

VIENNA PLANNING DISTRICT

OVERVIEW

The Vienna Planning District is located in the central northeast section of the County. The district extends south from the southern limits of Tysons Corner and the Dulles Airport Access Road to Route 50. It is bordered to the east by I-495 and to the west by Hunter Mill Road and Blake Lane. (See Figure 86.)

The Vienna Planning District is predominantly comprised of residential neighborhoods with single-family detached and attached dwellings. The district includes some of the most developed sections of the County and covers about 16.7 square miles. A mix of higher density residential uses is concentrated along the Lee Highway (Route 29) and Arlington Boulevard (Route 50) corridors. Medium-density townhouse developments are located in areas south of Route 123 with some concentration in the area between Lee Highway and Route 50. A 75-acre industrial park is located in the Town of Vienna adjacent to the County line. There are several neighborhood shopping centers and one community shopping center, combined with scattered strip commercial uses, located in the Planning District.

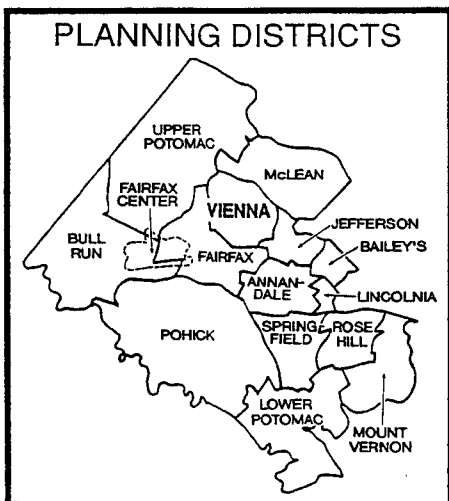
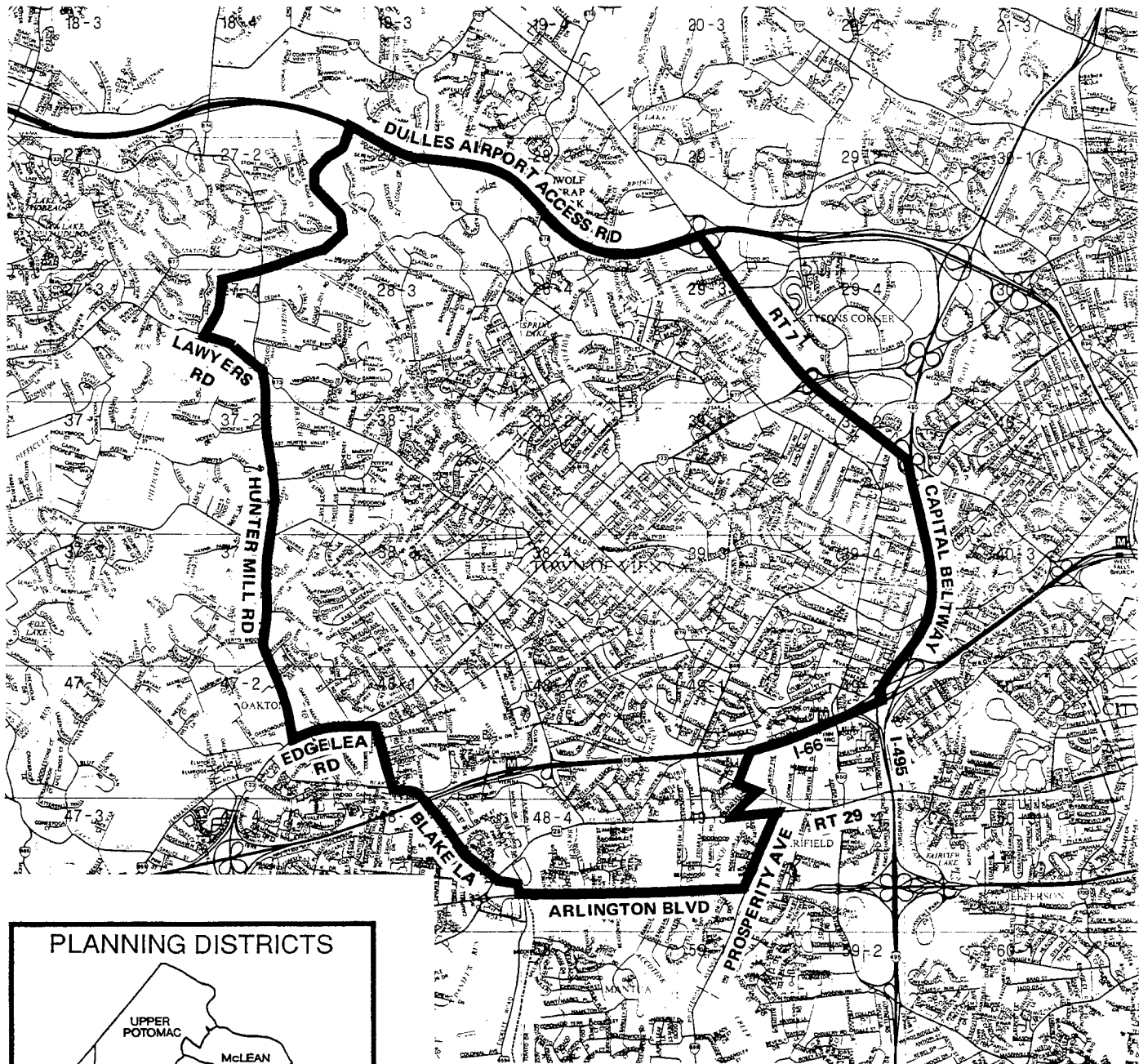
The Vienna Planning District is traversed by several major highways: I-66, Lee Highway (Route 29), Arlington Boulevard (Route 50), Leesburg Pike (Route 7), and Chain Bridge Road (Route 123); and one major circumferential highway, the Capital Beltway (I-495). The Washington and Old Dominion (W&OD) Railroad Regional Park and Bike Trail also bisects the district. The Vienna Metro Station is located in the I-66 right-of-way near the intersection of Nutley Street and I-66.

CONCEPT FOR FUTURE DEVELOPMENT

The planning guidance provided by the Concept for Future Development is one of the considerations in formulating Area Plan recommendations. The Concept and its associated land use guidance recommend the predominant use, character and intensity envisioned for land areas within each planning district although within the Planning District, there may be land areas planned for a distinctly different land use than that envisioned by the Concept.

The Concept for Future Development recommends that the Vienna Planning District develop as Suburban Neighborhoods. In addition to Suburban Neighborhoods, the Vienna Planning District (Sectors V2 and V3) is on the periphery of the Tysons Corner Urban Center and there is one designated Transit Station Area, Vienna, located within the boundaries of the Planning District. The district also includes a portion of the Merrifield Suburban Center.

The western portion of the Planning District (Sector V4) includes some neighborhoods that are recommended as Low Density Residential Areas. The Lee Community Planning Sector (V1), while primarily composed of Suburban Neighborhoods, also contains the Vienna Transit Station Area and is adjacent to the Dunn Loring Transit Station Area and a portion of the Merrifield Suburban Center.



0 6000 FT
SCALE



MAJOR OBJECTIVES

Planning objectives in the Vienna Planning District include the following:

- Provide for compatible infill development, that protects, enhances, and maintains the stability of established residential neighborhoods;
- Provide for effective transitions between the Tysons Corner Urban Center and surrounding neighborhoods;
- Achieve appropriate development and redevelopment in the Vienna Transit Station Area, and Merrifield Suburban Center;
- Preserve significant heritage resources;
- Preserve the environment;
- Protect stable low-density residential neighborhoods in the vicinity of the Vienna Metro Station;
- Ensure that Level of Service D is maintained on the road network surrounding the Vienna Metro Station;
- Prevent further westward expansion along the Route 123 corridor of office and commercial land use within the Vienna Planning District; and,
- Maintain the existing low-density residential uses in the Route 123 corridor between Oakton and Vienna, and east of Vienna to the extent such low density uses are not incompatible with specific planning objectives for this district.

DISTRICT-WIDE RECOMMENDATIONS

Transportation

Travel within and through the Vienna Planning District is affected by land uses and transportation facilities in adjacent Districts, as well as throughout the Northern Virginia region. Therefore, the transportation network affecting the District is comprised of several elements, many of which relate to more extensive Countywide facilities, services, and policies. The arterial and major collector roadway affecting the District are shown on Figure 87. Other countywide transportation elements are also depicted.

Housing

A list of existing, under construction, and proposed assisted housing for the Vienna Planning District is shown on Figure 88. Assisted housing includes programs which limit the amount of rent and/or the eligibility of occupants based on income. The following programs are included as "assisted housing":

TRANSPORTATION RECOMMENDATIONS LEGEND

● ROAD AND HIGHWAY FACILITIES

ARTERIAL	COLLECTOR LOCAL	
		WIDEN OR IMPROVE EXISTING ROADWAY
		CONSTRUCT ROADWAY ON NEW LOCATION
X	Y	X TOTAL NUMBER OF LANES (INCLUDING HOV LANES)
		Y COLLECTOR/LOCAL CROSS-SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.
		CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS
		PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

● PUBLIC TRANSPORTATION FACILITIES (SEE PLAN OVERVIEW TEXT)

- TRANSIT TRANSFER CENTER (NO PARKING)
- RAIL STATION
- COMMUTER PARKING LOT
- COMMUTER RAIL STATION
- METRO STATION

THE CAPITAL BELTWAY IS BEING CONSIDERED FOR EXPANSION BY VDOT. UPON COMPLETION OF THEIR ANALYSES, ADDITIONAL LANES WILL BE CONSIDERED FOR INCLUSION ON THE PLAN.



REFER TO THE TRANSPORTATION MAPS RECOMMENDATIONS LEGEND WHICH APPEARS ON THE PRECEDING OR SUCCEEDING PAGE

**FAIRFAX
COUNTY**

COUNTYWIDE TRANSPORTATION RECOMMENDATIONS
VIENNA PLANNING DISTRICT
(SEE SECTOR MAPS FOR DETAILED TRANSPORTATION RECOMMENDATIONS)

FIGURE
87

FIGURE 88
VIENNA PLANNING DISTRICT
ASSISTED HOUSING

(Occupied or Under Construction, as of December 31, 1990)

<u>Location</u>	<u>Planning Sector</u>	<u>Number of Assisted Units</u>	<u>Type of Program</u>
Circle Woods Linden Leaf Court	V1	17*	MIDS
Covington Meed Hilltop Road	V1	12*	MIDS
Tysons Tower Tyspring St.	V3	274	Section 236 (Elderly)
Briarcliff I Briarcliff Court	V3	30	Section 8
Briarcliff II Briarcliff Court	V3	20	Public Housing
Minerva Fisher Hall Wolftrap Road	V3	12 beds	Section 8 (Handicapped)

PROPOSED ASSISTED HOUSING

(As of December 31, 1990)

<u>Location</u>	<u>Planning Sector</u>	<u>Number of Assisted Units</u>	<u>Type of Program</u>
Marriott-Hooper Lee Hwy.	V1	50	Unknown
Dominion Residence Hunter Mill Road	V4	11	Elderly

* Scattered Units

- Housing units owned by the Fairfax County Redevelopment and Housing Authority (FCRHA) and managed by the Department of Housing and Community Development under the federal Public Housing program or the locally funded Fairfax County Rental Program;
- Housing units owned by the FCRHA and leased to the Fairfax-Falls Church Community Services Board for use as group homes or to non-profit groups for emergency housing. Also, privately owned group homes assisted by grants or loans from the County's Community Development Block Grant or Housing Trust Fund;
- Federal Section 8 project based rent subsidy units;
- Units subsidized under federal mortgage subsidy programs including Section 202, Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or non-profit entities;
- Industrial Development Bond (IDB) units which were subsidized with financing from the FCRHA where a portion of the units must have reduced rents for tenants who meet income eligibility requirements.
- Private Rental program units which have similar restrictions to the IDB subsidized units as a result of zoning proffers, but where no special financing or direct subsidies are received.
- Non-profit rental units, owned by private entities, which were assisted with loans or grants from the Community Development Block Grant or Housing Trust Fund; and,
- Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home.

Some developments are limited to occupancy by elderly or handicapped persons. In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 rental certificate or voucher program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

Environment

The Vienna Planning District straddles the ridge line that separates the two largest watersheds (Difficult Run and Accotink Creek) in the piedmont upland area of the County. Therefore this district contains large areas of the headwaters for these large watersheds. The watershed divide roughly parallels Route 123. South of the divide lies Bear Branch and the upper reaches of Hunters Branch. North of the divide lies Piney Branch, Angelico Branch, Wolf Trap Creek, Rocky Branch, and Old Courthouse Spring Branch. These five streams are all tributaries to Difficult Run.

The western third of the district has a rural character with a large area of stream valley and habitat environmental quality corridors. Like portions of Pohick, Lower Potomac, Upper Potomac and Bull Run, this area is important to the preservation of Fairfax County's natural resources. The eastern two-thirds of the district has been developed for some time. Environmental policies for the Vienna Planning District must respond to both of these areas. For the entire district, policies that focus on pollution control and reclamation, and preservation should be followed. The district should benefit from attention to preservation.

Older, developed portions of the County often have fair to poor surface water quality. This is due primarily to nonpoint source pollution in the form of runoff which contains high levels of fertilizers, pesticides, sediment, and hydrocarbons. Suburban areas such as Vienna have benefitted somewhat from state-of-the-art water quality control practices. However, they remain a challenge in the County's efforts to improve surface water quality and meet the requirements of the Chesapeake Bay Preservation Act.

The achievement of high water quality should continue to be implemented through land use, as well as structural control techniques in the portion of the district that drains to the Difficult Run. The following guidelines are suggested to achieve this objective:

- Maintain very low density development in the portions of the district that are environmentally constrained and drain into the Difficult Run;
- Devise an extended EQC system to provide protection to areas that constitute the Difficult Run headwaters, and preserve ecologically significant habitat areas. The EQC system should prohibit encroachment on steep slopes, problem soils, and wetlands;
- Construct the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on-site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate;
- Encourage clustering and maintenance of low planned densities in the stream valley headwaters.

The Difficult Run stream valley has been designated an area of critical environmental concern by the Commonwealth. The entire watershed has been adopted by the Board of Supervisors under the County's Adopt-A-Stream Program. The six stream valleys of the Difficult Run watershed in this district, as well as the associated forest lands, wetlands and meadowlands, constitute a large part of the Difficult Run habitat.

Heritage Resources

The Vienna Planning District contains both known and potential heritage resources. A list of those heritage resources included on Fairfax County's Inventory of Historic Sites as of March 1991 is shown on Figure 89. The Inventory is open-ended and continues to grow. For information about these and other historic sites, consult the Fairfax County Heritage Resources Office.

Other heritage resources including those protected by Historic Overlay Districts, or listed on the National or Virginia Register of Historic Places are also shown on Figure 89, and may be identified in the text and recommendations section.

FIGURE 89
INVENTORY OF HISTORIC SITES
VIENNA PLANNING DISTRICT

Name	Address	Parcel Number	Date
Ash Grove	8900 Ash Grove Lane Vienna	28-4 ((1)) 23	c. 1790
Camp Alger Headquarters	8234 Citadel Square Vienna	49-1 ((1)) 43	c. 1898
Contemplation*	2584 Chain Bridge Road Vienna	38-3 ((1)) 53	c. 1805
Fairfax County Courthouse Site	2078 Chain Bridge Road Vienna	29-3 ((1)) 30	1742
Freedom Hill Fort	8531 Old Courthouse Vienna	39-1 ((3)) 65	c. 1861
Freeman House	131 Church Street Vienna	38-2 ((2)) 104	c. 1859
Hatmark School	9333 Lee Highway Fairfax	48-4 ((1)) 2	c. 1896
Head's Hill Farm	1114 Maple Avenue Vienna	39-1 ((17))	1858
Hunter House (Nottoway)	9601 Courthouse Road Vienna	48-1 ((1)) 74	c. 1890
Lahey, Richard House	9750 Brook Meadow Drive Vienna	28-3 ((1)) 8	c. 1800
Lawyers Road	b/t Hunter Station and Hunter Mill	27-3, 027-4	Pre-1800
Merry-Go-Round	2596 Chain Bridge Road Vienna	38-3 ((1)) 37	1917
Moorefield N,V	Moorefield Hill Grove Vienna	48-2 ((22)) D	c. 1790

* indicates demolition: potential remains for archeological site.

N National Register of Historic Places

V Virginia Register of Historic Places

FIGURE 89
INVENTORY OF HISTORIC SITES
VIENNA PLANNING DISTRICT
(Continued)

Name	Address	Parcel Number	Date
Oakton School	2940 Chain Bridge Road Oakton	47-2 ((1)) 93	1897 + 1907
Plantation	1635 Trap Road Vienna	28-2 ((1)) 32C	c. 1895
Springfield (Broadwater)	900 Frederick Street Vienna	38-4 ((11)) 601	c. 1750
Tudor Hall	8016 North Park Street Dunn Loring	39-4 ((1)) 130	1887
Vienna Library	131 Church Street Vienna	38-2 ((2)) 104	1897
Vienna Presbyterian Church	122 Park Street Vienna	38-2 ((2)) 92	1874
Vienna Railroad Station	231 Dominion Road Vienna	38-4 ((2)) 272	c. 1856
Windover Heights	224 Walnut Lane Vienna	38-4 ((2)) 3	1869

The Fairfax County Inventory of Historic Sites, the National and Virginia Registers of Historic Places, and Historic Overlay Districts promote the recognition of architecturally or historically significant property. Designation confers public recognition and can offer incentives for preservation to the property owner.

The County Inventory of Historic Sites includes properties which meet certain eligibility criteria and are officially designated by the County's History Commission. In addition to architectural or historic significance, property that serves as a focus of community identity and pride may also be recognized. The benefits of designation include public recognition of the structure's significance and enhanced support for preservation. Owners of properties included in the Inventory may meet with the County's Architectural Review Board on a voluntary basis to review proposed changes to their properties. Designation does not preclude demolition.

The Virginia Register of Historic Places and National Register of Historic Places also officially recognize properties meeting appropriate criteria. Like the County Inventory, recognition does not prohibit demolition. Inclusion on the respective register does, however, require that any state or federally funded or sanctioned action that would have an adverse effect on a listed property be reviewed by the appropriate state or federal preservation agency.

The Historic Overlay District is a zoning tool used to regulate proposed new construction and changes to existing structures in areas containing heritage resources to ensure compatibility with the resources. Site design, facades, demolition, and building materials must be reviewed and approved by the County's Architectural Review Board.

