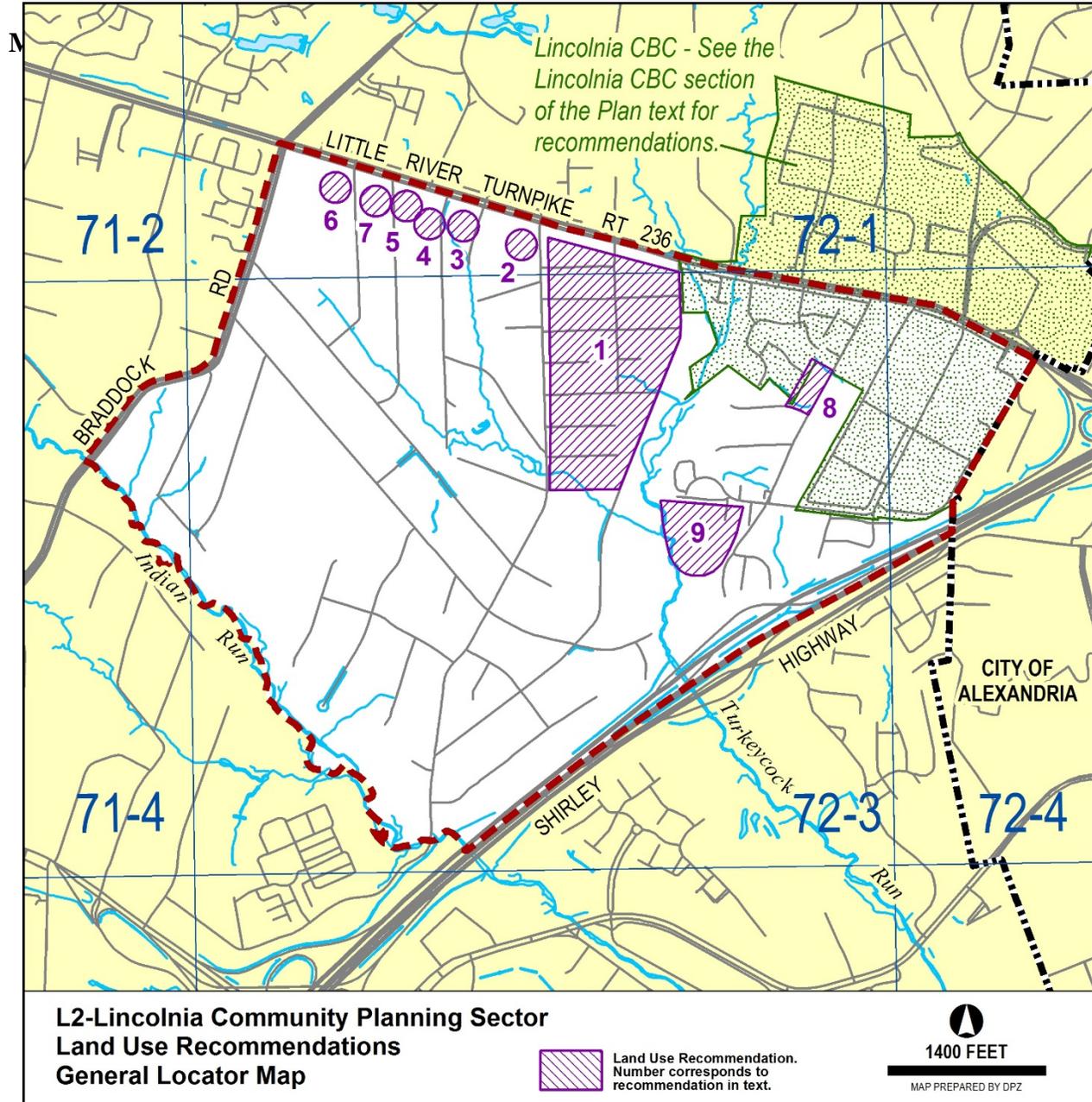
Renumber recommendations accordingly.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L1 - Pinecrest Community Planning Sector, Figure 10, "Land Use Recommendations, General Locator Map," page 19 to indicate the location of the Lincolnia CBC:

