



# *The Comprehensive Plan For Fairfax County, Virginia*

## *Area IV*

### *PLANNING DISTRICTS:*

*Lower Potomac*

*Mount Vernon*

*Rose Hill*

*Springfield*

*Franconia-Springfield Area*

This document consists of the Area IV Plan, adopted July 1, 1991, and all amendments adopted through June 26, 1995. Any subsequent amendments are available from Maps and Publications Sales, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

This Area Plan volume is one element of the Comprehensive Plan and should be used in conjunction with the Comprehensive Plan Map; the Policy Plan, which is the countywide policy element of the Comprehensive Plan; and the adopted Plans for Area I, Area II and Area III. Together these documents provide planning policy guidelines and recommendations, as required by the Code of Virginia, as amended.

**1991 EDITION**  
**(As amended through June 26, 1995)**

## **FAIRFAX COUNTY, VIRGINIA**

### **BOARD OF SUPERVISORS**

**Katherine K. Hanley, *Chairman***

**Robert B. Dix, Jr., *Vice Chairman, Hunter Mill District***

**Joseph Alexander, *Lee District***

**Ernest J. Berger, *Dranesville District***

**Sharon Bulova, *Braddock District***

**Gerald Connolly, *Providence District***

**Michael R. Frey, *Sully District***

**Gerald W. Hyland, *Mount Vernon District***

**Elaine McConnell, *Springfield District***

**Christine R. Trapnell, *Mason District***

**William J. Leidinger, *County Executive***

**Anthony H. Griffin, *Deputy County Executive for Planning and Development***

### **PLANNING COMMISSION**

**Peter F. Murphy, Jr., *Providence District, Chairman***

**Patrick M. Hanlon, *Springfield District, Vice Chairman***

**John R. Byers, *Mount Vernon District***

**Judith W. Downer, *Dranesville District***

**Janet R. Hall, *Mason District***

**Suzanne F. Harsel, *Braddock District***

**Robert V. L. Hartwell, *At-Large***

**John W. Hunter, *At-Large***

**Ronald W. Koch, *Sully District***

**John M. Palatiello, *Hunter Mill District***

**Carl L. Sell, Jr., *Lee District***

**Alvin L. Thomas, *At-Large***

**James C. Wyckoff, Jr., *Executive Director***

**Barbara J. Lippa, *Deputy Executive Director***

### **OFFICE OF COMPREHENSIVE PLANNING**

**James P. Zook, *Director***

**D. Wayne Pumphrey, *Assistant Director***

### **OFFICE OF TRANSPORTATION**

**Shiva K. Pant, *Director***

**Robert L. Moore, *Chief, Transportation Planning Division***

### **1995 PLAN REPRINT STAFF**

#### **OFFICE OF COMPREHENSIVE PLANNING**

**Fred R. Selden, *Chief Policy and Plan  
Development Branch***

**Marianne R. Gardner, *Planner III***

**Lilian D. Cerdeira, *Planning Technician***

**Donna J. Chamberlain, *Planning Technician***

**Harry Rado, *Graphic Supervisor***

**Marsha Collins, *Planning Technician***

**Nicole E. Yeatman, *Planning Technician***

#### **OFFICE OF TRANSPORTATION**

**Robert O. Owalabi, *Chief, Long Range  
Planning Section***

**Jaak Pedak, *Transportation Planner III***

**Satvinder Sandhu, *Transportation Planner II***

**Lou Ann Hutchins, *Transportation Planner II***

**Mark G. Canale, *Engineering Technician II***



# *The Comprehensive Plan For Fairfax County, Virginia*

## *Area IV*

### *PLANNING DISTRICTS:*

*Lower Potomac*

*Mount Vernon*

*Rose Hill*

*Springfield*

*Franconia-Springfield Area*

This document consists of the Area IV Plan, adopted July 1, 1991, and all amendments adopted through June 26, 1995. Any subsequent amendments are available from Maps and Publications Sales, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

This Area Plan volume is one element of the Comprehensive Plan and should be used in conjunction with the Comprehensive Plan Map; the Policy Plan, which is the countywide policy element of the Comprehensive Plan; and the adopted Plans for Area I, Area II and Area III. Together these documents provide planning policy guidelines and recommendations, as required by the Code of Virginia, as amended.

**1991 EDITION**  
**(As amended through June 26, 1995)**

## TABLE OF CONTENTS

### AREA IV

<b>AREA PLAN OVERVIEW</b>	<b>1</b>
How to Use the Plan	15
<b>LOWER POTOMAC PLANNING DISTRICT</b>	<b>17</b>
LP1 - D.C. Correctional Facility Community Planning Sector	33
LP2 - Lorton-South Route 1 Community Planning Sector	40
LP3 - Mason Neck Community Planning Sector	71
LP4 - Fort Belvoir Community Planning Sector	81
<b>MOUNT VERNON PLANNING DISTRICT</b>	<b>95</b>
Route 1 Corridor Area	111
MV1 - Huntington Community Planning Sector	145
MV2 - Hybla Valley Community Planning Sector	169
MV3 - Belle Haven Community Planning Sector	178
MV4 - Wellington Community Planning Sector	188
MV5 - Groveton Community Planning Sector	194
MV6 - Fort Hunt Community Planning Sector	201
MV7 - Mount Vernon Community Planning Sector	208
MV8 - Woodlawn Community Planning Sector	215
<b>ROSE HILL PLANNING DISTRICT</b>	<b>223</b>
Van Dorn Transit Station Area	236
RH1 - Franconia Community Planning Sector	245
RH2 - Bush Hill Community Planning Sector	257
RH3 - Burgundy Community Planning Sector	267
RH4 - Lehigh Community Planning Sector	275
RH5 - Wilton Woods Community Planning Sector	290
RH6 - Mount Comfort Community Planning Sector	297
RH7 - Huntley Meadows Community Planning Sector	303
<b>SPRINGFIELD PLANNING DISTRICT</b>	<b>311</b>
I-95 Corridor Industrial Area	325
S1 - Cardinal Forest Community Planning Sector	332
S2 - Crestwood Community Planning Sector	339
S3 - Country Club Community Planning Sector	346
S4 - Springvale Community Planning Sector	352
S5 - Belvoir Community Planning Sector	361
S6 - Newington Community Planning Sector	367
S7 - Springfield East Community Planning Sector	378
S8 - Monticello Woods Community Planning Sector	384
S9 - Beulah Community Planning Sector	391
<b>FRANCONIA-SPRINGFIELD AREA</b>	<b>399</b>
<b>GLOSSARY</b>	<b>477</b>