Potentially significant prehistoric archaeological sites are known to exist in the Long, Bear, Hunters, and Piney Branch floodplains, and similar sites may be located in the Difficult and Scott Run and Wolf Trap Creek watersheds. Historic resources have been identified in the Town of Vienna as well as throughout the district. Additional unidentified resources may yet exist in undeveloped areas and within developed sections of the district. Of particular importance are resources associated with the history of the Town of Vienna and the community of Dunn Loring. Some of the known historic resources include: Ash Grove, Windover Heights, and Moorefield.

Public Facilities

Existing public facilities located within the Vienna Planning District are included on Figure 90. Major expansions of existing facilities (with the exception of Federal or State facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the County Planning Commission through provisions outlined in Section 15.1-456 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 456 Review public hearing before the County Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector recommendations and may be considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 456 Review public hearing. The following public facilities are identified as future needs in the Vienna Planning District.

FIGURE 90
VIENNA PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
V1	Fairhill Elem. Elem. Site		Merrifield Fire Station Co. 30			
V2	Stenwood Elem. Thoreau Int. Dunn Loring Admin. Center				City of Falls Church Water Storage Regional Stormwater Detention Pond	*Dunn Loring P.O.
V3	Freedom Hill, Westbriar, and Wolftrap Elem. Kilmer Intermediate		Dunn Loring Fire Station Co. 13	Alternative House (Mental Health Crisis Intervention)	Town of Vienna Water Storage Tank	*Division of Motor Vehicles
V4	Flint Hill Elem. James Madison High Elem. Site					
V5	Marshall Rd. Elem. Oakton High					
V6	Louise Archer Elem. Vienna and Cunningham Park Elem. Cedar Lane Spec. Ed. Center	Patrick Henry Community	Vienna Fire Station Co. 2 Town of Vienna Police Vienna Town Hall	Alcohol and Substance Abuse - Women's Recovery Center Vienna Community Center	Va. Power Clark Substation Town of Vienna Water Storage	*Vienna Post Office

*Federal and State facilities are not subject to the 456 review process.

1. In order to meet additional requirements for public water, water storage may be required by the City of Falls Church at its site on Cedar Lane near Route 66.
2. In order to meet additional requirements for public water, water storage may be required by the City of Falls Church at either of its sites on Gallows Road or Old Courthouse Road.
3. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in the district.
4. A fire and rescue station is required in the Hunter Mill Road corridor north of Oakton.
5. Expand the Patrick Henry Community Library on Maple Avenue to 17,000 square feet to meet future library needs.
6. Locate a Primary Care Center for diagnostic and treatment health care services within the district.
7. Locate a library kiosk within the Vienna Transit Station Area.

Parks and Recreation

Public parks located within the Vienna Planning District are identified in Figure 91. Additional recreation facilities are provided at County public school sites, including those within the jurisdictional limits of the Town of Vienna. Parklands administered by the Town of Vienna in Sector V6 are listed in the appropriate park category in Figure 91 and in Figure 121. The majority of parkland in the Vienna Planning District is concentrated in Neighborhood, Community and Countywide Stream Valley Parks. These open space amenities help to shape the suburban residential character of the district. Large parks in the Vienna Planning District include: Nottoway and Clarks Crossing District Parks, Meadowlark Gardens Regional Park, and the W&OD Trail Regional Park. Nottoway Park is the sole location of a major athletic field complex and also contains community garden plots and the Hunter House, an historic property adapted for community use. Clarks Crossing Park is planned primarily for passive recreation use and natural resource protection, however, limited active facilities include an equestrian area. Freedom Hill Park, a Civil War historic site, is also located in this district.

The W&OD Trail is one of the most popular and heavily used recreational facilities in Northern Virginia. Additionally, as an east-west non-vehicular "thoroughfare" transecting the entire district, the W&OD represents one of the County's major opportunities to link the implementation of recreation and transportation policy objectives. A second opportunity exists in the potential for a north-south trail axis linking the Vienna Transit Station Area with major countywide parks south of Route 50 via the Accotink Stream Valley Trail and the W&OD Railroad/City of Fairfax Connector Trail.

Additional Community Parks developed with active recreation facilities are needed in the eastern and southern sectors planned for higher density development in the vicinity of Tysons Corner, Vienna Transit Station Area, and the Merrifield/Dunn Loring area.

FIGURE 91
VIENNA PLANNING DISTRICT
EXISTING PUBLIC PARKS

	NEIGHBORHOOD	COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL
V-1	Hideaway Villa Lee	East Blake Lane Towers			
V-2	Tysons Woods	Dunn Loring			W&OD Trail
V-3	Briarcliff Symphony Hills	Foxstone Raglan Road Waverly Wolf Trails Eudora		Wolftrap Stream Valley Freedom Hill	W&OD Trail
V-4	Fox Hunters	Ashlawn Kemper	Clarks Crossing	Difficult Run Stream Valley	W&OD Trail Meadowlark Gardens
V-5			Nottoway		
V-6	<u>Fairfax County</u> Peterson Lane <u>Town of Vienna</u> Beulah Road Northside Moorefield Locust-Hine	<u>Fairfax County</u> Cunningham <u>Town of Vienna</u> Glyndon Southside Meadow Lane Waters-Caffi Fields Vienna Comm. Ctr. Bowman House Wolftrap Creek Park		<u>Fairfax County</u> Freedom Hill Wolftrap Stream Valley <u>Town of Vienna</u> Salsbury Spring (historic site)	Fairfax City Connector/ W&OD Trail W&OD Trail

Difficult Run stream valley, on the northwest boundary of the district, is a sensitive environmental area which should be protected by means of land dedication or acquisition of open space easements by the Fairfax County Park Authority. Significant archaeological resources located in this district should be similarly protected. Intrusion of non-recreational development in these areas should therefore be restricted or prohibited and environmental and visual impacts should be mitigated.

Principal Park and Recreation guidelines for the Vienna Planning District include:

- Acquire and develop at least three additional Community Parks to address deficiencies of active recreation facilities;
- Plan and develop stream valley trails to facilitate non-vehicular travel options;
- Preserve and protect significant natural and heritage resources.

VIENNA TRANSIT STATION AREA

OVERVIEW

The Vienna Metro Station is located in the median of I-66 west of Nutley Street. The station is connected to parking and feeder bus service north and south of I-66 via enclosed pedestrian bridges above the highway. Access roads extend both to the north and south of I-66 from Nutley Street to Blake Lane. Vehicles proceeding east on I-66 may take an off-ramp to the station, use the station, and then proceed to the westbound lanes of I-66 without having to enter the I-66 and Nutley Street interchange.

The Vienna Transit Station Area encompasses the Metro Station and surrounding areas. Figure 92 shows the Vienna Transit Station Area divided into "land units" for the purpose of organizing Plan recommendations. These land units will be referred to in the remainder of this section of the Plan. The Transit Station Area is primarily developed with residential uses at 5-8 dwelling units per acre, although, some lower density residential areas also exist. Mixed-use development is planned on Land Units A and G, located south and north of I-66, fronting on the west side of Nutley Street.

The Vienna Transit Station Area offers both challenges and opportunities for compatible, non-automobile dependent development patterns. The Concept for Future Development guidelines for Transit Station Areas seek to maintain the general character of the area in which the Metro station is located, while optimizing the development opportunities associated with the Metro station location.

CONCEPT FOR FUTURE DEVELOPMENT

The Vienna Transit Station Area is recommended by the Concept for Future Development as one of several mixed-use centers located around the six Metrorail stations in Fairfax County. They are shown as part of the Adopted Regional System for Metrorail. These Metrorail stations provide the opportunity for non-automobile dependent development to occur in a manner that is compatible with the existing nearby land uses. As recommended in the Concept, the intention of this designation is to capitalize on the opportunity to provide transit-focused housing and employment locations, in a manner that is compatible with nearby land uses. The area is bounded generally by Nottoway Park on the north, Lee Highway on the south, Sutton Road and East Blake Lane Park on the west, and Nutley Street on the east.

Existing and/or approved mixed-use (residential and commercial) development within the Vienna Transit Station Area is planned for Land Units A and G. Land Unit A is approved for 1.2 million square feet of office space and 350 dwelling units. The approved residential density for this land unit is 33 dwelling units per acre. Land Unit G is approved for 600,000 square feet of office space and 152 townhomes at a density of 7.5 dwelling units per acre. All other land units are planned primarily for residential development.

RECOMMENDATIONS

Land Use

Designs for future development should provide facilities to encourage residents to access the station without using their private vehicles. Pedestrian/bike paths should be installed to allow easy access to the station from new development, and it may be desirable for some segments of these paths to be covered to encourage the use of Metro even during inclement weather.

Infill development within and surrounding the Vienna Transit Station Area should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Densities north and south of the Metro Station are reflected on the Comprehensive Plan map. Cooperation among property owners and Washington Metropolitan Area Transit Authority (WMATA) should be encouraged.

Recommendations for the Vienna Transit Station Area are organized by land units. The boundaries for these land units are shown on Figure 92.

Land Unit A

This land unit is planned for mixed-use development to include multi-family residential units, office uses up to .50 FAR and ancillary uses including support retail and a day-care center. Three hundred and fifty housing units should be provided in the mixture in the range of 30-40 dwelling units per acre for the residential portion of the site.

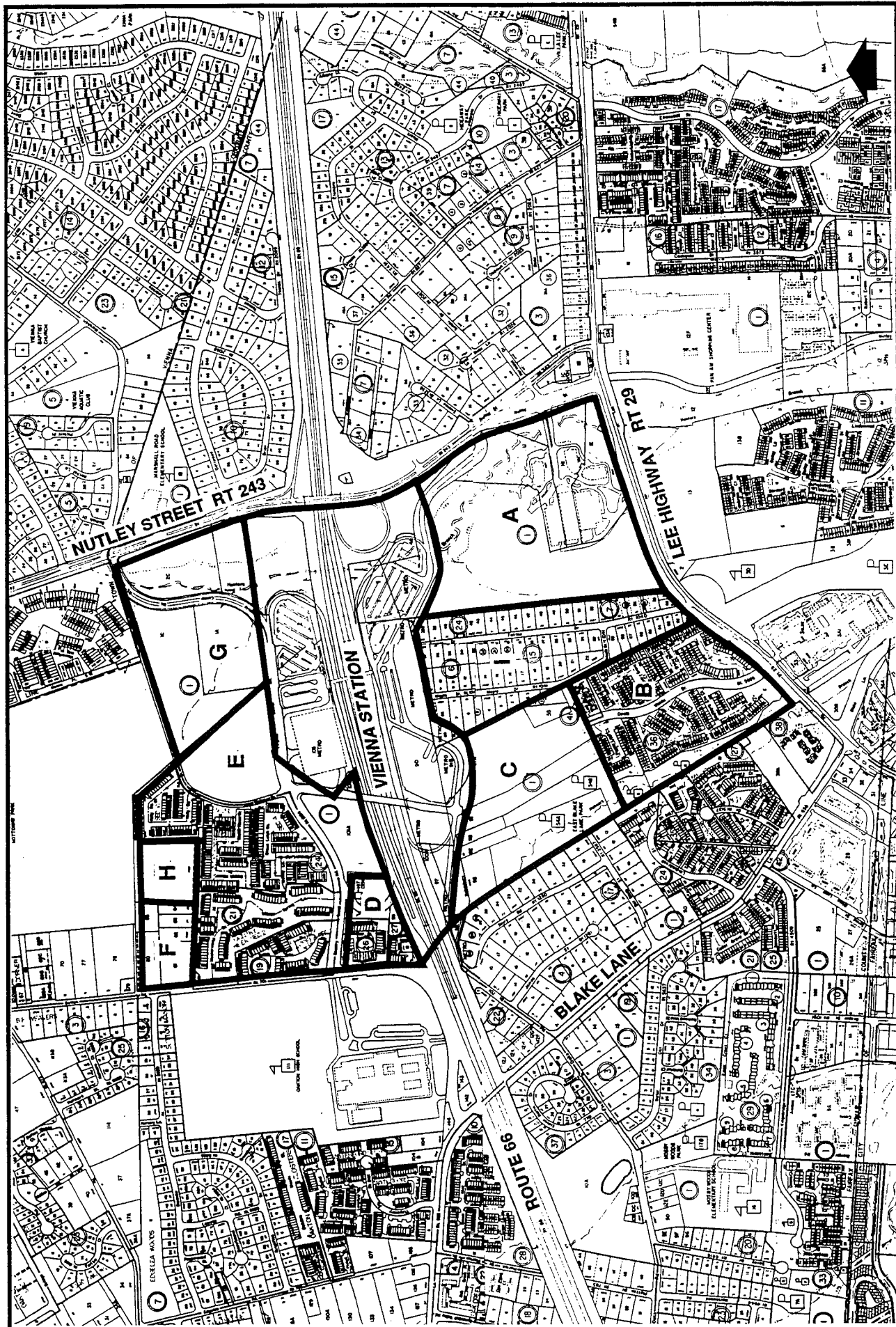
Buildings should be sited so that building heights, in general, do not project more than ten feet above the existing ridge line vegetation; the Environmental Quality Corridor should be preserved, covered paths to the Metro station and a minimum 50-foot landscaped or natural buffer to the residences on Fairlee Drive (Land Unit I) should be provided. Because of the site's topography, development should be integrated with the land forms to reduce visual impacts to adjacent residential areas.

Land Unit B

This land unit of about 34 acres is planned for residential use at 5-8 dwelling units per acre. It is comprised entirely of the Circle Woods townhouses. This is a stable residential community that should be protected from any adverse impact that might be associated with any future development to the north (Land Unit C) or redevelopment to the east (Land Unit I).

Land Unit C

This land unit of approximately 35 acres, is planned for residential development at 4-5 dwelling units per acre. Access to this land unit may be provided by an extension of Circle Woods Drive. In no event should Circle Woods Drive be extended through to Five Oaks Road, providing cut through vehicular access to the Metro station itself. Pedestrian access to the Metro station area should be a key feature of development of this land unit. This pedestrian access may include a connection with the W&OD/Fairfax City Connector Trail. Any development of this land unit should include a 50-foot landscaped or natural vegetative buffer to the residential neighborhood to the east (Fairlee). Within the Vienna Transit Station Area, this land unit offers the highest potential for significant heritage resources. This area should be subject to a thorough heritage resource recovery before development, with preservation or recovery and recording of any significant resources.



FIGURE

92

VIENNA TRANSIT STATION AREA (TSA)
BOUNDARY AND LAND UNITS

FAIRFAX
COUNTY

As an option, development of this tract at a density of 5-8 dwelling units per acre may be appropriate if this land unit is included as part of a consolidation that includes Parcels 48-1((1))91, 91A, 92, 93, 95, and 48-3((1))55, and the following conditions are met:

- Parcels 92, 93, and 95 are dedicated to the Fairfax County Park Authority for the expansion of East Blake Lane Park;
- Transportation improvements and coordinated circulation and access are provided; and,
- Effective buffering is provided to the south and to the east if Fairlee has not redeveloped.

As a second option, development of this tract at a density of 12-16 dwelling units per acre may be appropriate if this land unit is included as part of a consolidation that includes all of Land Unit C (Parcels 91, 91A, 92, 93, 95 and 48-3((1))55), and all of Land Unit I (the Fairlee subdivision). The following conditions must also be met:

- Provision is made for affordable housing either through compliance with the Affordable Dwelling Unit ordinance, if applicable, or an appropriate proffer of units or land for affordable housing, if the Affordable Dwelling Unit ordinance is not applicable;
- Provision is made for coordinated circulation and access as shown on Figure 93;
- Development is pursuant to a plan that preserves to the extent possible the natural vegetation and environmental amenities of the site;
- Consolidation of the entire Fairlee subdivision (Land Unit I);
- Dedication of Parcels 92, 93 and 95 to the Fairfax County Park Authority to expand East Blake Lane Park; and,
- Substantial, usable open space including a 50-foot buffer to adjacent development, in addition to the park dedication, is provided as an integrated part of the residential development.

Land Unit D

Land Unit D is planned and developed for residential use at 5-8 dwelling units per acre. Noise barriers along I-66 should be provided.

Land Unit E

Land Unit E is planned and developed for residential uses at 5-8 dwelling units per acre. It includes the Country Creek subdivision.

Land Unit F

Land Unit F is located north of Marywood Road and east of Sutton Road. It includes Parcels 48-1((1))80-85 and is planned for residential development at 4-5 dwelling units per acre. As an option, residential use at 5-8 dwelling units per acre may be appropriate if all parcels in this land unit are consolidated and combined with Land Unit H (Parcel 48-1((1))86), and a single access point is provided onto Sutton Road opposite Oleander Avenue. (See Figure 93 for access recommendations.)

Land Unit G

The large (De Luca/Virginia Center) tract north of the Metro parking lot is adjacent to the Country Creek and the Townes of Moorefield communities, as well as, Nottoway Park. Its size, location and single ownership identify this parcel as an appropriate site for a mixed-use, transit-oriented project promoting transit ridership. Development compatible in scale with the surrounding residential communities is also necessary. A maximum level of development of 152 townhouses and 650,000 square feet of commercial space (including at least 20,000 square feet but not more than 50,000 square feet of retail/service space) is planned, provided that the following development criteria are satisfied:

- The development plan should provide high quality site and architectural design, streetscaping, urban design and development amenities, including a well-maintained water feature to which the public will have access during hours of Metro operation;
- Design, siting, style, scale and materials should be compatible with adjacent development and the surrounding community and serve to maintain and/or enhance the stability of existing residential neighborhoods;
- Surface parking lots and parking structures should be well-buffered and landscaped and be well-designed in layout and detail;
- The commercial component of the development should be located closest to and oriented toward Metro, and the rooftop elevation of commercial buildings should not exceed 545 feet above sea level;
- No office or retail development should be located in the portion of the tract that lies between existing Virginia Center Boulevard and existing Nutley Street, although townhouses may be located there if all of the requirements for a special exception to redefine the floodplain are met;
- The development should create an environment conducive to use by pedestrians and bicyclists. Interparcel connections, safe and convenient bicycle and pedestrian access to the Metro station, and a well-designed system of pedestrian circulation should be provided. Trails should be sized to accommodate substantial bicycle and pedestrian use;
- If Transportation Systems Management (TSM) techniques are relied upon to justify the development density, intensities related to TSM success should be subject to phasing to ensure that projected reductions in traffic generation actually occur. TSM techniques should emphasize utilization of the Metrorail and bus service available at this site;
- The western portion of this site is wooded and contains specimen trees which should be preserved to the greatest practical extent. In addition, Nottoway Park should be linked through this property to the Metro station via a spur from the proposed W&OD/Fairfax City Connector Trail;
- A contribution should be made to the County's low- and moderate-income housing goals through an appropriate proffer of land, dwelling units and/or funds; and,

- Land within the site needed for public road improvements should be dedicated.

