

# AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2017 EDITION

**GENERAL LOCATION:** Generally centered around the intersection of Beaugard St. and Rt. 236 Little River Turnpike. Bounded by Lincolnia Rd. to the north, the Fairfax County and City of Alexandria border to the east, 8th St. to the south and Chowan Ave. to the west.

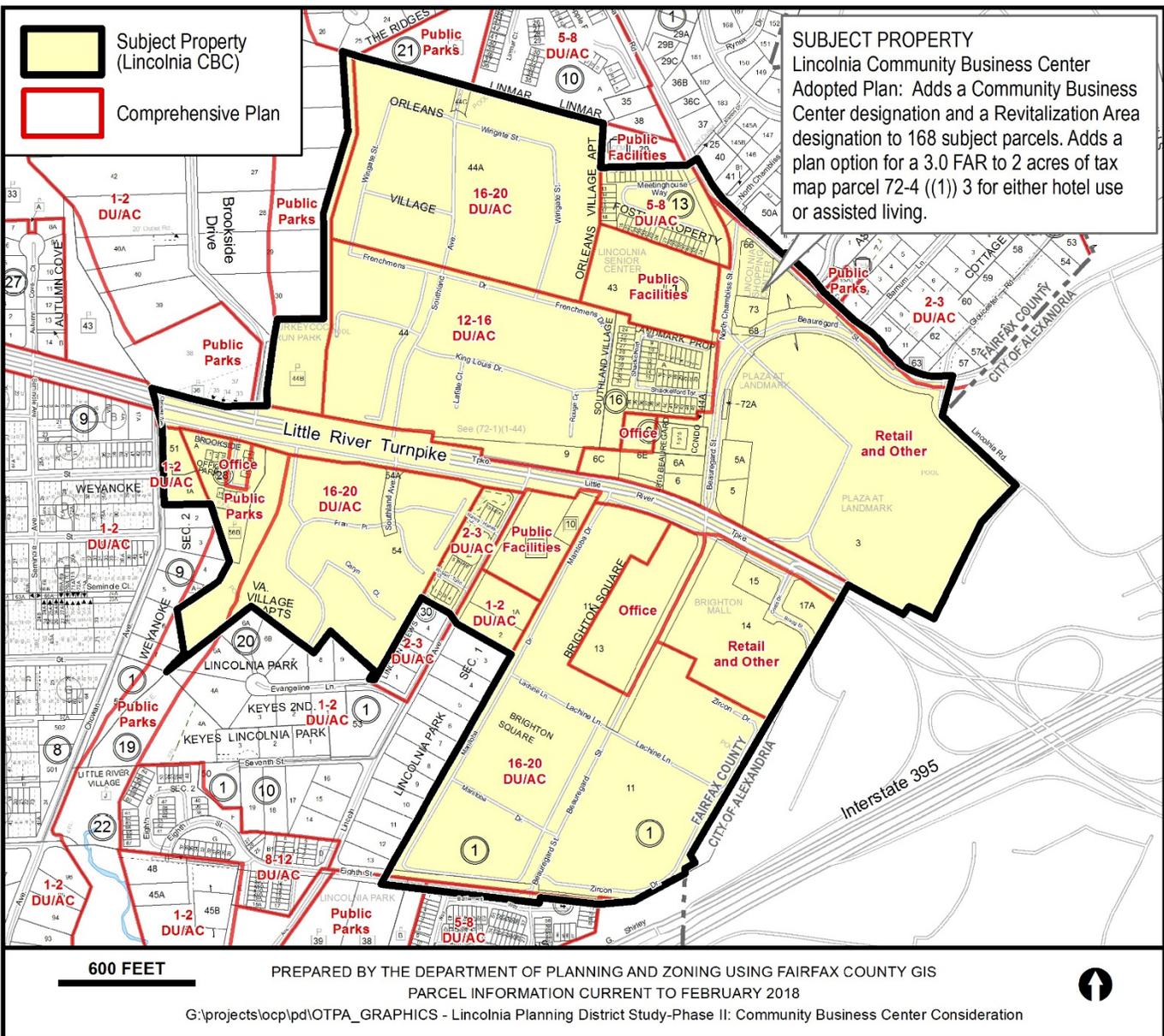
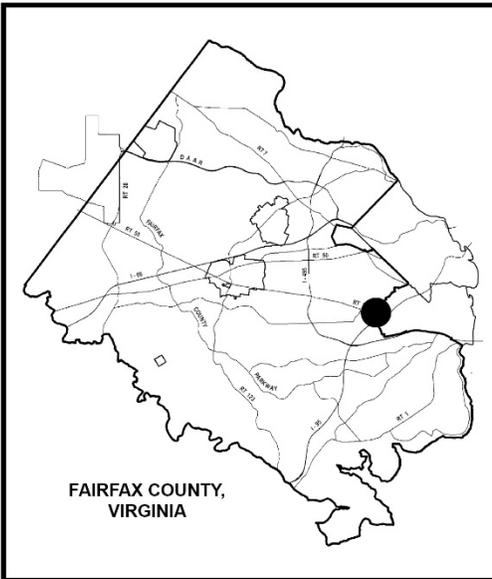
**PLANNING AREA AND DISTRICT:** Area I, Lincolnia Planning District

**COMMUNITY PLANNING SECTOR:** L1 – Pinecrest, L2 – Lincolnia

**SUPERVISOR DISTRICT:** Mason

**ADOPTED:** March 6, 2018      **ITEM NO.** PA 2013-I-L-1(B)

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan and the Policy Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strikethrough~~.