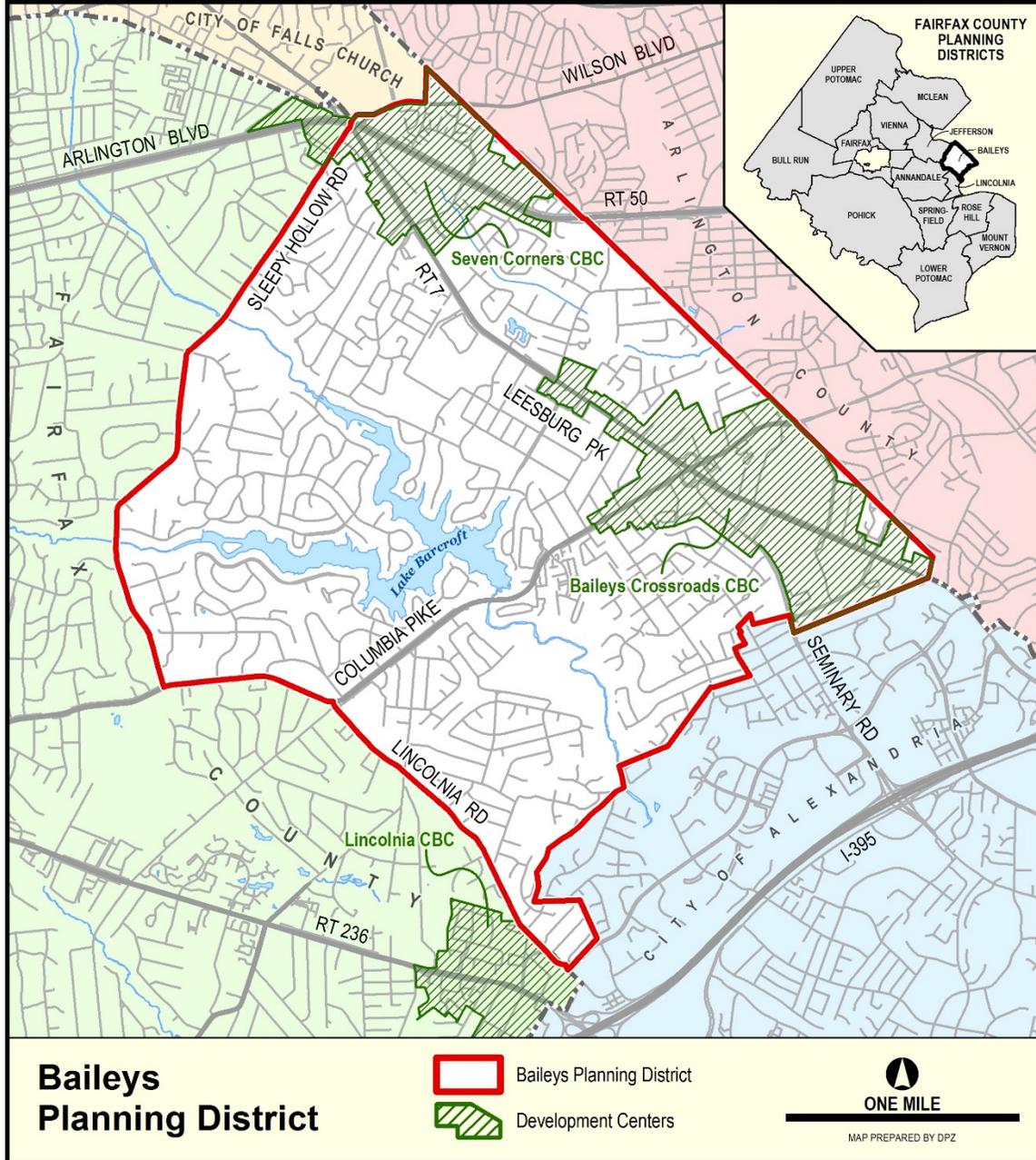


MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L2 - Lincolnia Community Planning Sector, "Land Use Recommendations, General Locator Map," page 27, recommendation #8:

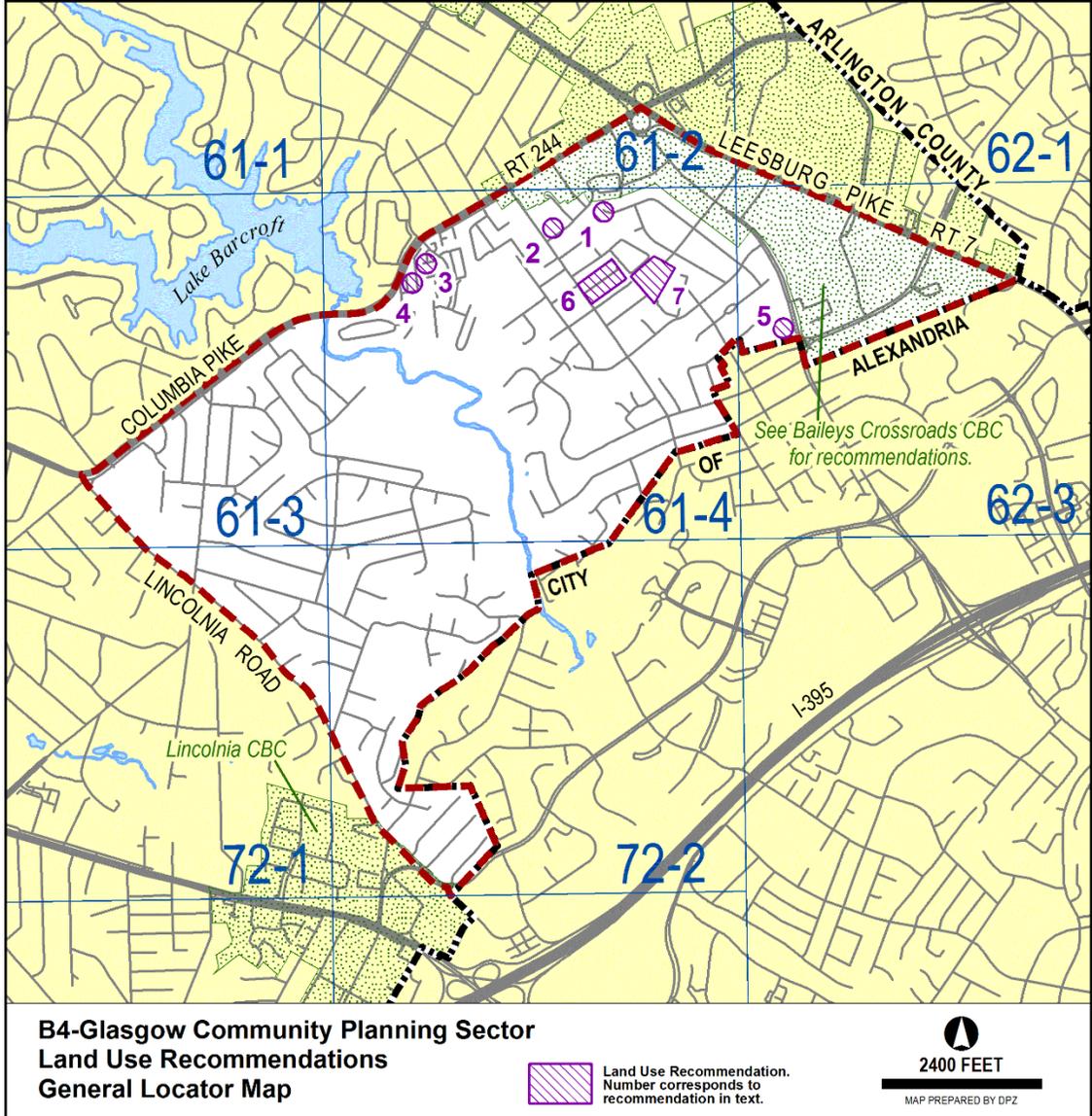
"8. The parcels located in the southwest northwest quadrant of the intersection of Little River Turnpike Evangeline Lane and Lincoln Avenue are planned for and developed with residential development at 2-3 dwelling units per acre."