Land Unit H

This land unit includes only Parcel 48-1((1))86, which is located along the north side of Marywood Road approximately 600 feet east of Sutton Road. It is planned for residential development at 4-5 dwelling units per acre. As an option, residential development at 5-8 dwelling units per acre may be appropriate if the following conditions are met:

- Parcel 48-1((1))86 is consolidated with the land in Land Unit F and access is provided from Sutton Road opposite Oleander Avenue (see Figure 93 for access recommendations);
- A landscaped open space buffer is provided along the eastern boundary of the property;
- Existing mature trees are preserved, particularly along the perimeter of the property. Where necessary to provide appropriate buffers and screening, additional tree planting should supplement existing vegetation; and,
- A pedestrian trail should be provided on Parcel 86, which would connect with the existing trails system in Nottoway Park and in the Country Creek townhouse community.

Land Unit I

This land unit includes the Fairlee Subdivision. This is a residential neighborhood that is adjacent to the Metro station. It is approximately 30 acres in size and contains 65 single-family detached houses and one institutional use. This land unit is planned for residential use at 1-2 dwelling units per acre. Redevelopment of this community may be appropriate under certain conditions specified below. In addition, consolidation of Fairlee (Land Unit I) with properties to the west (Land Unit C) may also be appropriate. Joint development of Land Unit C and Land Unit I will allow for coordinated transportation improvements including a connection between Route 29 and the Metro station.

If consolidation of the properties within this land unit occurs in accordance with the Policy Plan and the adopted Guidelines for Neighborhood Redevelopment, redevelopment for residential use in the range of 5-8 dwelling units per acre may be appropriate.

As an option, if consolidation of the properties within this land unit occurs in accordance with the Policy Plan and the adopted Guidelines for Neighborhood Redevelopment, and there is consolidation with all of Land Unit C, redevelopment for residential use in the range of 16-20 dwelling units per acre may be appropriate, if the following conditions are met:

- Provision of coordinated circulation and access as shown in Figure 93, which includes a connection between Route 29 and the Metro station;
- Development intensities taper down from the Metro station towards Route 29 and the Circle Woods subdivision to protect existing residential areas. Development should not exceed 65 feet in height;

- Substantial usable open space is provided as part of the residential development;
- Substantial, usable open space including a 50-foot buffer to adjacent development, in addition to the park dedication in Land Unit C, is provided as an integrated part of the residential development.
- Provision is made for affordable housing either through compliance with the Affordable Dwelling Unit ordinance, if applicable, or an appropriate proffer of units or land for affordable housing, if the Affordable Dwelling Unit ordinance is not applicable; and,
- Development is pursuant to a plan that preserves the natural vegetation and environmental amenities of the site;

Although redevelopment is recommended as a possible development option for this area, the existing neighborhood should be protected. Disinvestment should be discouraged through vigorous enforcement of the Zoning Ordinance and all applicable building codes. Under no circumstances should any partial consolidation and redevelopment, to a density higher than 2 dwelling units per the acre, be considered appropriate.

Transportation

Transportation recommendations for this Transit Station Area are shown on Figure 93. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figure shows access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

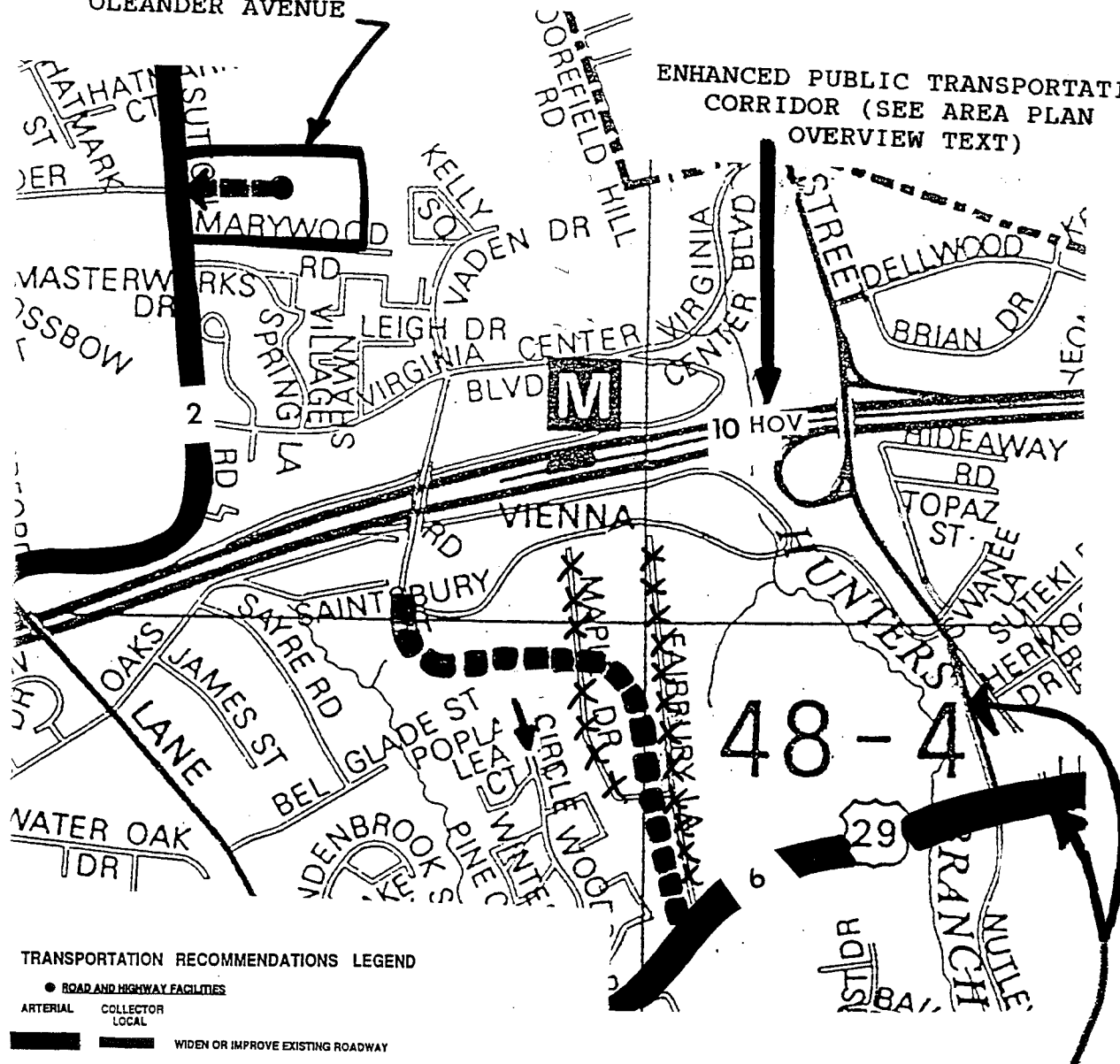
Trails

Within the Transit Station Area, a pedestrian circulation system is recommended to provide an interconnected system of walkways linking pedestrians to their destinations. Such a system should include new pedestrian routes, improved existing pedestrian facilities, and provide special physical treatments to enhance the pedestrian experience.

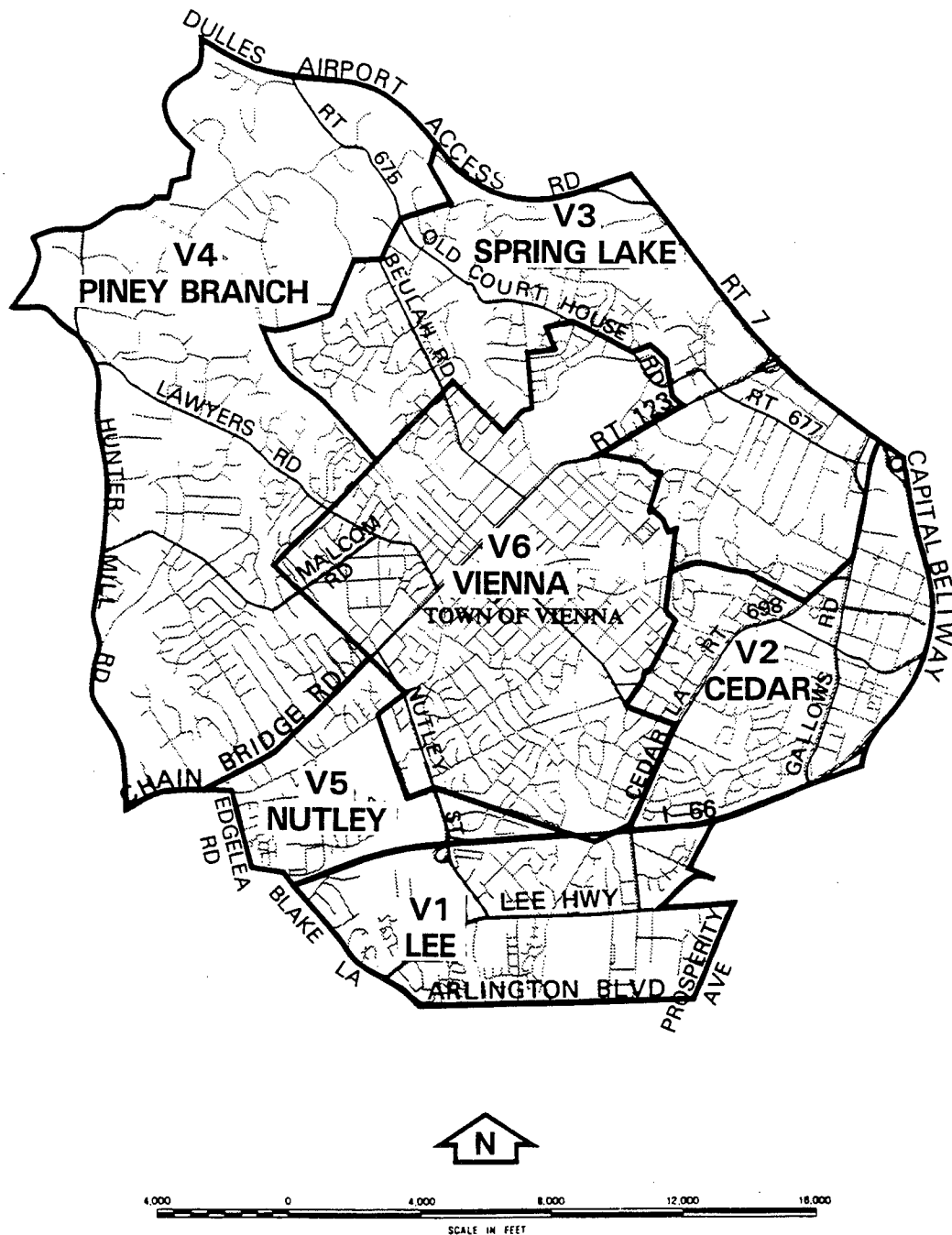
Throughout the Transit Station Area and surrounding communities, new sidewalks and sidewalk improvements should be constructed to facilitate access between the Metro Station, new development, and the surrounding neighborhoods. The W&OD/Fairfax Connector Trail will provide access between the Vienna Transit Station Area, Nottoway Park, the City of Fairfax and the Accotink Stream Valley Trail.

CONSOLIDATE PARCELS AND PROVIDE
ACCESS TO SUTTON ROAD AT
OLEANDER AVENUE

ENHANCED PUBLIC TRANSPORTATION
CORRIDOR (SEE AREA PLAN
OVERVIEW TEXT)



PRIMARY HIGHWAY SERVICE DRIVE
ORDINANCE REQUIREMENT (SEE
AREA PLAN OVERVIEW TEXT)



V1 LEE COMMUNITY PLANNING SECTOR

CHARACTER

The Lee Community Planning Sector is located south of the Town of Vienna and is bounded to the north by I-66, the Long Branch stream valley, Lee Highway (Route 29), and Prosperity Avenue to the east, Arlington Boulevard (Route 50) on the south, and Blake Lane, Lee Highway, and the City of Fairfax boundary line to the west.

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

The Lee Sector is characterized by a variety of housing types and land uses. It includes single-family detached homes, townhouses, multi-family (high-rise and garden) apartments, as well as commercial areas and industrial parks. Single-family residential development is the predominant land use.

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

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the Lee Sector develop as Suburban Neighborhoods. The Vienna Transit Station Area is also located within the sector.

RECOMMENDATIONS

Land Use

Recommendations for the Vienna Transit Station Area are included in the Vienna Transit Station Area section of this Plan.

Infill development in this planning sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

In the area between Routes 29 and 50, any additional nonresidential uses on land not already zoned for such uses should be limited to the area east of Prosperity Avenue. Prosperity Avenue between Routes 29 and 50 has long been recognized as the boundary separating planned commercial, industrial and higher density residential development from the surrounding lower density neighborhoods. This affirms a long-standing policy in favor of low-density, single-family, detached residential use in the area bounded by Bear Branch on the west and Prosperity Avenue on the east.

Figure 95 indicates the geographic location of land use recommendations for this sector. Where recommendations are not mapped, it is so noted.

1. The commercially zoned parcels fronting on the south side of Route 29, east of the Merrifield Fire Station, and west of Long Branch are planned for neighborhood-serving retail use up to .25 FAR. If these parcels should redevelop, there should be consolidation to allow for interparcel access and to provide for a well-designed project. There should be no expansion of automobile or drive-through related uses in this area.
2. Commercial and industrial development fronting on the west side of Prosperity Avenue and the south side of Route 29 should be buffered, set back and landscaped to provide a compatible transition to the existing stable residential areas west of Prosperity Avenue.
3. Parcels between the east side of Bear Branch and the Chichester Lane, between Routes 29 and 50 are planned for 2-3 dwelling units per acre, as shown on the Plan Map. Development of these parcels (a) should be laid out in such a way as to avoid cut-through traffic between Route 50 and Route 29, (b) should provide active recreation facilities and (c) should ensure preservation of all environmental and cultural resources. Development consistent with the Plan recommendation will require substantial consolidation of the parcels in this area.
4. The area north of Providence Hall apartments, east of Covington/Hampton Court townhouses, and west of Hunters Branch (Pan Am Shopping Center) is planned for community retail uses up to .35 FAR. Any development or improvements should respect the adjacent cemetery (Parcel 48-4((1))13A) as well as the floodplain.
5. Vacant land and land subject to redevelopment fronting the north side of Lee Highway between Old Lee Highway and Hunter Road should develop in residential uses at a density range not to exceed 4-5 units per acre. Townhouse uses at this density should not be permitted unless enough parcels can be assembled to ensure developments large enough to provide needed amenities (five acres and above). Townhouse uses should be buffered from adjacent commercial and single-family residential uses. Where land assembly for townhouse use is not feasible, development of single-family detached housing using reverse frontage or local residential street orientation would be appropriate.

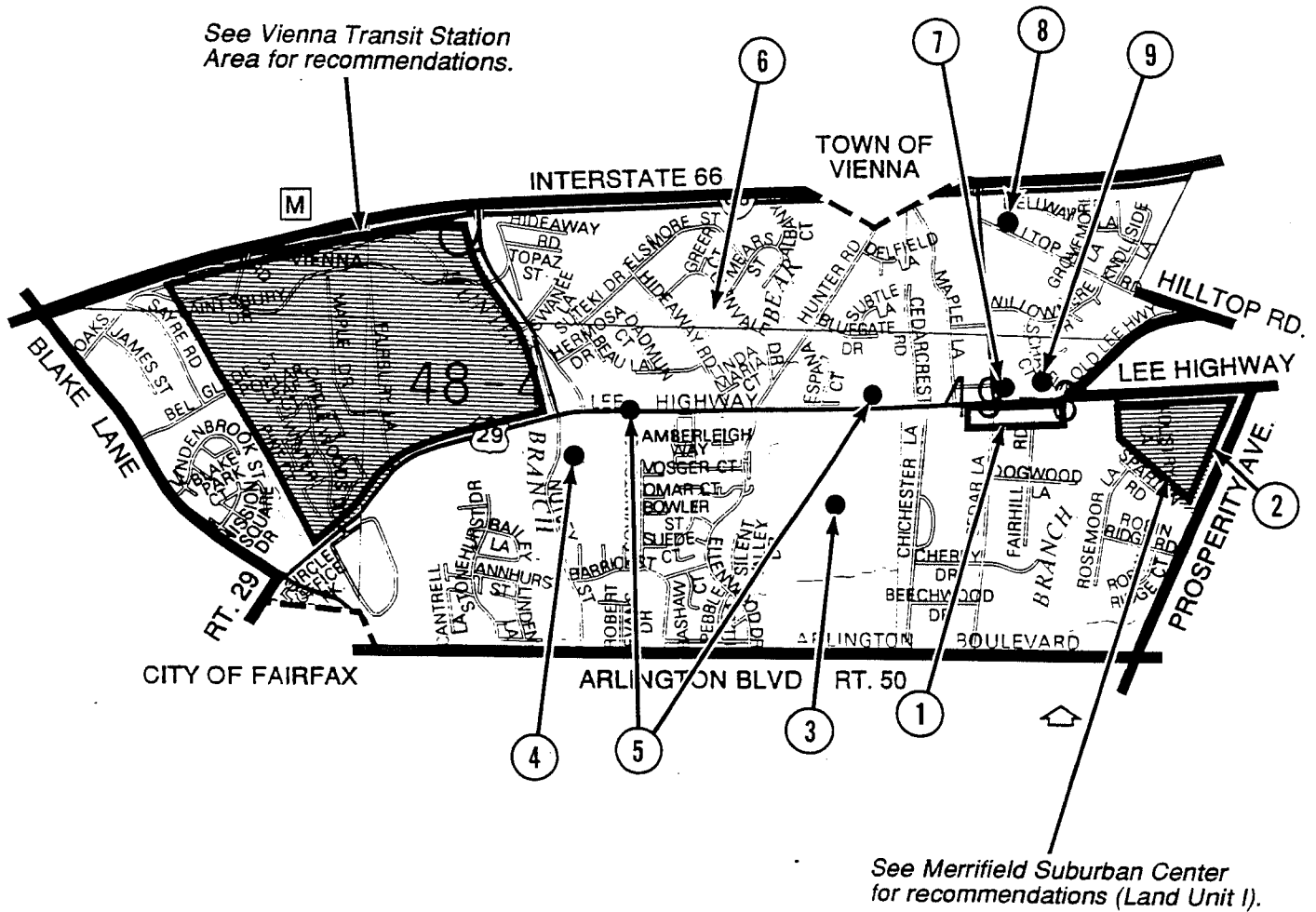
Vacant land and land subject to redevelopment fronting along the north side of Route 29 between Nutley Street and Hunter Road should develop in coordinated residential uses at a density of 4-5 units per acre. Consolidation of parcels to a four-acre minimum is encouraged, with a substantial, landscaped open space buffer provided to complement existing topography and vegetation along that portion of the land adjacent to Route 29. Such a buffer should eliminate any potential for adverse visual impact from Route 29 or nearby commercial activity. Residential units should be sited in such a manner as to minimize any highway noise impact, with vehicular access from residential development coordinated with currently planned intersections along Route 29.