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

**“LINCOLNIA COMMUNITY BUSINESS CENTER**

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

LOCATION AND CHARACTER

The Lincolnia Community Business Center is located along the eastern boundary of Fairfax County, and is a gateway between the county and the City of Alexandria. The CBC is centered on the intersection of Beauregard Street and Route 236 Little River Turnpike. The Lincolnia CBC is approx. 169 acres and consists of 169 parcels, including both residential and non-residential uses. The area is one of the older communities in Fairfax County with much of the existing development built between 1940 and 1960. As designated on March 6, 2018 by the Board of Supervisors, the Lincolnia Revitalization Area encompasses the entire boundary of the Lincolnia CBC.

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

CHARACTER OF THE SURROUNDING AREA

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

CBC boundary. Likewise, access to residential properties south of the proposed CBC boundary would occur through the proposed CBC along Beauregard Street and Lincolnia Ave.

### CONCEPT FOR FUTURE DEVELOPMENT

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

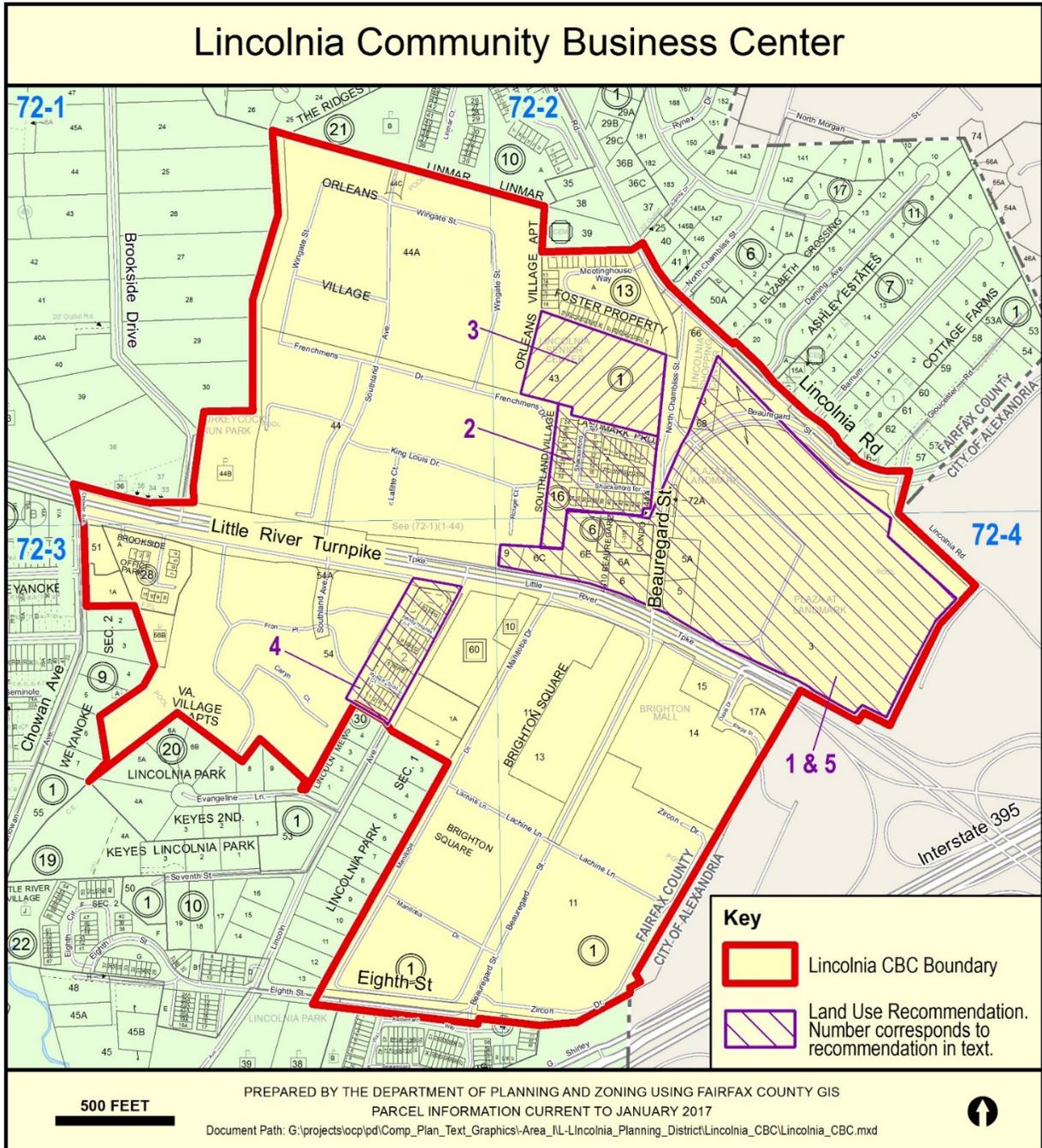
### GENERAL LAND USE RECOMMENDATIONS

The Lincolnia CBC is largely developed as stable multifamily residential neighborhoods with community serving retail. Where substantial parcel consolidation is specified, the resulting projects need to function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan. Infill development within the area needs to be of a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objective 8 and 14. (see figure 9)

1. Limit commercial development on the north side of Little River Turnpike to the area in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.
2. Parcel 72-2((16))A, south of the Lincolnia Senior Center, is planned for multifamily residential development at 12-16 dwelling units per acre or single-family attached residential development not to exceed 12 dwelling units per acre and is developed with the Stonegate townhome development. Development of this site should not preclude roadway improvements planned for Beauregard Street and Lincolnia Road and access to the site should be oriented to take into account the approved interchange concept for the Little River Turnpike/Beauregard Street Flyover. Since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through the Lincolnia Senior Center property. In lieu of on-site recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.
3. Retain the Lincolnia Senior Center for public facilities use and in public ownership for school, local community and recreational use.
4. The parcels located in the southwest quadrant of the intersection of Little River Turnpike and Lincoln Avenue are planned for and developed with residential development at 2-3 dwelling units per acre.