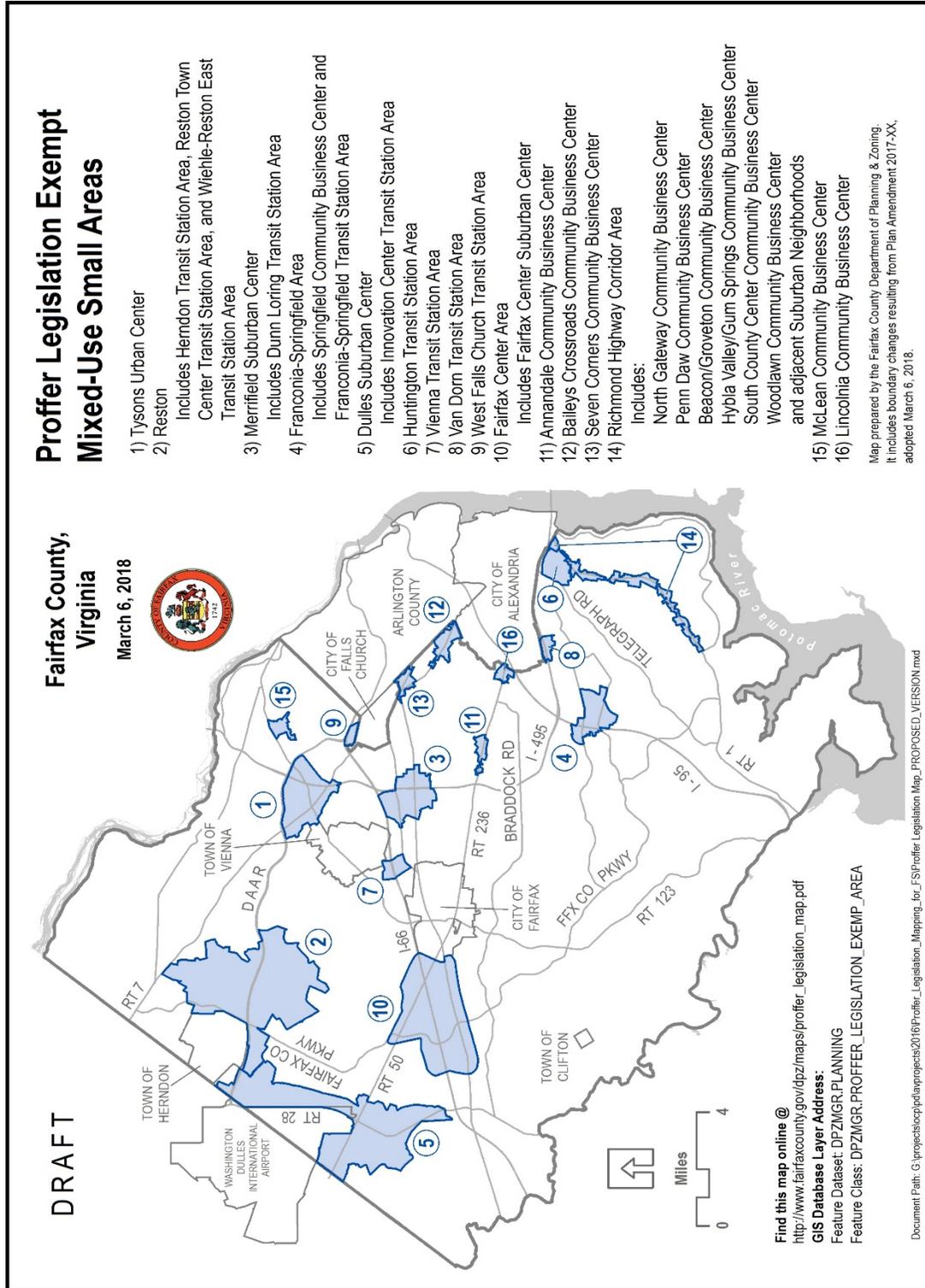
MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District, as amended through 3-14-2017, Overview, Figure 1, “Baileys Planning District,” page 2, to indicate the location of the Lincolnia CBC:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through 7-25-2017, B4 – Glasgow Community Planning Sector, Figure 58, “Land Use Recommendations, General Locator Map,” page 194, to indicate the location of the Lincolnia CBC:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Preface, as amended through 10-24-2017, Figure 2 “Proffer Legislation Exempt Mixed- Use Small Areas,” page 5, to indicate the location of the Lincolnia CBC:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Areas I, II, III and IV, Overview, as amended through 10-24-2017, Figure 2 (in all four volumes), “Concept for Future Development Map,” page 4 (in all four volumes), to indicate the location of the Lincolnia CBC:

CONCEPT FOR FUTURE DEVELOPMENT MAP

LEGEND

- Tysons Urban Center
- Suburban Center
- Community Business Center
- Transit Station Area
- Industrial Area
- Large Institutional Land Area
- Suburban Neighborhood
- Low Density Residential Area
- Major Road - Existing (1-1-2018)
- Metro Station - Existing (1-1-2018)
- Metro Station - Proposed

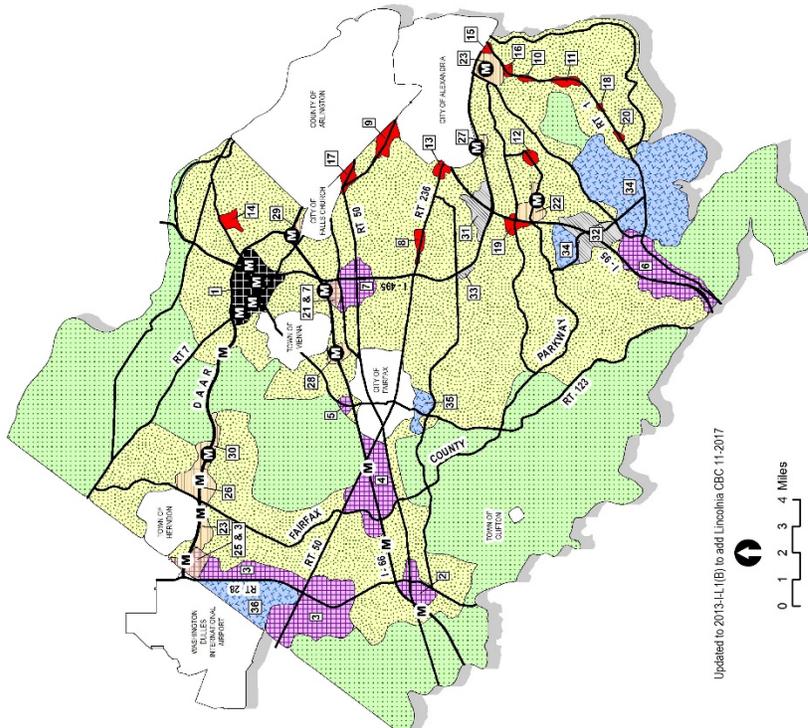
LOCATIONS OF MIXED-USE CENTERS

1. Tysons
2. Centreville
3. Dulles (Route 28 Corridor)
4. Fairfax Center
5. Flint Hill
6. Lorton-South Route 1
7. Merrifield
8. Annandale
9. Baileys Crossroads
10. Beacon/Groveton
11. Hybla Valley/Gum Springs
12. Kingstowne
13. Lincolnia
14. McLean
15. North Gateway
16. Penn Daw
17. Seven Corners
18. South County Center
19. Springfield
20. Woodlawn
21. Dunn Loring (inside Merrifield Suburban Center)
22. Franconia-Springfield
23. Herndon
24. Huntington
25. Innovation Center (inside Dulles Suburban Center)
26. Reston Town Center
27. Van Dorn
28. Vienna
29. West Falls Church
30. Wiehle-Reston East

LOCATIONS OF LARGE INSTITUTIONAL AND INDUSTRIAL AREAS

31. Beltway South
32. I-95 Corridor
33. Ravensworth
34. Fort Belvoir (Miami Post and North Area)
35. George Mason University
36. Washington Dulles International Airport

Updated to 2013-I-L1(B) to add Lincolnia CBC 11-2017



Updated to 2013-I-L1(B) to add Lincolnia CBC 11-2017



Document Path: G:\projects\2013-I-L1(B) to add Lincolnia CBC 11-2017\map as updated to add Lincolnia CBC 11-2017.mxd

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will change to show the Lincolnia CBC boundaries described herein.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.