In view of the impact of highway noise from nearby Route 29, new development must provide adequate noise attenuation measures including acoustical treatment of all units in order to reduce the interior and exterior noise levels to County accepted levels or standards.

6. Residential infill in the portion of the sector east of Nutley Street and north of frontage property on Lee Highway should be limited to residential uses at a density of 1-2 dwelling units per acre.

V1

LEE COMMUNITY PLANNING SECTOR



7. The one-acre parcel located at the northeast quadrant of the intersection of Route 29 and Cedar Lane (Parcel 49-3((1))60) is planned for an office-conversion use, or for townhouse office use under the following conditions:
 - Combined access should be limited to Lee Highway with no access on Cedar Lane. Integrated access should be provided to the adjacent commercial office parcels to the east (see Figure 97);
 - Substantial landscape buffers should be provided to serve as a clear line of demarcation between any commercial development that may be constructed on the property and the existing and planned residential uses located to the north and west;
 - Design should be of high quality and residential in character, in terms of scale, bulk, material, and component detail;
 - Structures should not exceed three stories in height and should not exceed .25 FAR; and,
 - No retail use of the site should be permitted.
8. The four parcels located at the northeast corner of Hilltop Road and Cedar Lane are planned for residential use at 4-5 dwelling units per acre. If the following conditions are met, in addition to the residential development criteria, the upper end of the planned density may be appropriate:
 - Protection of the stable, low-density single-family homes planned at 1-2 dwelling units per acre to the south and west by the use of a landscaped buffer along Hilltop Road;
 - Consolidation of all four parcels with single access oriented to Hilltop Road (see Figure 97 for access recommendations); and,
 - Development that is compatible with Dunn Loring Village.
9. Community-serving office uses up to .35 FAR are planned as a transitional use along the north side of Old Lee Highway and Lee Highway between Cedar Lane and Long Branch. No other commercial or industrial uses should be permitted along the north side of Lee Highway in the stable residential portion of this sector. Emphasis should be placed on consolidation of small lots and landscaped buffering of nonresidential development from surrounding residential uses.

Transportation

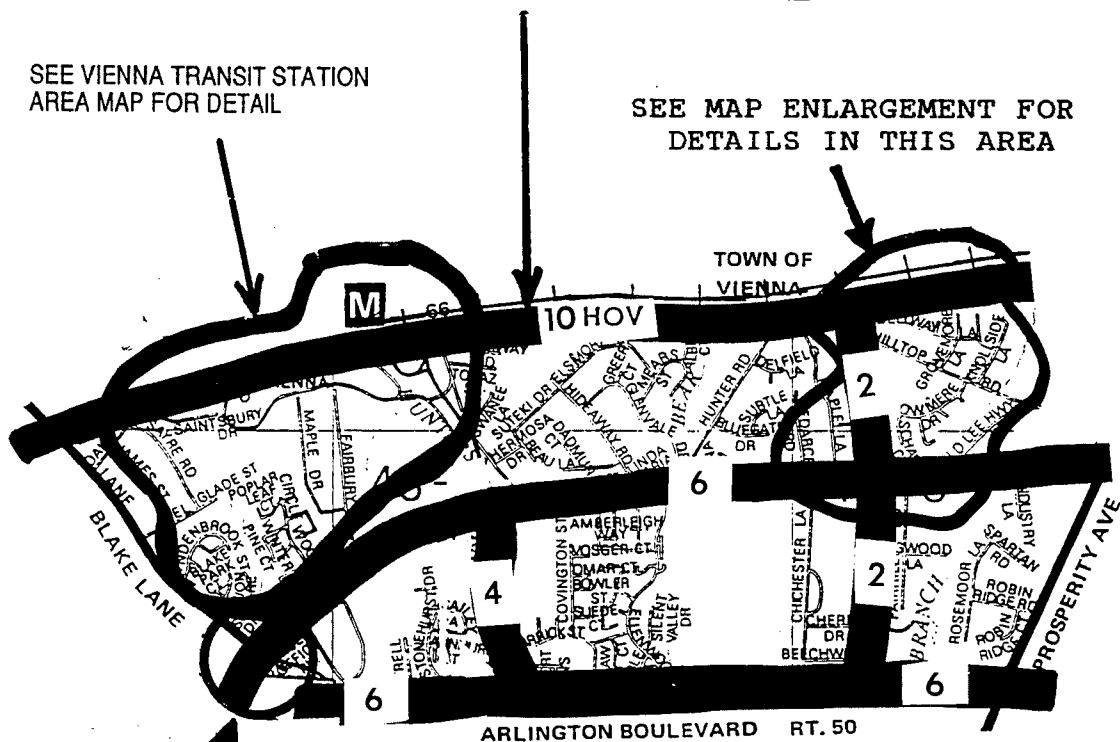
Transportation recommendations for this sector are shown on Figures 96, 97 and 98. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

V1 LEE COMMUNITY PLANNING SECTOR

ENHANCED PUBLIC TRANSPORTATION CORRIDOR (SEE AREA PLAN OVERVIEW TEXT)

SEE VIENNA TRANSIT STATION
AREA MAP FOR DETAIL

SEE MAP ENLARGEMENT FOR
DETAILS IN THIS AREA



SEE MAP ENLARGEMENT FOR
DETAILS IN THIS AREA

PRIMARY HIGHWAY SERVICE DRIVE
ORDINANCE REQUIREMENT (SEE
AREA PLAN OVERVIEW TEXT)

TRANSPORTATION RECOMMENDATIONS LEGEND

● ROAD AND HIGHWAY FACILITIES

ARTERIAL COLLECTOR
LOCAL

WIDEN OR IMPROVE EXISTING ROADWAY

CONSTRUCT ROADWAY ON NEW LOCATION

X TOTAL NUMBER OF LANES
(INCLUDING HOV LANES)

Y COLLECTOR/LOCAL CROSS-SECTIONS TO BE
FINALIZED DURING PROCESS OF REVIEWING
PLANS FOR PROPOSED DEVELOPMENT.

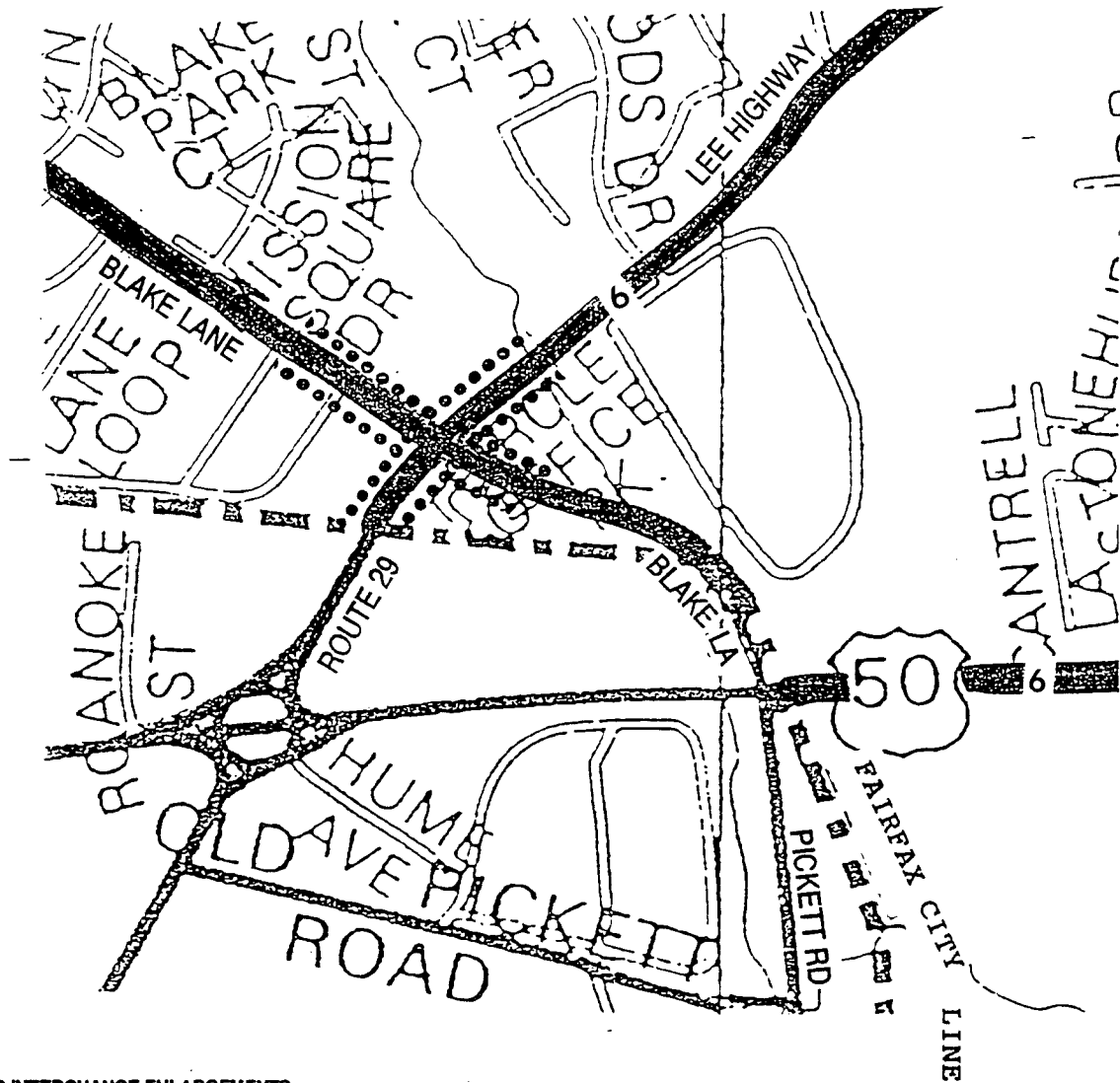


CONSTRUCT GRADE-SEPARATED INTERCHANGE
OR INTERCHANGE IMPROVEMENTS

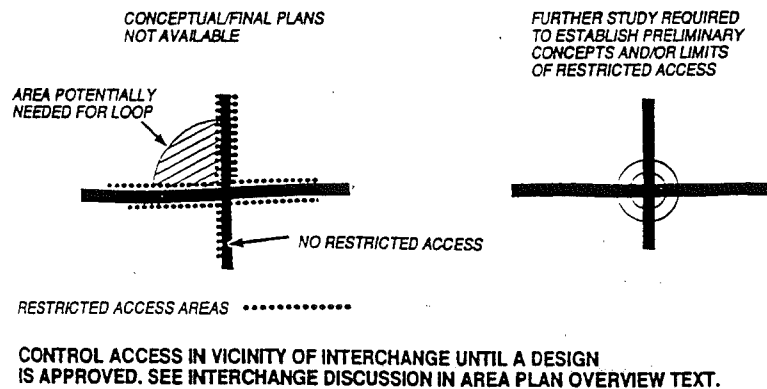


PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S)
SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN
OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF
CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL
ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING
STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES
TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND
CORRIDOR STUDY.



KEY TO INTERCHANGE ENLARGEMENTS



If Lee Highway, between Cedar Lane and Nutley Street, is to be widened from four through-lanes with a center turn lane, a corridor study must be undertaken. Any widening should preserve a service drive south of Lee Highway extending from White Rose Lane east to Ellenwood Drive. There should be no encroachment on the cemetery on the south side of Lee Highway just east of the Nutley Street intersection.

Heritage Resources

Potentially significant heritage resources have been discovered in this sector. Undeveloped and older or low density neighborhoods may contain additional significant heritage resources. Survey of those areas for the purpose of heritage resource recovery or preservation should precede development.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 99. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned for this sector are delineated on Figure 100 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the sector. In addition, the map specifies either a pedestrian, bicycle or equestrian classification for each segment which represents the desired ultimate function of that trail. Specific construction requirements are detailed in the Public Facilities Manual.

FIGURE 99**PARKS AND RECREATION RECOMMENDATIONS****SECTOR VI**

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Hideaway Villa Lee	Master plan and develop in accordance with approved Plan. Additional neighborhood park facilities in this sector should be provided in conjunction with new development.
COMMUNITY PARKS:	
East Blake Lane	Expand this park through dedication in conjunction with new development as noted in the land use recommendations. Consider development of an athletic field accessible from Metro and also a full compliment of Community Park facilities.
Towers	Masterplan and develop in accordance with approved Plan. Acquire and develop a Community Park site west of Prosperity Avenue between Route 50 and 29 (as noted in land use recommendations.)
DISTRICT PARKS:	
COUNTYWIDE PARKS:	
This sector lies within the service area of Nottoway Park.	

FIGURE 99

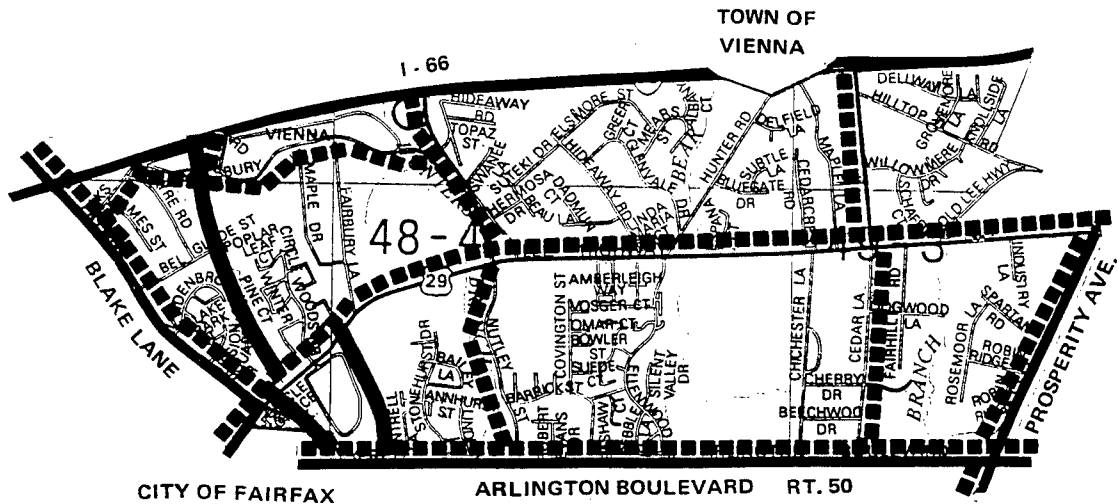
PARKS AND RECREATION RECOMMENDATIONS

SECTOR VI
(Continued)

PARK CLASSIFICATION	RECOMMENDATIONS
REGIONAL PARKS:	
W&OD Railroad	Complete development of the Fairfax County to W&OD Connector Trail in accordance with approved master plan.

V1

LEE COMMUNITY PLANNING SECTOR



KEY

PRIMARY TRAIL FUNCTION:

PEDESTRIAN
 BICYCLE
 EQUESTRIAN

NOTE: For specific guidance on trail location, type and function, please consult the Countywide Trails Map published at 1:4000 scale and the Public Facilities Manual. In certain instances, the trail alignments shown on the above sector map may represent designated Stream Valley Trails, as shown on the Countywide Trails Map, which are planned by the Fairfax County Park Authority (FPCA). The specific type and function of these Stream Valley Trails will be determined through the FPCA.

**FAIRFAX
COUNTY**

PLANNED TRAIL SYSTEM

FIGURE
100

V2 CEDAR COMMUNITY PLANNING SECTOR

CHARACTER

The Cedar Community Planning Sector is located east of the Town of Vienna, bounded to the north by Electric Avenue, Cedar Lane, and Gallows Road. The Capital Beltway (I-495) and I-66 border the sector to the east and south.

The majority of the Cedar Planning Sector is developed with single-family residential uses. There is a concentration of commercial and office uses between Cedar Lane, Gallows Road and Electric Avenue. Most of the uncommitted vacant land in this sector exists in smaller parcels north of the W&OD Railroad Regional Park between Gallows Road and the Capital Beltway. This vacant land is intermixed with single-family residential uses which are developed in varying lot sizes.

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

The area east of Gallows Road has produced potentially significant archaeological sites and contains some older and potentially significant buildings. The Dunn Loring School is located in the northwest corner of the Gallows Road-Idylwood Road intersection. Both Tudor Hall and the Camp Alger Headquarters, privately owned residences, are located in this sector.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of Cedar Community Planning Sector develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Cedar sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 101 indicates the geographic location of land use recommendations for this sector. Where recommendations are not mapped, it is so noted.

1. Residential infill is appropriate in the area bounded by Cedar Lane, Gallows Road, Idylwood Road and Electric Avenue at 4-5 dwelling units per acre. This area should be buffered from existing commercial uses.
2. Parcels fronting on both sides of Amanda Place are planned for 3-4 dwelling units per acre. As an option, if an acceptable redevelopment plan is submitted that fully consolidates all of the parcels along Amanda Place, consideration may be given for a residential density range of 5-8 dwelling units per acre.