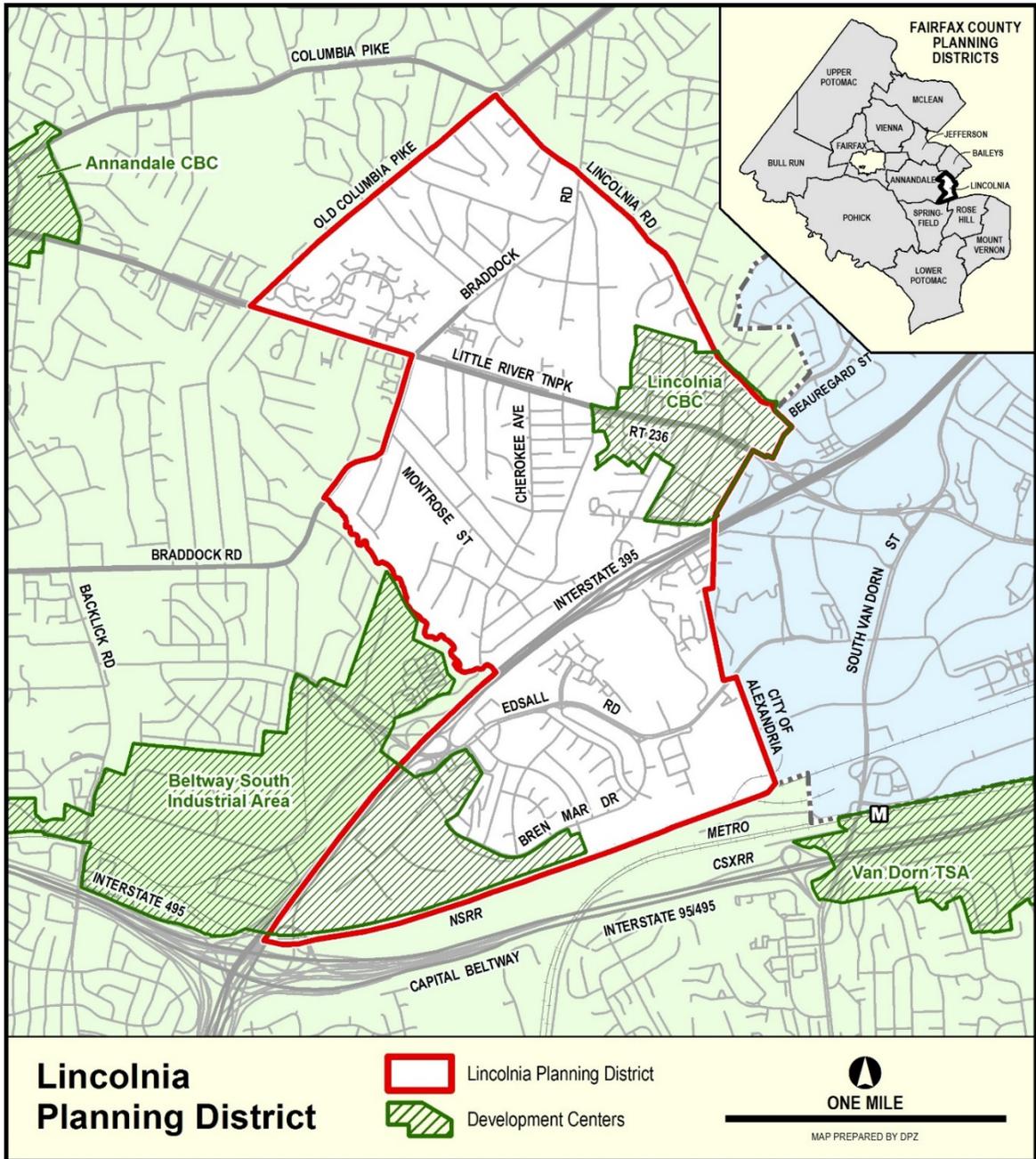
5. The Plaza at Landmark property [Tax Map 72-4 ((1)) 3] is planned, zoned, and developed as retail use at 0.40 FAR.; excluding cellar space. As an option, the two acres of this parcel's southeast corner nearest the intersection of Route 236 and I-395 is planned for a mix of uses including either a) assisted living with ground floor retail or b) hotel use with ground floor retail at up to 3.0 FAR. This development option may be considered after detailed impact analysis is conducted as part of the Lincolnia Planning District study to understand any potential impacts of redevelopment on the community, infrastructure and services."

**ADD**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, a new figure to indicate the location of the Lincolnia CBC and to map out the land use recommendations:



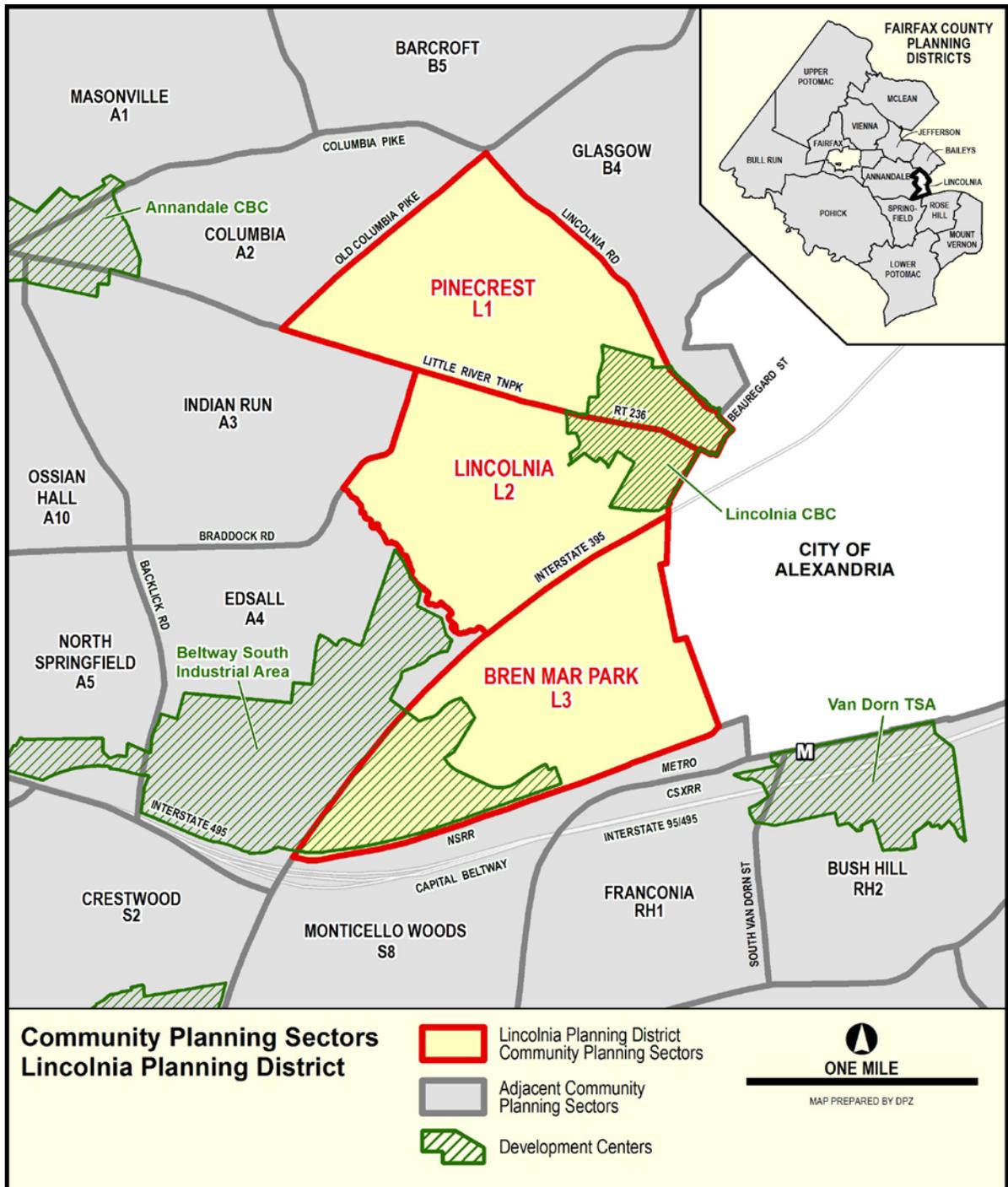
**MODIFY  
FIGURE:**

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



**MODIFY  
 FIGURE:**

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



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

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

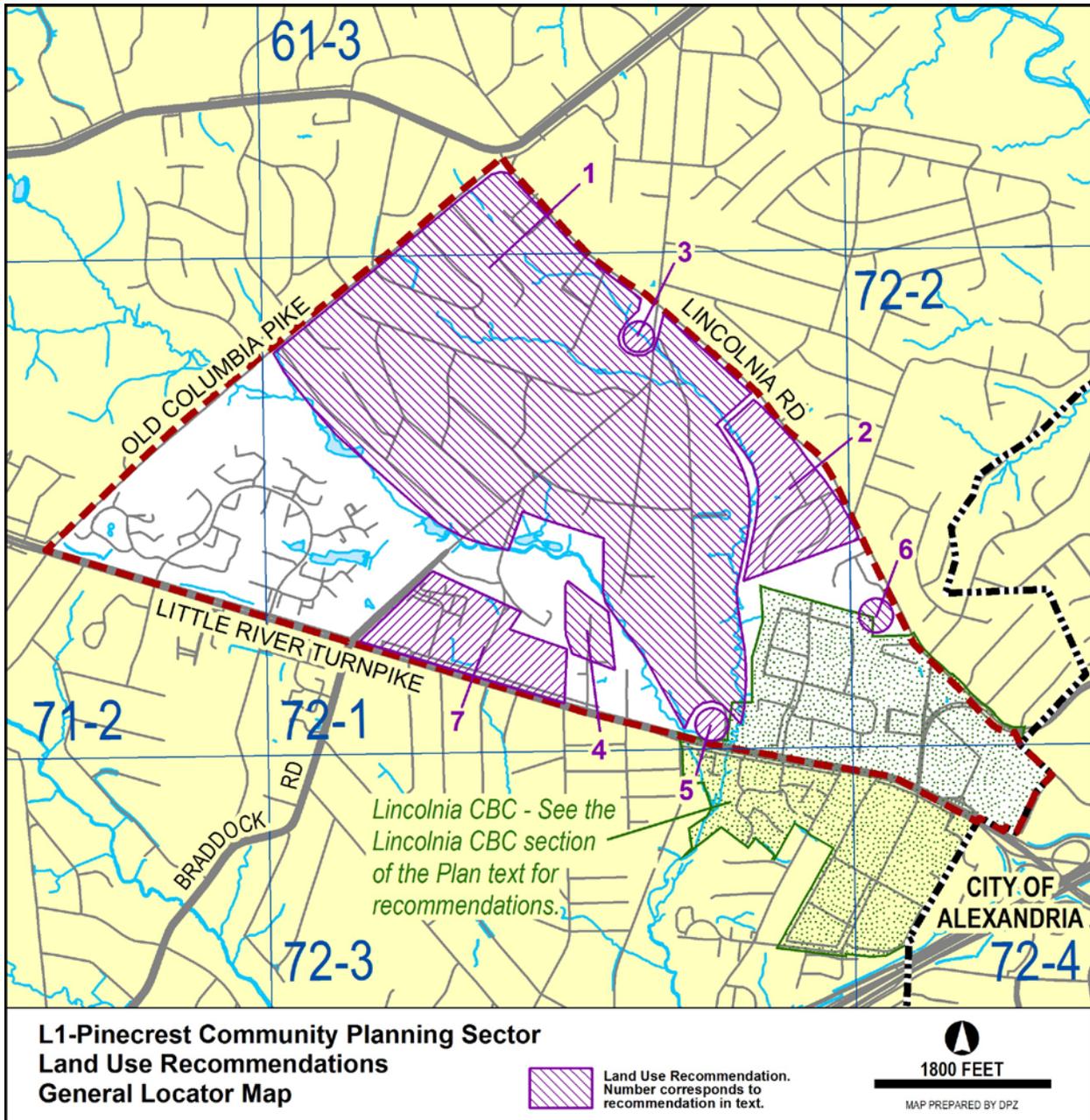
**RELOCATE:** Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L1- Pinecrest Community Planning Sector, pages 18 and 20 to the Lincolnia Community Business Center section:

- ~~5. Parcel 72-2((16))A, south of the Lincolnia Senior Center, is planned for multifamily residential development at 12-16 dwelling units per acre or single family attached residential development not to exceed 12 dwelling units per acre, and is developed with the Stonegate townhouse development. Development of this site should not preclude roadway improvements planned for Beauregard Street and Lincolnia Road and access to the site should be oriented to take into account the approved interchange concept for the Little River Turnpike/Beauregard Street flyover. Since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through the Lincolnia Senior Center property. In lieu of on-site recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.~~
- ~~8. Retain the Lincolnia Senior Center for public facilities use and in public ownership for school, local community and recreational use.”~~

Renumber recommendations accordingly.

**MODIFY  
FIGURE:**

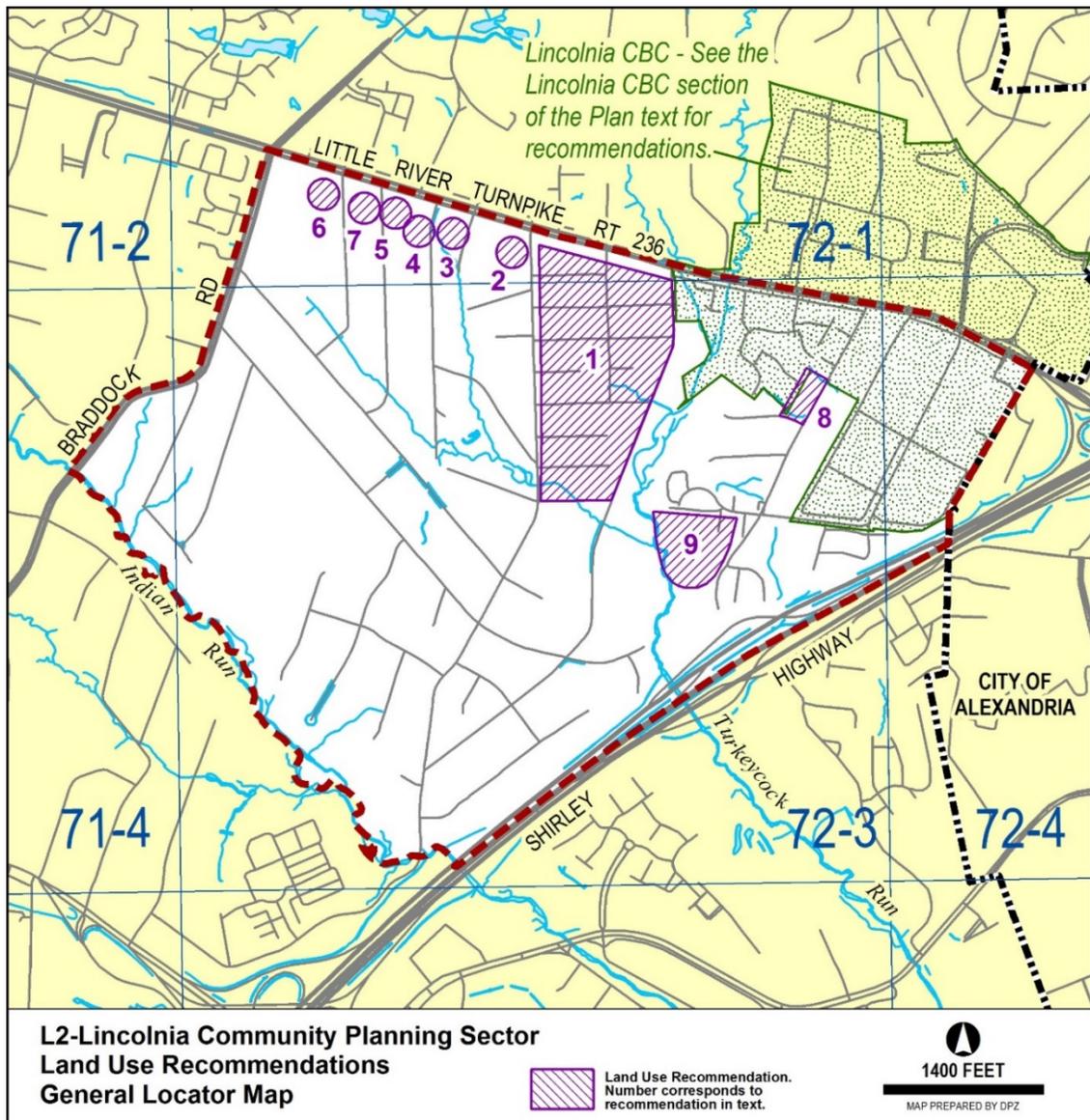
Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L1 - Pinecrest Community Planning Sector, Figure 10, "Land Use Recommendations, General Locator Map," page 19 to indicate the location of the Lincolnia CBC, and to reflect the renumbered recommendations:



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L2 - Lincolnia Community Planning Sector, Figure 12, "Land Use Recommendations, General Locator Map," page 27, recommendation #8:

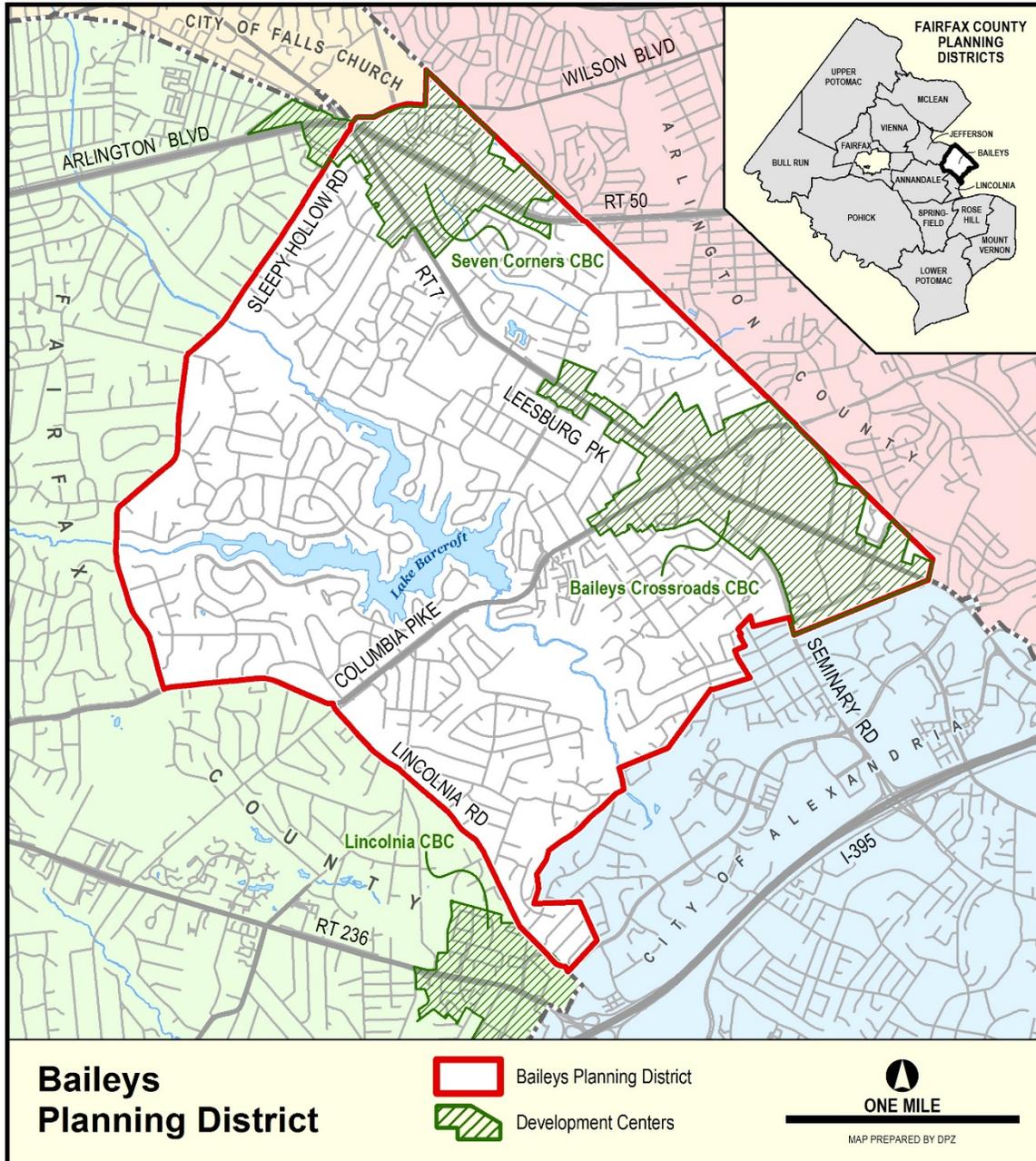
- "8. The parcels located in the southwest northwest quadrant of the intersection of Little River Turnpike Evangeline Lane and Lincoln Avenue are planned for and developed with residential development at 2-3 dwelling units per acre."