FIGURE
101

3. A single-family detached residential density of 2-3 dwelling units per acre is planned for the area bounded by Electric Avenue to the north, Williams Avenue to the east, Idylwood Road to the south and the Tysons Woods subdivision to the west. As an option, single-family detached residential uses at 3-4 dwelling units per acre may be appropriate if substantial land consolidation of small lots to a minimum consolidated size of eight acres is achieved and an efficient internal vehicular circulation system is provided.
4. The portion of the sector south of Railroad Street and east of Gallows Road is planned for residential use at 3-4 dwelling units per acre. Development above the low end of the planned density range should meet the following conditions:
 - Provision of a substantial landscaped screen to ensure the elimination of any adverse visual impact upon nearby residentially planned areas from Gallows Road and the commercially-zoned parcel in the southeast quadrant of Gallows Road and Railroad Street;
 - Substantial consolidation of adjacent parcels to ensure coordinated development;
 - Provision of coordinated vehicular access so as not to exacerbate traffic flow along Gallows Road. See Figure 103 in Transportation for access recommendations.
5. In view of their proximity to Gallows Road and planned commercial activity, Parcels 39-4((1))62-71, 73 and 74 and 39-4((11))2, 3 and A, located between Gallows Road and Arden Street, north of Railroad Street, and south of the intersection of Gallows Road and Wolftrap Road, are planned for residential development at 4-5 dwelling units per acre. Development above the low end of the planned density range should meet the following conditions:
 - Provision of a substantial landscaped open space buffer and permanent screen along the western and southern edge of the property adjacent to Gallows Road and commercial uses, and along the northern and eastern periphery adjacent to existing or planned detached single-family residential use to ensure compatible development and eliminate any potentially adverse impacts;
 - Substantial consolidation of adjacent parcels to ensure coordinated development, the preservation of environmental amenities such as mature hardwoods, EQCs and the siting of residential buildings towards the interior of the property to minimize any disruptive effect on adjacent existing and planned detached single-family houses;
 - Provision of coordinated vehicular access so as not to exacerbate traffic flow along Gallows Road. See Figure 103 for access recommendations.
6. The area along the east side of Gallows Road, between the Courts of Tysons Townhouse development on the north, Oak Street on the south and I-495 on the east, is planned for 2-3 dwelling units per acre as shown on the Plan Map. Any application for development above 2 dwelling units per acre, should comply with the following criteria:

- Preserve and incorporate any historic landmarks, structures, and other major elements associated with the historic Dunn Loring community, and the character of the community in the development scheme where appropriate;
 - Provide a landscape plan, including the limits of clearing for approval by the County Arborist showing maximum retention of existing stands of hardwoods and large individual specimen trees, both along the perimeter of the site and at the interior of the site; and
 - Conform with the appropriate transportation recommendations as shown on Figure 103.
7. Parcels 39-2((1))39, 40 and 39-4((1))73, 74, 75, 76, 76A, 79 and 79A fronting on the east side of Gallows Road are planned for residential use at 2-3 and 4-5 dwelling units per acre as shown on the Plan map. As an option, residential development at 4-5 dwelling units for the entire area may be appropriate if the following conditions are met:
- Full consolidation of all Parcels 39-2((1))39, 40 and 39-4((1))75, 76, 76A, 79, 79A is achieved to ensure homogenous development;
 - A single access point between the site and Gallows Road is provided opposite Wolftrap Road (Parcels 73-75). (See Figure 103 for access recommendations.);
 - Buffering and screening along Gallows Road is provided;
 - Any historic landmarks, structures, and other major elements associated with the historic Dunn Loring community, and its character are preserved and incorporated in the development scheme where appropriate;
 - A landscape plan, including the limits of clearing is submitted for approval by the County Arborist showing maximum retention of existing stands of hardwoods and large individual specimen trees, both along the perimeter of the site and in the interior of the site; and,
 - Provision of an undisturbed buffer of at least 40 feet between the new development on this site and the Tysons Grove and Harrison Grove communities. Where there are not sufficient plantings to provide an effective buffer, new plantings should be provided as necessary.
8. To prevent strip commercial uses and to promote clustering of neighborhood commercial facilities, any additional neighborhood commercial uses in this sector should be confined to the triangular area bounded by Cedar Lane, Gallows Road and Electric Avenue. No additional land should be planned for commercial uses in this sector.
9. Commercial development in the Cedar Lane/Park Street area should be limited to those areas designated for commercial use on the Plan map. [Not mapped]
10. The area north of Cottage Street and east of Gallows Road, south of Cedar Street is planned for residential use at 3-4 dwelling units per acre.
11. The area south of Cottage Street, east of Gallows Road, and west of I-495 is planned for residential use at 5-8 dwelling units per acre if County policies on neighborhood consolidations are met. In order to be considered for the maximum density allowed by the Plan, exceptional urban design features must be provided.

12. Both the Stenwood School and those residential areas immediately north of the Dunn Loring Transit Station Area should be protected and buffered from possible adverse impacts. These areas should also have adequate pedestrian linkages to the station. Noise barriers should be provided on the north side of I-66 and the west side of I-495, starting at the western edge of the Stenwood School property and continuing east and north.

Transportation

Transportation recommendations for this sector are shown on Figures 102 and 103. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Significant heritage resources may be located in the open spaces and older neighborhoods of this planning sector. Development of these areas, including parkland, should be preceded by heritage resource surveys and appropriate preservation of significant heritage resources.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 104. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

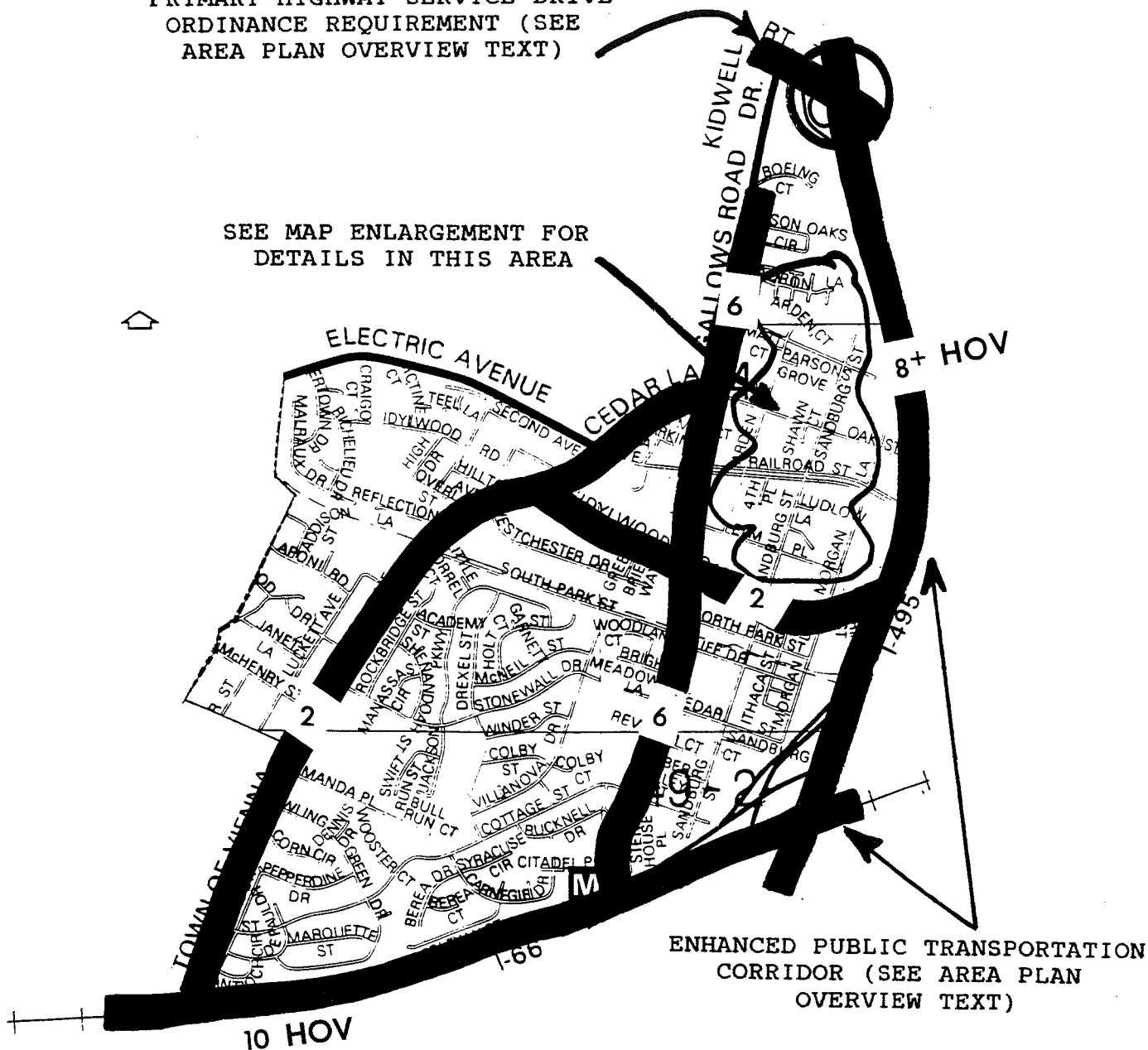
Trails

Trails planned for this sector are delineated on Figure 105 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the sector. In addition, the map specifies either a pedestrian, bicycle or equestrian classification for each segment which represents the desired ultimate function of that trail. Specific construction requirements are detailed in the Public Facilities Manual.

V2 CEDAR COMMUNITY PLANNING SECTOR

PRIMARY HIGHWAY SERVICE DRIVE
ORDINANCE REQUIREMENT (SEE
AREA PLAN OVERVIEW TEXT)

SEE MAP ENLARGEMENT FOR
DETAILS IN THIS AREA



TRANSPORTATION RECOMMENDATIONS LEGEND

- **ROAD AND HIGHWAY FACILITIES**
- | | | |
|--|-----------|-------|
| ARTERIAL | COLLECTOR | LOCAL |
| WIDEN OR IMPROVE EXISTING ROADWAY | | |
| CONSTRUCT ROADWAY ON NEW LOCATION | | |
| X | Y | |
| TOTAL NUMBER OF LANES (INCLUDING HOV LANES) | | |
| COLLECTOR/LOCAL CROSS-SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT. | | |



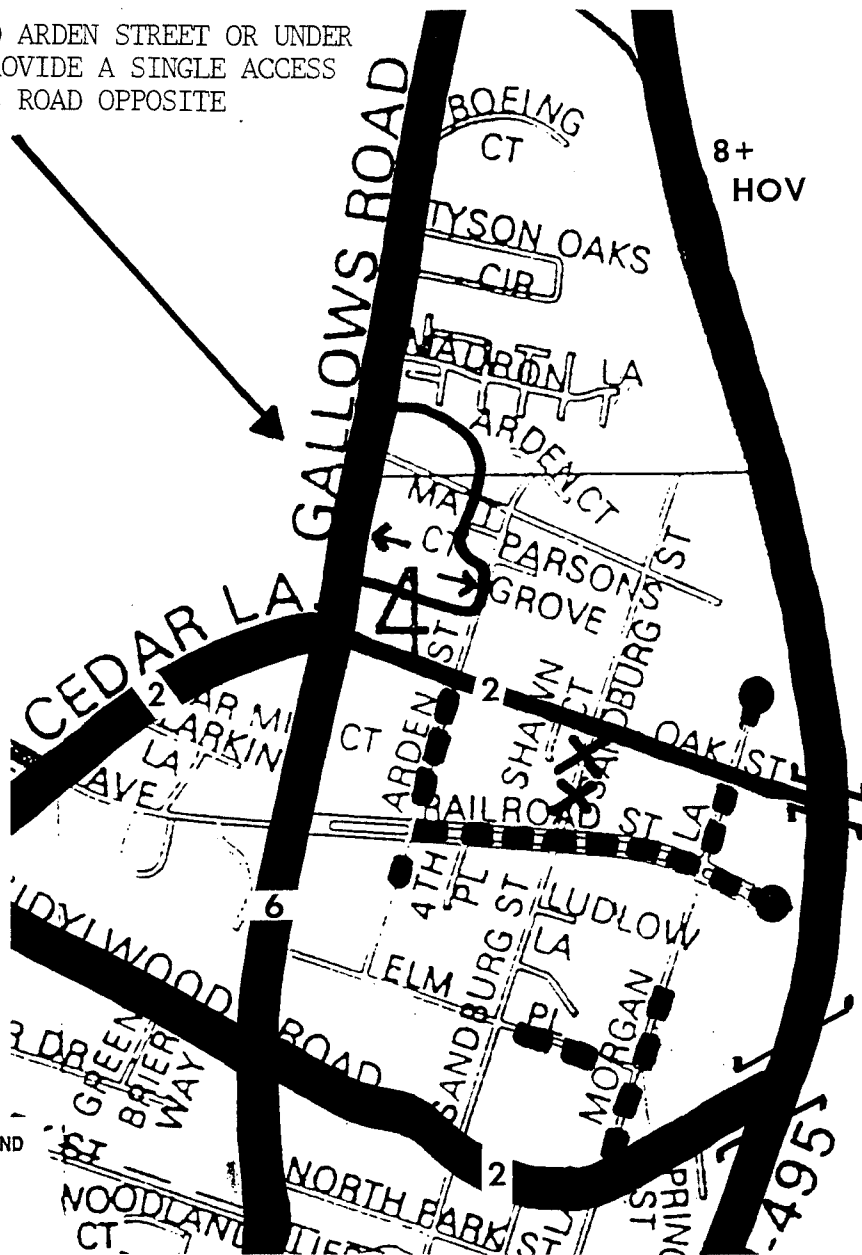
CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS



PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

ORIENT ACCESS TO ARDEN STREET OR UNDER
4-5 DU OPTION PROVIDE A SINGLE ACCESS
POINT AT GALLOWS ROAD OPPOSITE
WOLFTRAP ROAD



TRANSPORTATION RECOMMENDATIONS LEGEND

ROAD AND HIGHWAY FACILITIES

ARTERIAL COLLECTOR
LOCAL

WIDEN OR IMPROVE EXISTING ROADWAY

CONSTRUCT ROADWAY ON NEW LOCATION

X TOTAL NUMBER OF LANES
(INCLUDING HOV LANES)
Y COLLECTOR/LOCAL CROSS-SECTIONS TO BE
FINALIZED DURING PROCESS OF REVIEWING
PLANS FOR PROPOSED DEVELOPMENT.



CONSTRUCT GRADE-SEPARATED INTERCHANGE
OR INTERCHANGE IMPROVEMENTS



PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S)
SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN
OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF
CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL
ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING
STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES
TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND
CORRIDOR STUDY.

**FAIRFAX
COUNTY**

ACCESS AND CIRCULATION RECOMMENDATIONS
V-2 CEDAR COMMUNITY PLANNING SECTOR

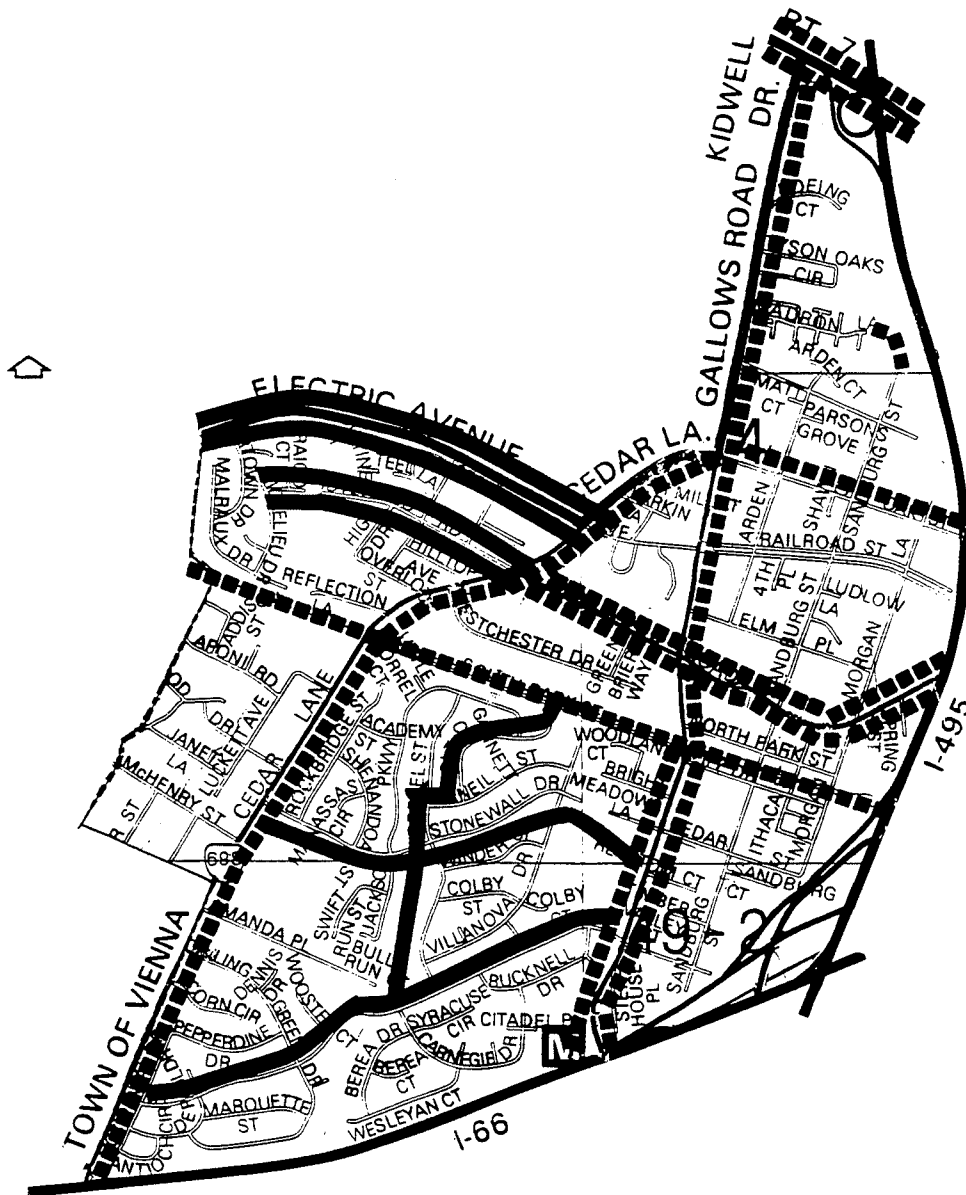
FIGURE
.103

FIGURE 104
PARKS AND RECREATION RECOMMENDATIONS
SECTOR V2

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Tysons Woods	<p>Develop in accordance with approved master plan.</p> <p>Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development.</p>
COMMUNITY PARKS:	
Dunn Loring	<p>Identify a Community Park site between Tysons Urban Center and Dunn Loring Metro Station with access to W&OD Trail for development of active recreation facilities. Once a site is identified land dedication should be provided singularly or in combination with other development or purchase by County.</p>
DISTRICT PARKS:	
	<p>This sector lies within the service area of Nottoway Park.</p>
COUNTYWIDE PARKS:	
REGIONAL PARKS:	
W&OD Trail	<p>All proposed new road crossings or widening of existing roads should be grade-separated (underpass or overpass). Wayside parks should be dedicated or purchased. Complete development in accordance with approved master plan.</p>

V2

CEDAR COMMUNITY PLANNING SECTOR



KEY

PRIMARY TRAIL FUNCTION:

PEDESTRIAN
 BICYCLE
 EQUESTRIAN

NOTE: For specific guidance on trail location, type and function, please consult the Countywide Trails Map published at 1:4000 scale and the Public Facilities Manual. In certain instances, the trail alignments shown on the above sector map may represent designated Stream Valley Trails, as shown on the Countywide Trails Map, which are planned by the Fairfax County Park Authority (FCPA). The specific type and function of these Stream Valley Trails will be determined through the FCPA.

V3 SPRING LAKE COMMUNITY PLANNING SECTOR

NOTE: A portion of the Spring Lake Planning Sector is located within the Tysons Corner Urban Center. The Board of Supervisors has determined that the Tysons Corner Urban Center will be the subject of a special study. A community task force has been formed to work with County staff to develop a specific plan for the Tysons Corner Urban Center. Until this study is accomplished, the current Plan recommendations prevail for the Tysons Corner Urban Center. These recommendations are found in the Area II Plan, McLean Planning District, Sector M1.

CHARACTER

The Spring Lake Community Planning Sector is located north of the Town of Vienna and bounded on the north by the Dulles Airport Access Road. To the east the sector is bordered by Leesburg Pike/Tysons Corner Urban Center, Gallows Road and Cedar Lane; and to the south by Electric Avenue, the Vienna Town Boundary and the W&OD Railroad Regional Park. Clarks Crossing Road and Trap Road border the sector to the west.

Present development in the Spring Lake Sector is almost entirely in single-family residential uses. Commercial development is located along Old Court House Road and Gallows Road, near Electric Avenue.

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

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

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

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of Spring Lake Planning Sector develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Spring Lake sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The section of the Spring Lake sector southeast of Route 123 is planned as Suburban Neighborhoods, comprised primarily of detached single-family houses. To protect the sector's residential character no expansion of commercial or office uses should be permitted. Old Court House Road, and the adjoining segment of realigned Gallows Road, should be maintained as the line of demarcation between the commercial, retail and office uses of the Tysons Corner Urban Center and the residential uses in the sector.

Figure 106 indicates the geographic location of land use recommendations for this sector. Where recommendations are not mapped, it is so noted.

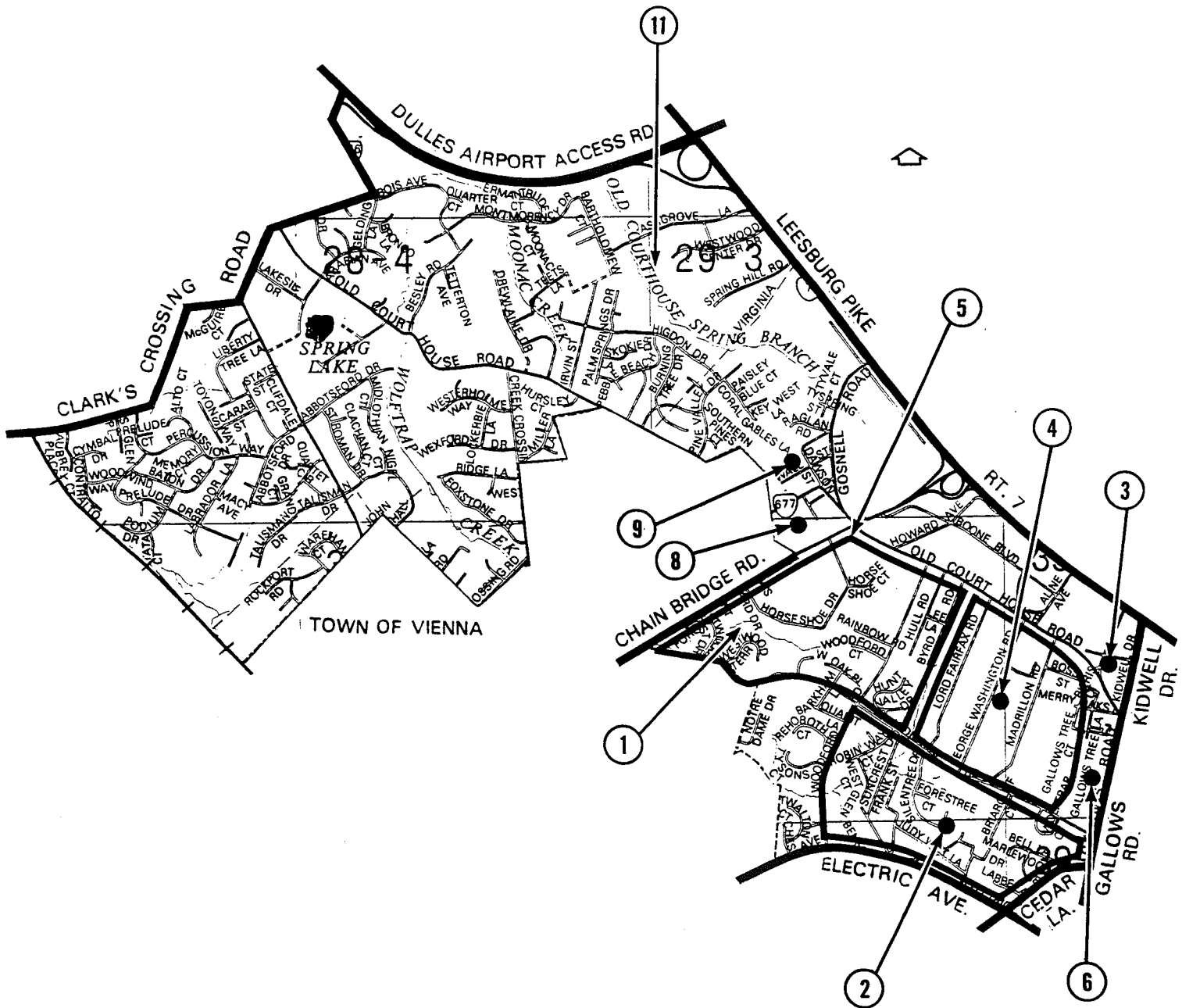
1. The area located between Route 123, Wolftrap Road, Madrillon Farms subdivision (which extends along the western boundary line between Lord Fairfax Drive and Byrd Road) and commercially-zoned land fronting on the south side of Old Court House Road is planned for residential use at 2-3 dwelling units an acre. Further development within this area should be considered infill, and should only occur if substantial land consolidation is achieved, such that there is a reasonable opportunity for remaining land to be consolidated and developed so that a fragmented development and circulation/access pattern is avoided.
2. The area west of Cedar Lane, east of Woodford Road, south of Wolftrap Road and north of Electric Avenue, is planned for single-family detached residential use at 2-3 dwelling units per acre. As an option, in the event of substantial land consolidation, single-family detached residential uses at 3-4 dwelling units per acre may be appropriate for this area.
3. Between the planned realignment of Gallows Road and Kidwell Drive, south of the existing alignment of Old Court House Road, office uses not to exceed five stories are planned, as a transitional land use to the residential uses the south and west.
4. The area located between the western boundary of the Madrillon Farms subdivision (including the subdivision), Wolftrap Road, the Kilmer School, the Merry Oaks subdivision and commercial/institutional property on the south side of Old Court House Road is a largely undeveloped area that is located between stable residential areas to the south and west, and the Tysons Corner Urban Center. Notable archaeological sites in any development proposal should be preserved.

Townhouse development at 8-12 dwelling units per acre is planned for the northeast section of this area in accordance with the Plan map.

The remaining portion of this area is planned for 3-4 dwelling units per acre in accordance with the Plan map. As an option, residential development up to 5 dwelling units per acre may be considered if the following conditions are met:

- Substantial consolidation of the area, including all properties bounding on the area planned for 8-12 dwelling units per acre;
- Provision of both townhouse and single-family detached units. Townhouse units should be located adjacent to the area planned for 8-12 dwelling units per acre. The peripheral areas should be developed as single-family detached units that will be compatible with existing uses planned at 2-3 and 3-4 dwelling units per acre; and,

V3 SPRING LAKE COMMUNITY PLANNING SECTOR



- Provision of usable open space and recreation facilities, and an integrated pedestrian circulation system throughout the development.
5. The southeast side of Route 123 between the northeast entrance to Horseshoe Drive and the Vienna town line is planned for residential use at 2-3 dwelling units per acre. There should be no commercial uses of any kind and no special exception or special use permit uses permitted in this area.
 6. No commercial retail uses should be permitted along the southwest side of Old Court House Road or along Gallows Road north of the Dunn Loring Fire Station.
 7. There should be no extension of commercial uses along the northwest side of Route 123 between Tysons Corner and the Vienna town line. Development and redevelopment along the northwest side of Route 123 should provide for decreasing intensity of uses from Tysons Corner. Single-family residential uses are planned in the stable area west of Route 123. Infill development should be of a compatible use, type and intensity. [Not mapped]
 8. The area between Old Court House Road and Route 123, Freedom Hill Park and the Vienna town line is planned for residential use at 5-8 dwelling units per acre except where commercial zoning already exists. Substantial buffering should be provided to protect the cultural landscape and scenic integrity of Freedom Hill Park.
 9. Parcels fronting on Dawson and Wall Streets (Parcels 29-3((1))24, 25, 26, 26A, 27, 27A, 29 and 29-3((3))1-19) are planned for 5-8 dwelling units per acre. For consideration above the low end of the planned density range there should be substantial consolidation of parcels and satisfactory incorporation of the following development criteria:
 - Amelioration of traffic impacts from the site onto Old Court House Road and Gosnell Road through design of an internal circulation system that minimizes access points to Gosnell and Old Courthouse Roads.
 - Significant on-site landscaping and planting which retains existing mature trees;
 - Incorporation of an open space walkway system;
 - Utilization of the existing park and open space through development orientation to buffer any impacts to the south;
 - Compatibility of dwelling units with surrounding development especially with respect to scale and bulk;
 - Attention to urban design concepts and creative architectural solutions to development; and,
 - Structure types should be townhomes in keeping with the character of the area.
 10. The remaining vacant area west of Route 123, except for designated public space, should be limited to single-family residential uses at 2-3 dwelling units per acre as shown on the Plan map. However, the area bounded by Old Court House Road, Trap Road, the Dulles Airport Access Road, Bartholomew Court, and the Tysons Green subdivision, is planned for 1-2 dwelling units per acre as shown on the Plan map. Protection is required for the areas of Moonac Creek and Wolftrap Creek as tributaries to the environmentally sensitive Difficult Run watershed. [Not mapped]

11. A natural buffer zone should be preserved and maintained along the Old Courthouse Spring Branch stream valley from the Dulles Airport Access Road to Gosnell Road, and from the stream valley to Freedom Hill Park. In addition to the stream valley and land already dedicated or about to be dedicated to the County for open space, this buffer should include the stream influence zone and any tree stands which protect the adjacent low-density residential areas from the visual intrusion of the existing and planned high-intensity uses in the Tysons Corner Area. The whole of this buffer zone should be incorporated into the Old Courthouse Spring Branch Environmental Quality Corridor.
12. No commercial strip development should be permitted west of Route 123 along Old Court House Road. [Not mapped]

Transportation

Transportation recommendations for this sector are shown on Figures 107, 108 and 109. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Open space and older or low-density residential neighborhoods offer a high potential for significant heritage resources. Development of these areas, including parkland, should be preceded by heritage resources surveys and appropriate preservation of significant heritage resources.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 110. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

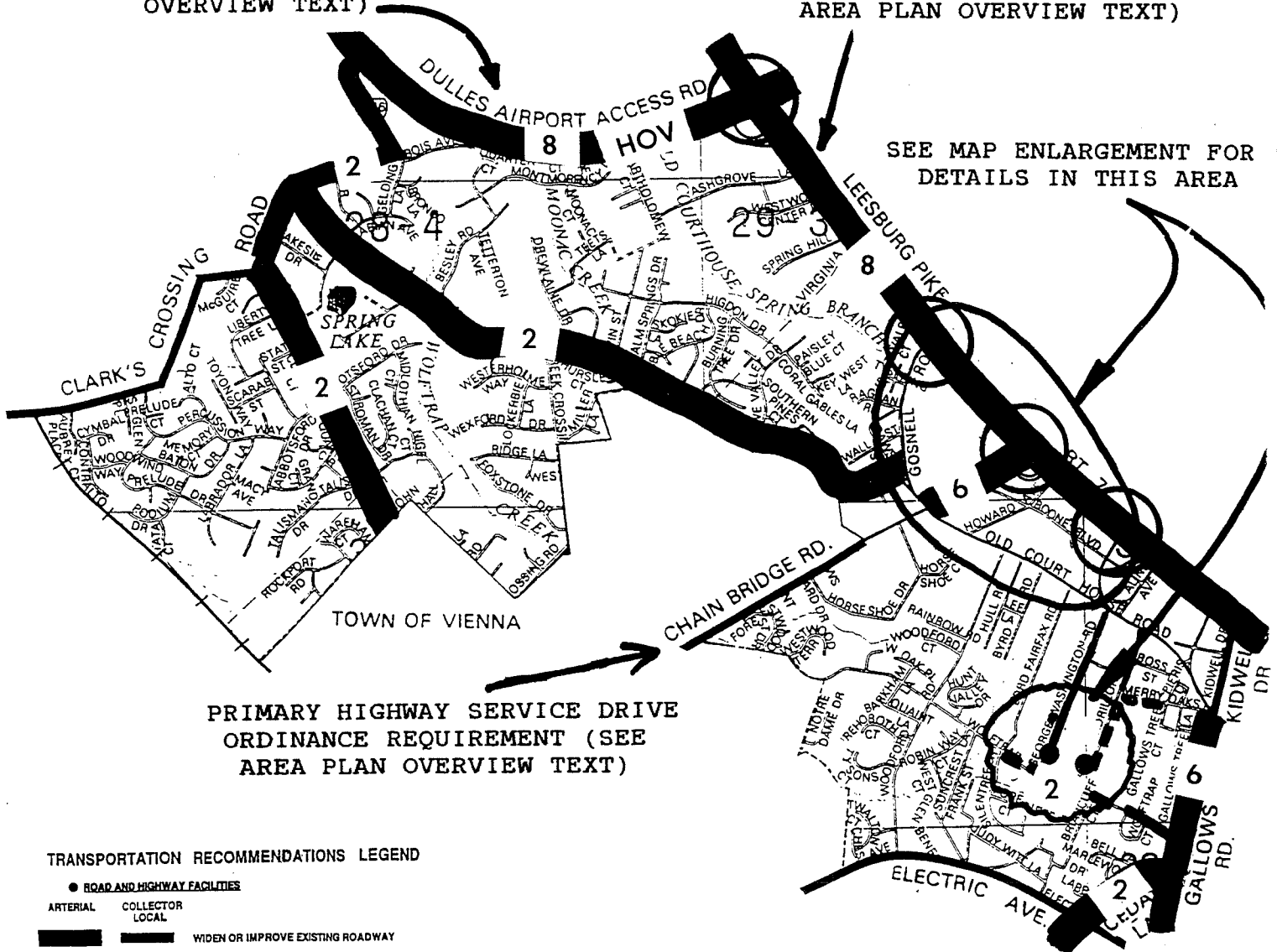
Trails planned for this sector are delineated on Figure 111 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the sector. In addition, the map specifies either a pedestrian, bicycle or equestrian classification for each segment which represents the desired ultimate function of that trail. Specific construction requirements are detailed in the Public Facilities Manual.

V3 SPRING LAKE COMMUNITY PLANNING SECTOR

ENHANCED PUBLIC TRANSPORTATION
CORRIDOR (SEE AREA PLAN
OVERVIEW TEXT)

PRIMARY HIGHWAY SERVICE DRIVE
ORDINANCE REQUIREMENT (SEE
AREA PLAN OVERVIEW TEXT)

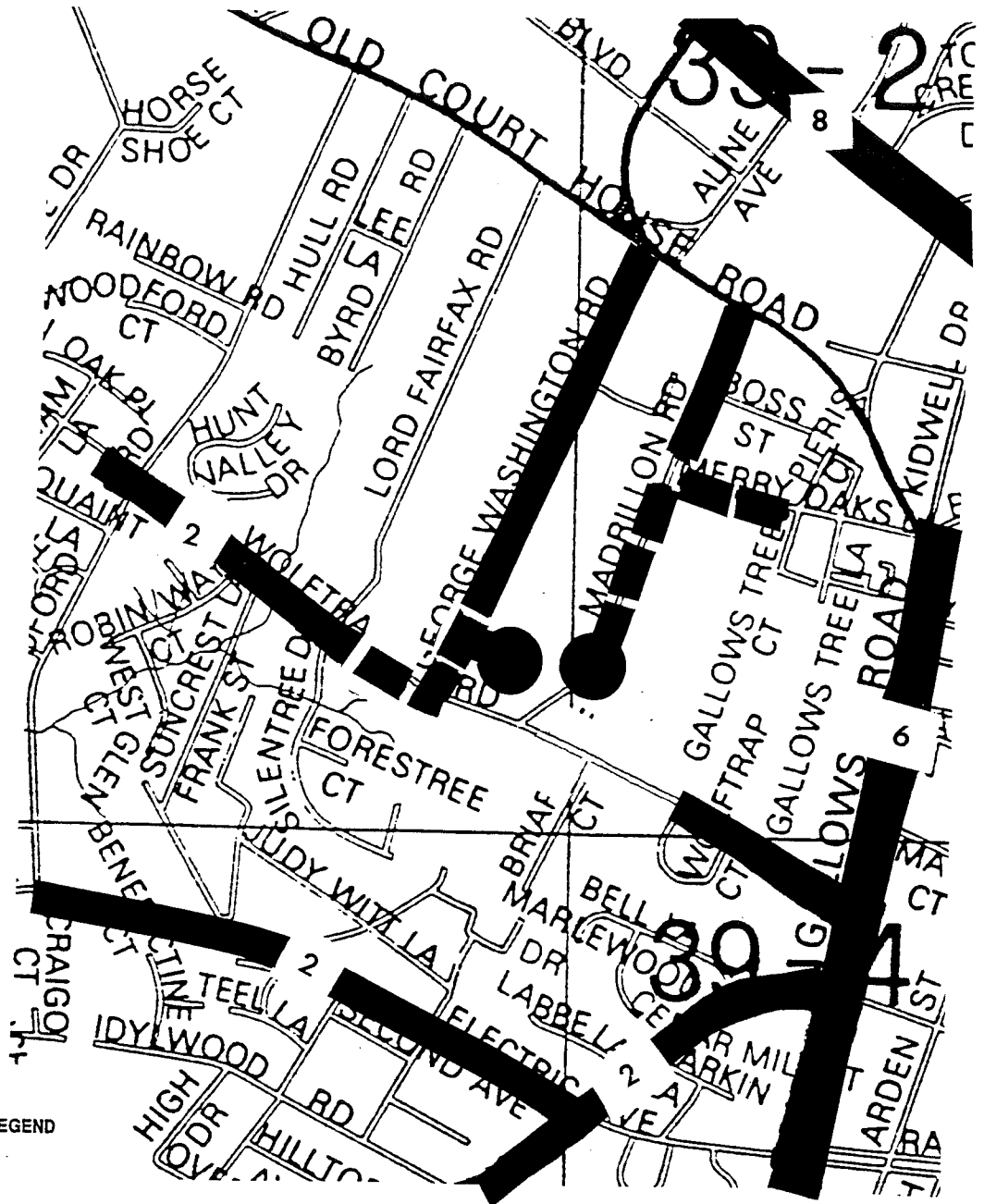
SEE MAP ENLARGEMENT FOR
DETAILS IN THIS AREA



TRANSPORTATION RECOMMENDATIONS LEGEND

- ROAD AND HIGHWAY FACILITIES
- ARTERIAL COLLECTOR LOCAL
- WIDEN OR IMPROVE EXISTING ROADWAY
- CONSTRUCT ROADWAY ON NEW LOCATION
- X TOTAL NUMBER OF LANES (INCLUDING HOV LANES)
- Y COLLECTOR/LOCAL CROSS-SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.
- CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS
- PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.