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Lincolnia Planning District, as amended through 3-14-2017, L2 - Lincolnia Community Planning Sector, Figure 12, "Land Use Recommendations, General Locator Map," page 25, to indicate the location of the Lincolnia CBC:



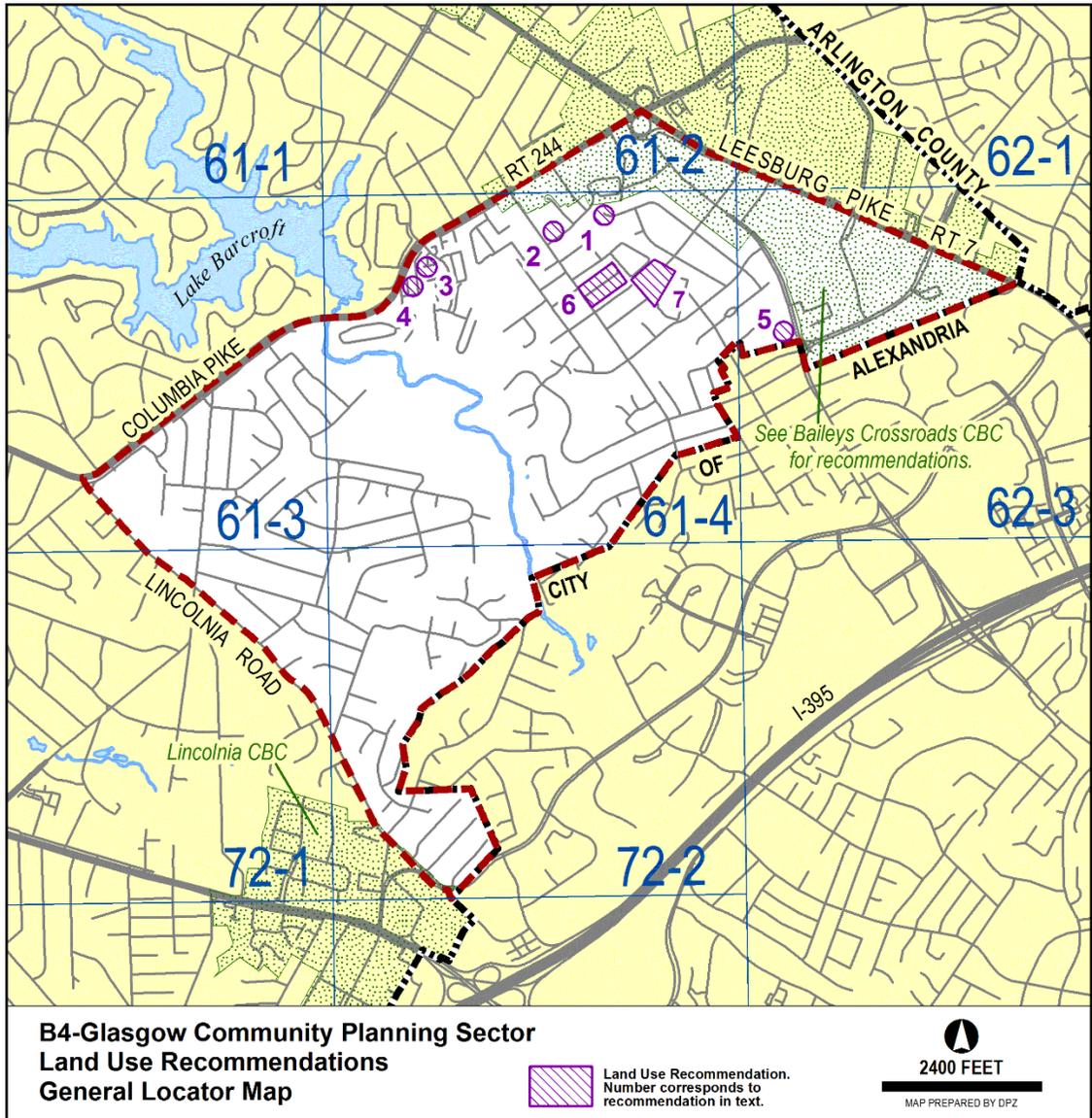
**MODIFY  
FIGURE:**

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



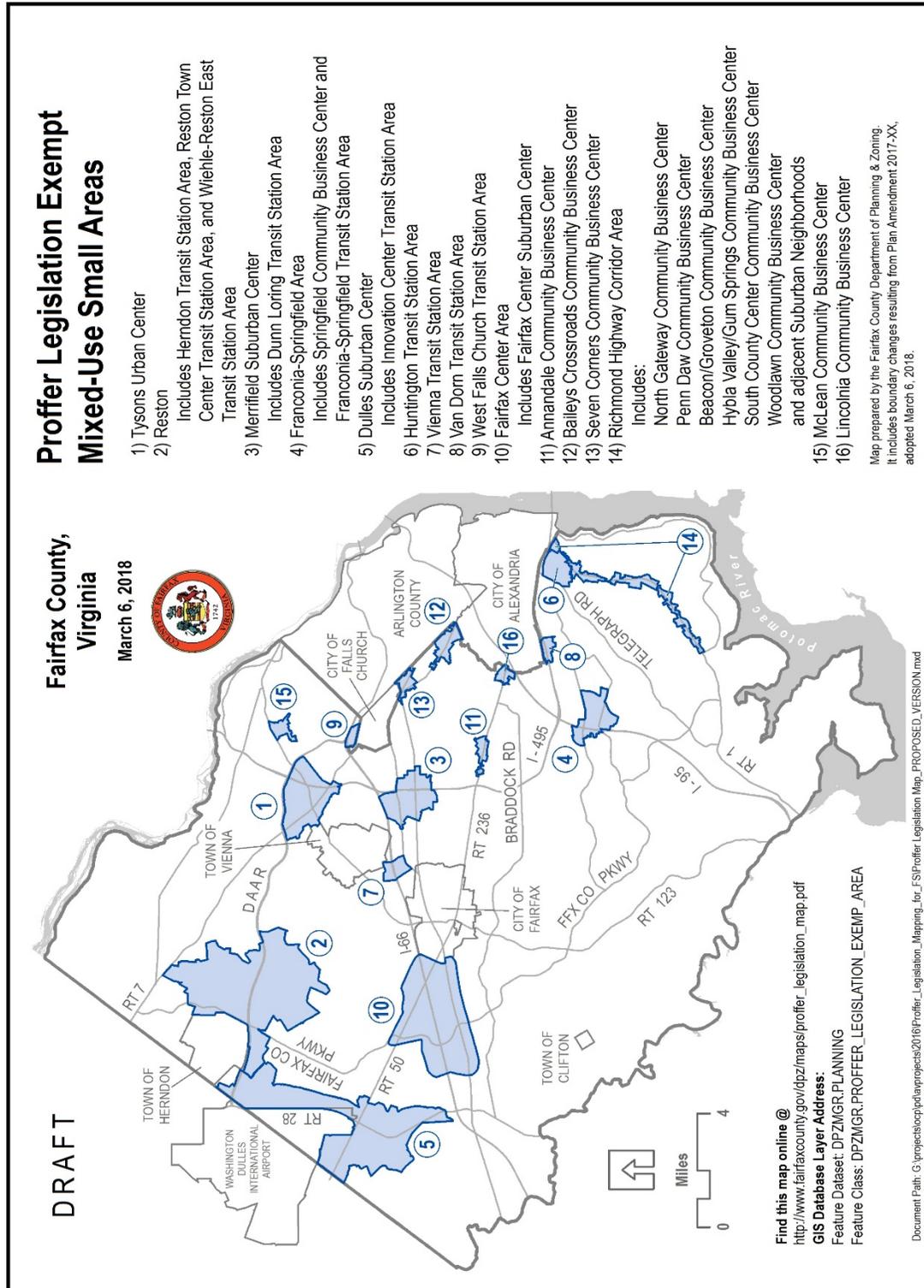
**MODIFY  
FIGURE:**