TRANSPORTATION RECOMMENDATIONS LEGEND

● ROAD AND HIGHWAY FACILITIES

ARTERIAL COLLECTOR LOCAL

WIDEN OR IMPROVE EXISTING ROADWAY

CONSTRUCT ROADWAY ON NEW LOCATION

X TOTAL NUMBER OF LANES (INCLUDING HOV LANES)
Y COLLECTOR/LOCAL CROSS-SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.

CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS

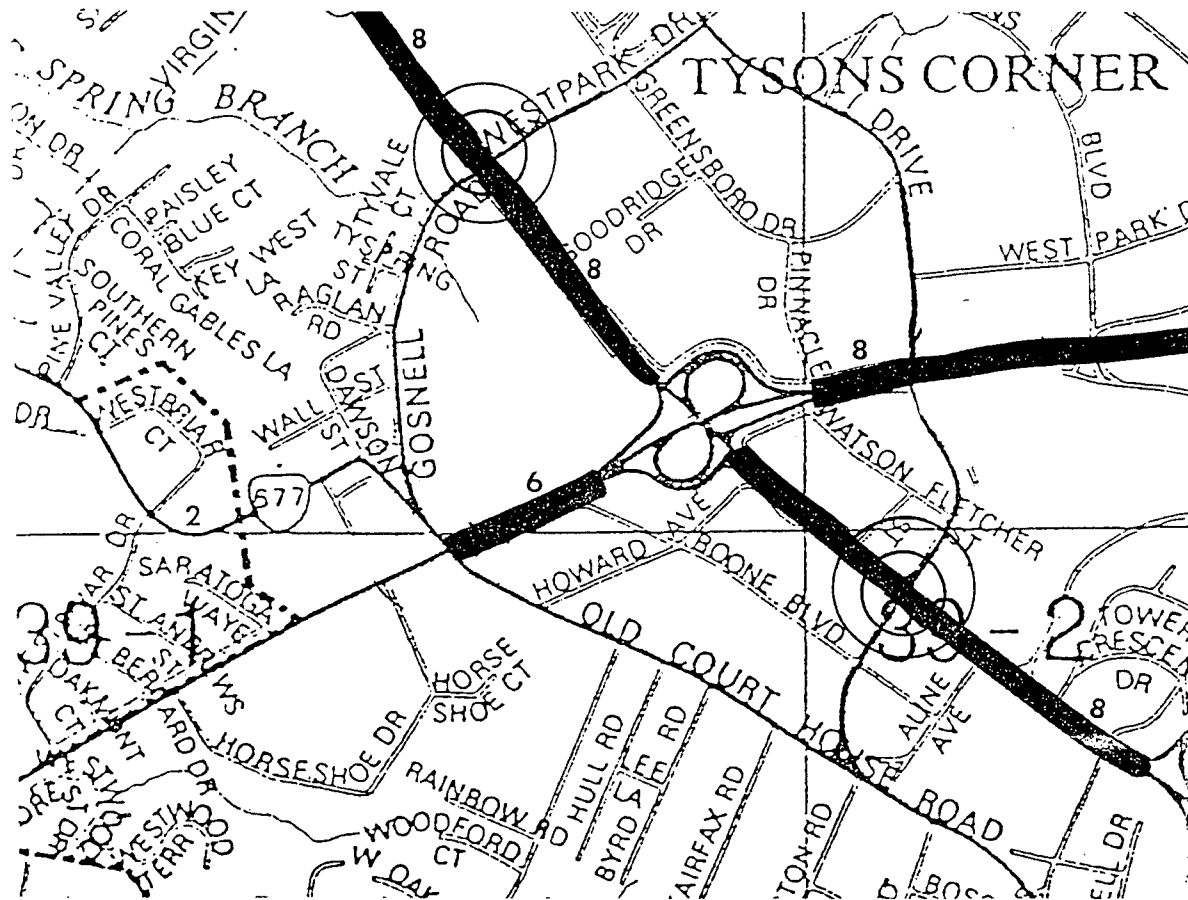
PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

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ACCESS AND CIRCULATION RECOMMENDATIONS
V-3-SPRING LAKE COMMUNITY PLANNING SECTOR

FIGURE
108



KEY TO INTERCHANGE ENLARGEMENTS

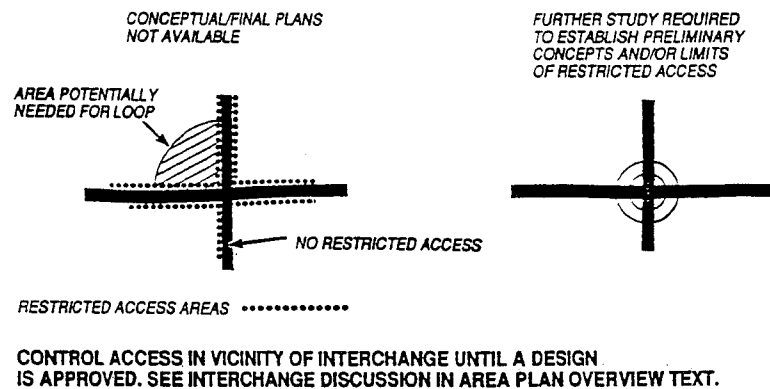


FIGURE 110

PARKS AND RECREATION RECOMMENDATIONS

SECTOR V3

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Briarcliff Symphony Hills	Initiate a master planning process and develop existing parks in accordance with the approved plan. Additional neighborhood park facilities are not recommended in Low Density Residential Areas in the northwestern quadrant. Additional neighborhood park facilities should be provided in the eastern quadrant in conjunction with new development.
COMMUNITY PARKS:	
Foxstone Raglan Road	Initiate a master planning process and develop existing parks in accordance with the approved plan.
Waverly Wolf Trails Eudora	Develop in accordance with approved master plan. Upgrade existing athletic fields at school sites to meet the need for active recreation facilities.
DISTRICT PARKS:	
	This sector lies within the service area of Clarks Crossing Park.

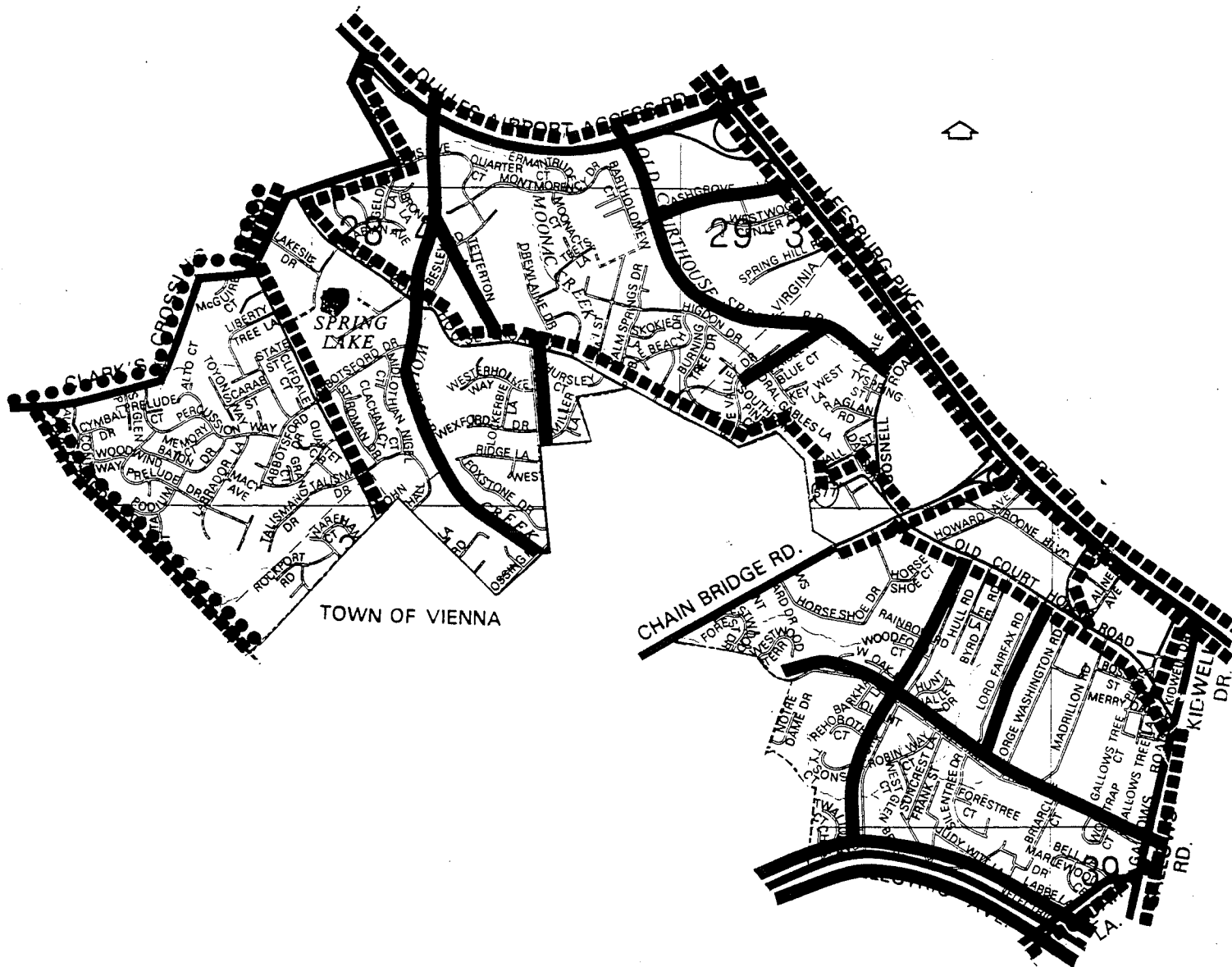
FIGURE 110

PARKS AND RECREATION RECOMMENDATIONS

SECTOR V3 (Continued)

PARK CLASSIFICATION	RECOMMENDATIONS
COUNTYWIDE PARKS:	
	Acquire and preserve the major prehistoric archaeology site in this sector. Land dedication should be provided singularly, or in combination with other development or County purchase. Protect these heritage resources through all available means (as noted in land use recommendations).
Freedom Hill	
Wolftrap Stream Valley	Ensure protection of EQC and public access to stream valley through dedication of land and/or donation of open space easements to FCPA for public park use.
REGIONAL PARKS:	
W&OD Trail	All proposed new road crossings or widenings of existing roads should be grade-separated (underpass or overpass). Wayside parks should be dedicated or purchased. Complete development in accordance with approved master plan.

V3 SPRING LAKE COMMUNITY PLANNING SECTOR



KEY

PRIMARY TRAIL FUNCTION:

PEDESTRIAN
 BICYCLE
 EQUESTRIAN

NOTE: For specific guidance on trail location, type and function, please consult the Countywide Trails Map published at 1:4000 scale and the Public Facilities Manual. In certain instances, the trail alignments shown on the above sector map may represent designated Stream Valley Trails, as shown on the Countywide Trails Map, which are planned by the Fairfax County Park Authority (FCPA). The specific type and function of these Stream Valley Trails will be determined through the FCPA.

**FAIRFAX
COUNTY**

PLANNED TRAIL SYSTEM

FIGURE

111

V4 PINEY BRANCH COMMUNITY PLANNING SECTOR

CHARACTER

The Piney Branch Community Planning Sector is located west of the Town of Vienna and is bounded by the Dulles Airport Access Road to the north, Trap Road, Clarks Crossing Road, the W&OD Railroad Regional Park, and the Vienna Town boundary to the east. Chain Bridge Road (Route 123) borders the sector to the south, while the Difficult Run stream valley and Hunter Mill Road border the sector to the west.

Piney Branch Planning Sector is the largest sector in the Vienna Planning District. The sector is primarily comprised of single-family detached dwellings with densities ranging from .5 dwelling unit per acre to 2-3 dwelling units per acre. The lower densities are found closer to Difficult Run and Hunter Mill Road.

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

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development identifies the areas of the Piney Branch Planning Sector as Suburban Neighborhoods and Low Density Residential Areas.

RECOMMENDATIONS

Land Use

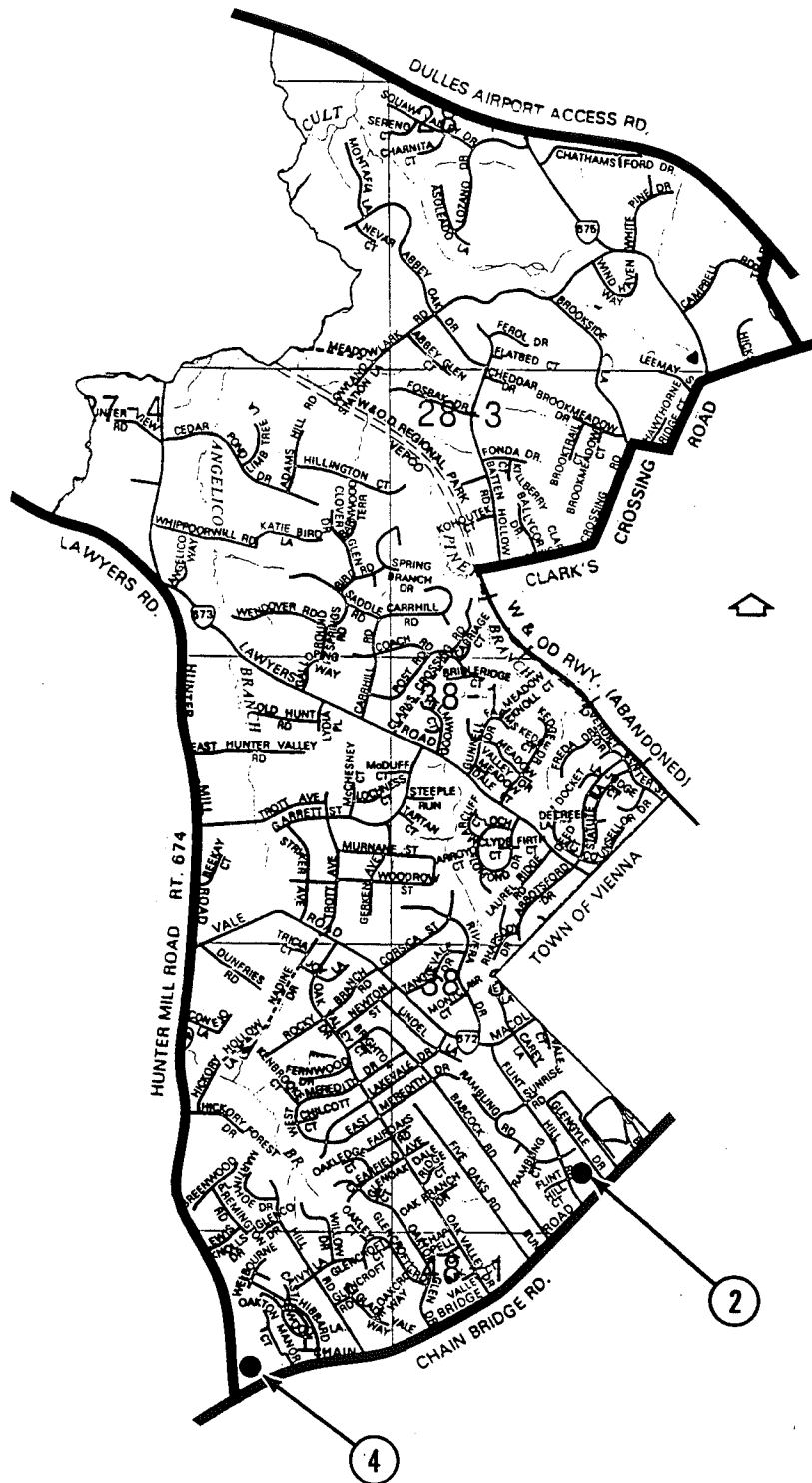
The Piney Branch Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 112 indicates the geographic location of land use recommendations for this sector. Where recommendations are not mapped, it is so noted.

1. To prevent strip commercial development along Route 123 south from the Town of Vienna and to define strictly commercial activity areas:
 - a. All future commercial uses and activity in this sector should be limited to the existing Oakton shopping center site and the adjacent land already zoned for commercial use.
 - b. The commercial area of Oakton located in the Piney Branch sector should be encouraged to continue to develop under a village concept and no further commercial rezoning in the area should be considered.
 - c. No additional strip commercial uses of any type should be allowed along Route 123 in this sector. [Not mapped]

V4 PINEY BRANCH COMMUNITY PLANNING SECTOR



2. To protect existing stable neighborhoods through transitional residential uses along sections of Route 123, the two parcels, east of Flint Hill Road and west of Glengyle Drive, fronting on the northwest side of Route 123 are planned for residential use at 5-8 dwelling units per acre.
3. To preserve the rural large lot and open space character of the northern part of this sector as well as to protect the critical environmental area adjacent to Difficult Run, Angelico Creek and Piney Branch: [Not mapped]
 - a. The area northeast of the W&OD Railroad Regional Park and northwest of a line made by Clarks Crossing, Beulah Road and Trap Road is planned for residential use at .5-1 dwelling unit per acre as shown on the Plan map.
 - b. The area between Lawyers Road and the W&OD Railroad Regional Park northwest of the Carriage Hill subdivision is planned for residential use at .2-.5 dwelling unit per acre as shown on the Plan map.
 - c. The area north of Kemper Park, east of Hunter Mill Road, south of Lawyers Hill Road (south of Hunters Valley), and west of the school site is planned for .5-1 dwelling unit per acre, including all of Parcels 37-2((8))1 and 5.
 - d. The County should seek open space easements to preserve the rural large-lot open space character of this part of the sector.
4. Development and road improvements should be planned so that the over 200-year old oak tree on the east side of Hunter Mill Road north of Route 123 is preserved, unless the County Arborist determines that, in the light of the health and physical condition of the tree, preservation would endanger public safety or would otherwise be undesirable.