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

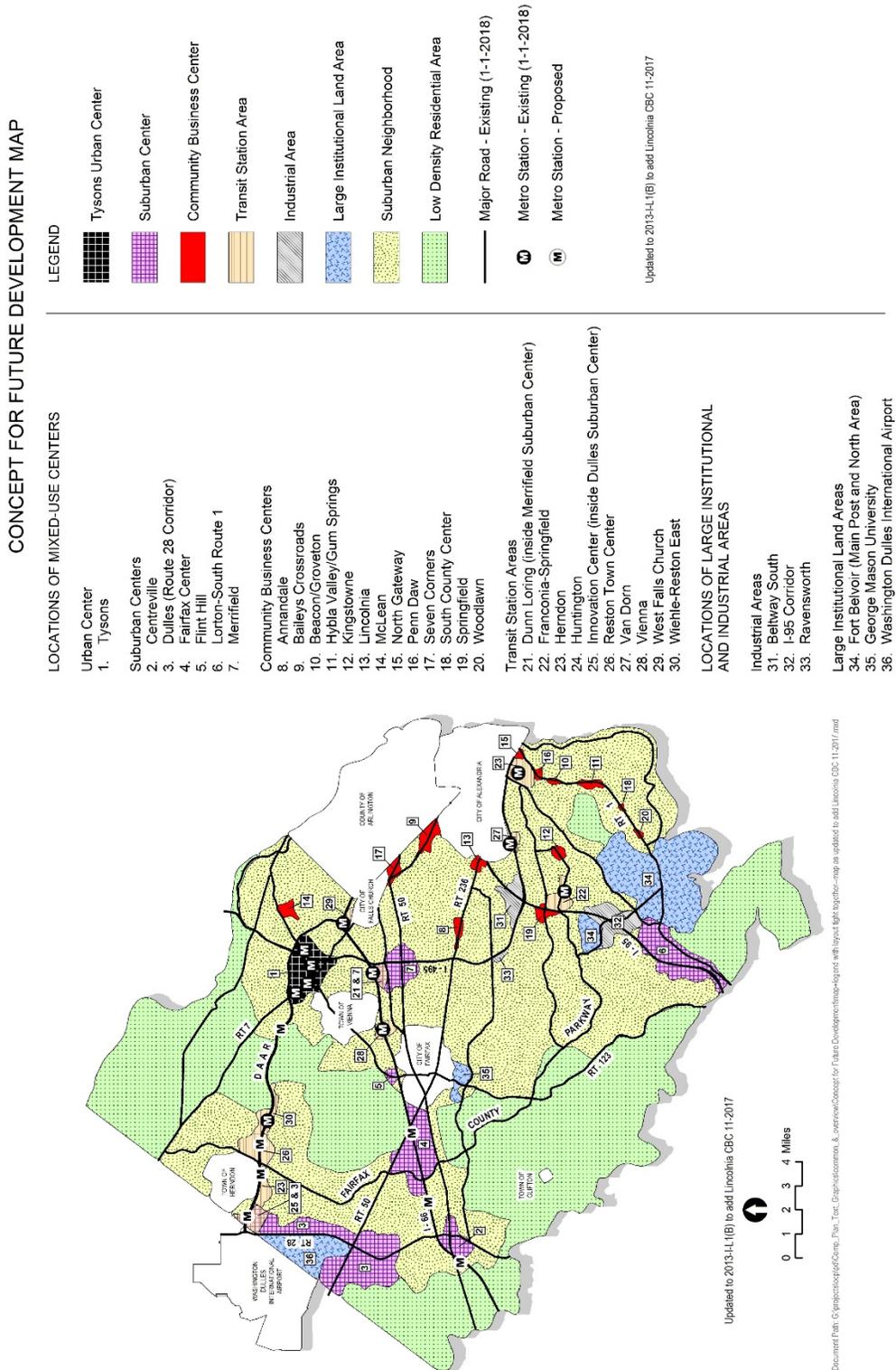


**MODIFY  
 FIGURE:**

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



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



**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan map will be modified to show the Lincolnia CBC boundaries described herein.

**TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan map will not change.