Transportation

Transportation recommendations for this sector are shown on Figure 113. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Several known and potentially significant heritage resources occur in this sector. Large open space areas and older neighborhoods exist in this sector. Development of these areas, including parkland, should be preceded by heritage resources surveys and appropriate preservation of significant heritage resources.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 114. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

FIGURE
113

FIGURE 114

PARKS AND RECREATION RECOMMENDATIONS

SECTOR V4

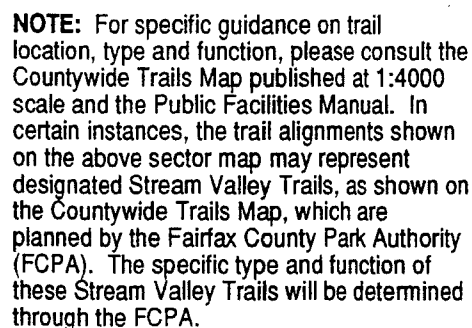
PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Fox Hunters	<p>Initiate a master planning process and develop in accordance with the approved Plan.</p> <p>Additional neighborhood park facilities are not recommended in the Low Density Residential Area.</p> <p>Additional neighborhood park facilities in Suburban Neighborhoods should be provided in conjunction with new larger infill development.</p>
COMMUNITY PARKS:	
Ashlawn Kemper	<p>Develop in accordance with approved master plan.</p> <p>Consider acquiring the school site on Lawyers Road if it becomes available for development of active recreation facilities.</p>
DISTRICT PARKS:	
Clarks Crossing	<p>Complete development of Clarks Crossing Park in accordance with the master plan.</p> <p>This sector also lies within the service area of Nottoway and Oak Marr Parks.</p>

FIGURE 114**PARKS AND RECREATION RECOMMENDATIONS****SECTOR V4**
(Continued)

PARK CLASSIFICATION	RECOMMENDATIONS
COUNTYWIDE PARKS:	
Difficult Run Stream Valley	Preserve and protect sensitive ecological resources, and provide continuity of public use trails through dedication of land and/or open space easements to FCPA. Encourage donation of historic preservation easements on selected historic properties.
REGIONAL PARKS:	
W&OD Trail Meadowlark	Develop in accordance with the master plans. Develop a bicycle/pedestrian trail linking these two regional parks.

Trails

Trails planned for this sector are delineated on Figure 115 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the sector. In addition, the map specifies either a pedestrian, bicycle or equestrian classification for each segment which represents the desired ultimate function of that trail. Specific construction requirements are detailed in the Public Facilities Manual.



PRIMARY TRAIL FUNCTION:

PEDESTRIAN	■■■■■■■■■■
BICYCLE	■ ■ ■ ■ ■ ■ ■ ■
EQUESTRIAN	● ● ● ● ● ● ● ●

V5 NUTLEY COMMUNITY PLANNING SECTOR

CHARACTER

The Nutley Community Planning Sector is located southwest of the Town of Vienna and is bounded by Chain Bridge Road (Route 123) on the north, the Vienna Town boundary on the east, I-66 on the south, and Blake Lane, Edgelea Road, and Court House Road on the west.

A large portion of this sector is occupied by the Oakton High School and Nottoway Park, which almost completely border the Vienna Transit Station Area on the north. The remainder of the sector includes single-family attached and detached dwellings.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of Nutley Planning Sector develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Nutley Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provides for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 116 indicates the geographic location of land use recommendations for this sector. Where recommendations are not mapped, it is so noted.

1. To prevent strip commercial development south along Route 123 from the Town of Vienna and to strictly define commercial activity areas, any additional commercial uses and activity in this sector should be limited to the Vienna Transit Station Area. Additional need for local serving shopping facilities should be met by small shopping facilities outside this sector. [Not mapped]
2. Land bounded by Edgelea Woods, Oakton High School, Blake Lane and Edgelea Road is shown on the Plan map for residential use at 8-12 dwelling units per acre. However, development of vacant land within this area should not exceed 10 units per acre to be compatible with the existing development.
3. The parcels bounded by Sutton Road, Courthouse Road, Nottoway Park, and Land Unit F of the Vienna Transit Station Area are planned for residential use at 2-3 dwelling units per acre. As an option, development for residential use at 4-5 dwelling units per acre may be appropriate if the parcels are fully consolidated and there is a single access point to Sutton Road.

FIGURE
116

4. The two parcels directly north of I-66 and bounded by Sutton Road and Blake Lane (Parcels 48-1((1))142 and 143), are planned for residential use at 1-2 dwelling units per acre. These parcels, if consolidated, may also be appropriate for non-residential uses at an intensity not to exceed .20 FAR, provided that adequate parking is provided, design and materials of any structure are compatible with residential uses to the west on Blake Lane, and safe access and appropriate landscaping are provided.

Transportation

Transportation recommendations for this sector are shown on Figure 117. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Several known and potentially significant heritage resources occur in this sector. Large open space areas and older neighborhoods exist in this sector. Development of these areas, including parkland, should be preceded by heritage resources surveys and appropriate preservation of significant heritage resources.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 118. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

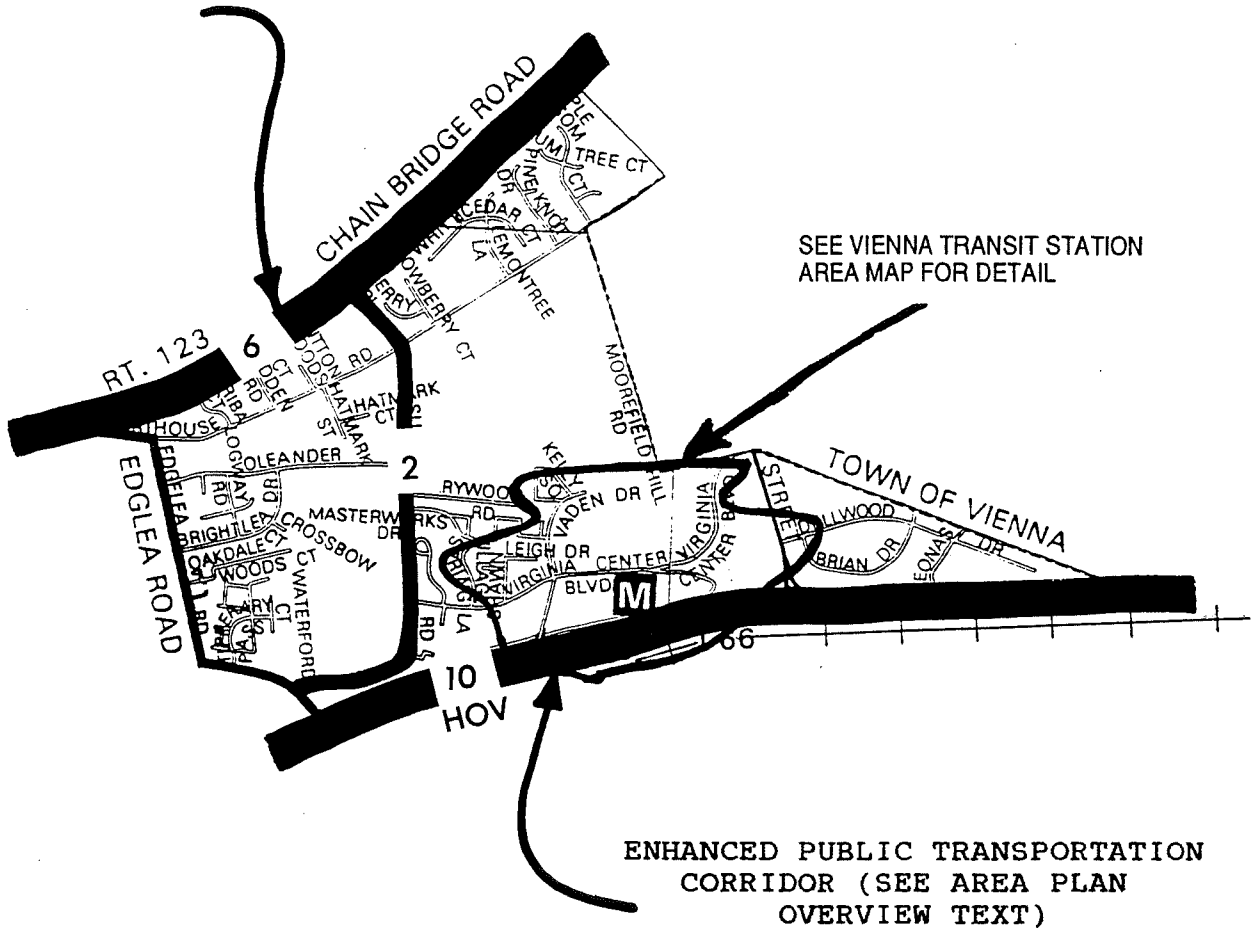
Trails

Trails planned for this sector are delineated on Figure 119 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the sector. In addition, the map specifies either a pedestrian, bicycle or equestrian classification for each segment which represents the desired ultimate function of that trail. Specific construction requirements are detailed in the Public Facilities Manual.

V5

NUTLEY COMMUNITY PLANNING SECTOR

PRIMARY HIGHWAY SERVICE DRIVE
ORDINANCE REQUIREMENT (SEE
AREA PLAN OVERVIEW TEXT)



TRANSPORTATION RECOMMENDATIONS LEGEND

● ROAD AND HIGHWAY FACILITIES

ARTERIAL COLLECTOR
LOCAL

WIDEN OR IMPROVE EXISTING ROADWAY

CONSTRUCT ROADWAY ON NEW LOCATION

X

Y

TOTAL NUMBER OF LANES
(INCLUDING HOV LANES)

COLLECTOR/LOCAL CROSS-SECTIONS TO BE
FINALIZED DURING PROCESS OF REVIEWING
PLANS FOR PROPOSED DEVELOPMENT.



CONSTRUCT GRADE-SEPARATED INTERCHANGE
OR INTERCHANGE IMPROVEMENTS



PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S)
SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN
OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF
CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL
ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING
STUDIES.
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES
TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND
CORRIDOR STUDY.

**FAIRFAX
COUNTY**

TRANSPORTATION RECOMMENDATIONS

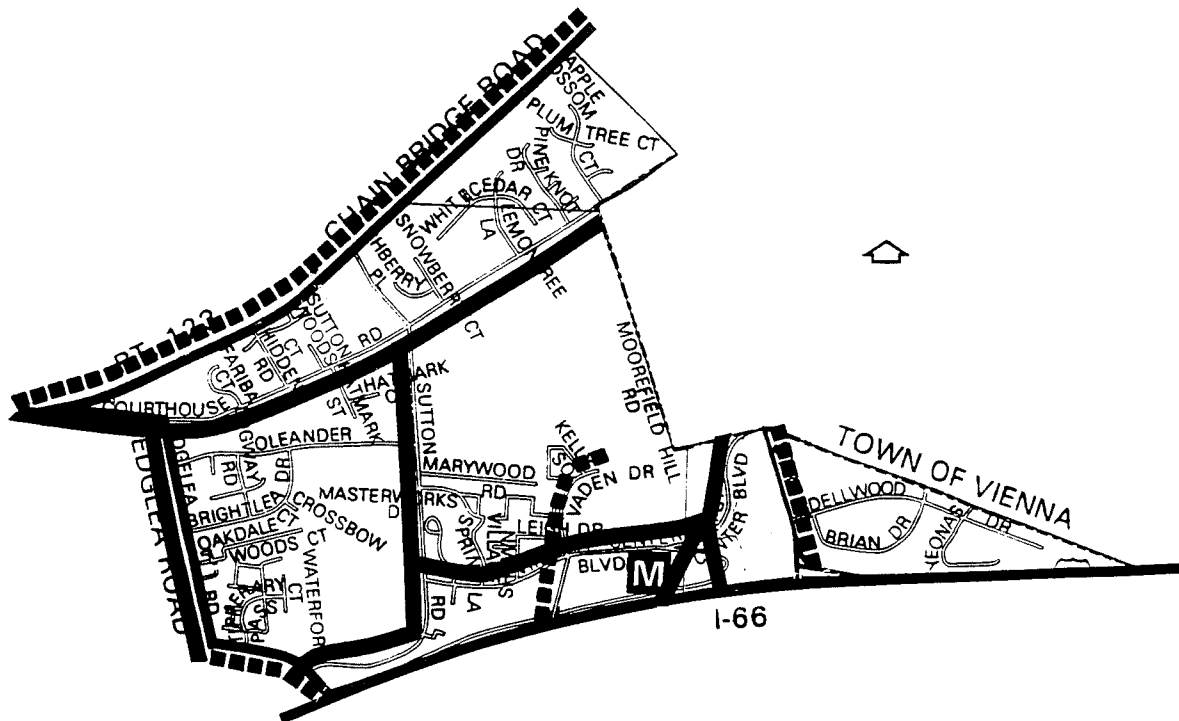
FIGURE
117

FIGURE 118
PARK AND RECREATION RECOMMENDATIONS
SECTOR V5

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	Additional neighborhood park facilities in this sector should be provided in conjunction with new development.
COMMUNITY PARKS:	Nottoway Park provides adequate facilities of this type to serve the active recreation needs of this sector.
DISTRICT PARKS:	
Nottoway	A trail connection should be provided to link Nottoway to Hunters Branch EQC and south to Accotink Stream Valley.
COUNTYWIDE PARKS:	
REGIONAL PARKS:	The Fairfax City/W&OD connector trail should be completed.

V5

NUTLEY COMMUNITY PLANNING SECTOR



KEY

PRIMARY TRAIL FUNCTION:

PEDESTRIAN	—————
BICYCLE	■■■■■■■■
EQUESTRIAN	●●●●●●

NOTE: For specific guidance on trail location, type and function, please consult the Countywide Trails Map published at 1:4000 scale and the Public Facilities Manual. In certain instances, the trail alignments shown on the above sector map may represent designated Stream Valley Trails, as shown on the Countywide Trails Map, which are planned by the Fairfax County Park Authority (FCPA). The specific type and function of these Stream Valley Trails will be determined through the FCPA.

**FAIRFAX
COUNTY**

PLANNED TRAIL SYSTEM

FIGURE
119

V6 VIENNA COMMUNITY PLANNING SECTOR

CHARACTER

The Town of Vienna has jurisdiction over its own planning functions. Fairfax County provides many public facilities for the town, including schools, health facilities, libraries, social services, fire services, and sewer capacity.

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

The Town of Vienna covers 4.30 square miles and had a 1990 population of 14,852.

RECOMMENDATIONS

Land Use

1. The land use and density plans of the Town of Vienna apply to this sector.
2. Fairfax County should plan land use and density in areas adjacent to Vienna to be compatible with the plans and goals established by Vienna for itself and the needs of the County.

Transportation

Transportation recommendations for this sector are shown on Figure 120. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Although this sector is largely developed there remains small undeveloped areas that should be surveyed for significant heritage resources and appropriate preservation actions should be taken.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 121. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

V6 VIENNA COMMUNITY PLANNING SECTOR

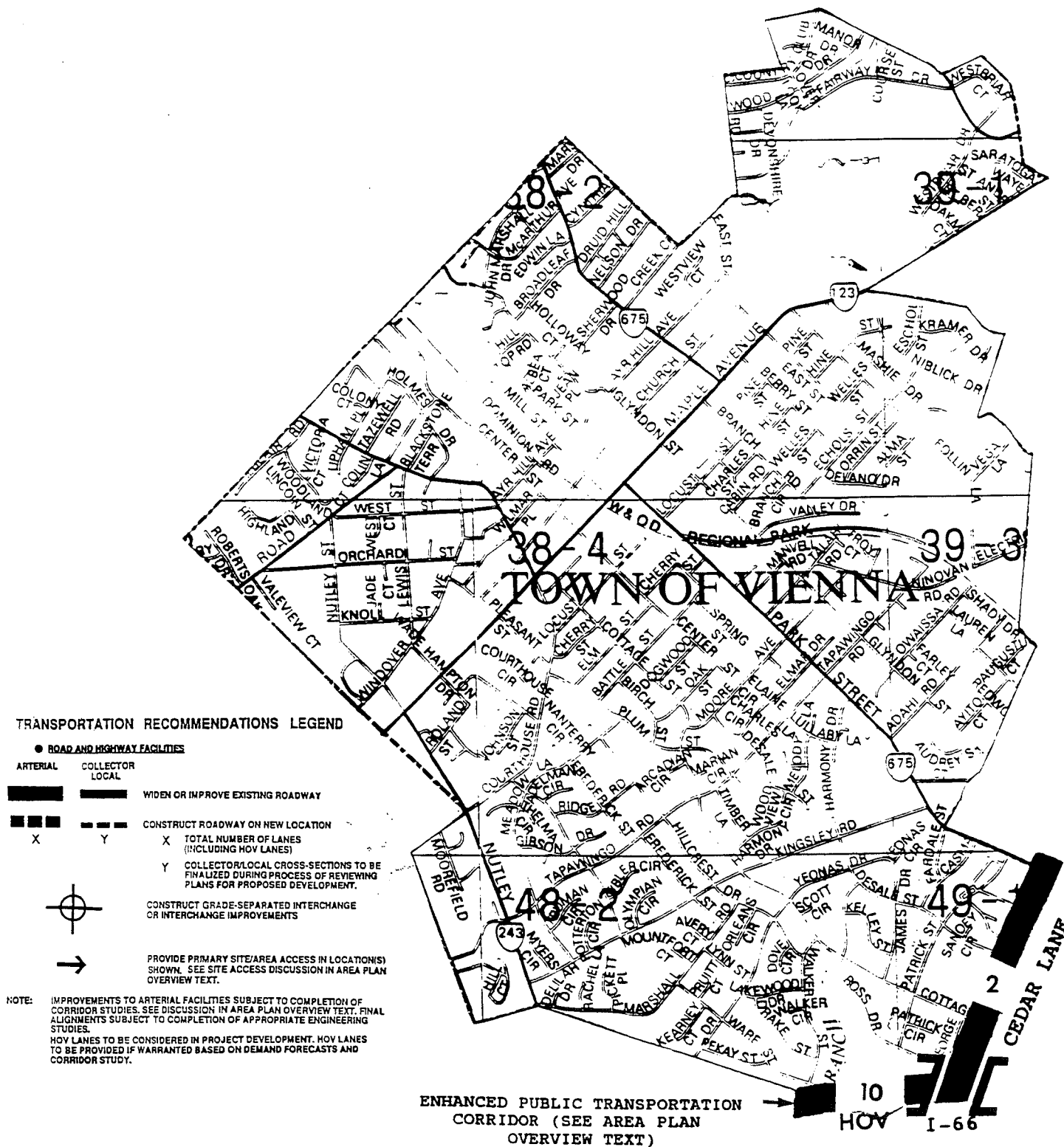


FIGURE 121
PARK AND RECREATION RECOMMENDATIONS
SECTOR V6

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
<u>Fairfax County</u> Peterson Lane	The FCPA maintains Peterson Lane and Cunningham Parks within the boundaries of the Town of Vienna.
<u>Town of Vienna</u> Beulah Road, Northside, Moorefield, Locust-Hine	
COMMUNITY PARKS:	
<u>Fairfax County</u> Cunningham	
<u>Town of Vienna</u> Glyndon Southside Meadow Lane Waters-Caffi Fields Vienna Community Center Bowman House Wolftrap Creek Park	
COUNTYWIDE PARKS:	
<u>Town of Vienna</u> Salsbury Spring (historic site)	
<u>Fairfax County</u> Freedom Hill Wolftrap Stream Valley	
REGIONAL PARKS:	
W&OD Trail	