

Land Use Strategies



More than 200 years of growth and development have formed Fairfax into a unique small city with development patterns and building styles that span multiple eras. A variety of land uses are distributed throughout the City to complement and support each other. Existing land uses and a summary of land use coverage areas in the City are shown in Figure 8. The City, however, continues to evolve to accommodate changing needs of residents and businesses. The Land Use Strategies Guiding Principle supports measures to manage growth in such a way to allow the City to evolve while maintaining the unique character that has taken decades to build.

Managing development depends heavily on the Comprehensive Plan Future Land Use Map (shown on p. 27). This map, which is supported by Goal 1 of this Guiding Principle, illustrates the desired land uses in the City organized by Place Types, which are locations within the City that are intended to share similar physical characteristics and have both zoning and “Link + Place” street types (as defined under Multimodal Transportation Goal 2) that are consistent with these characteristics.

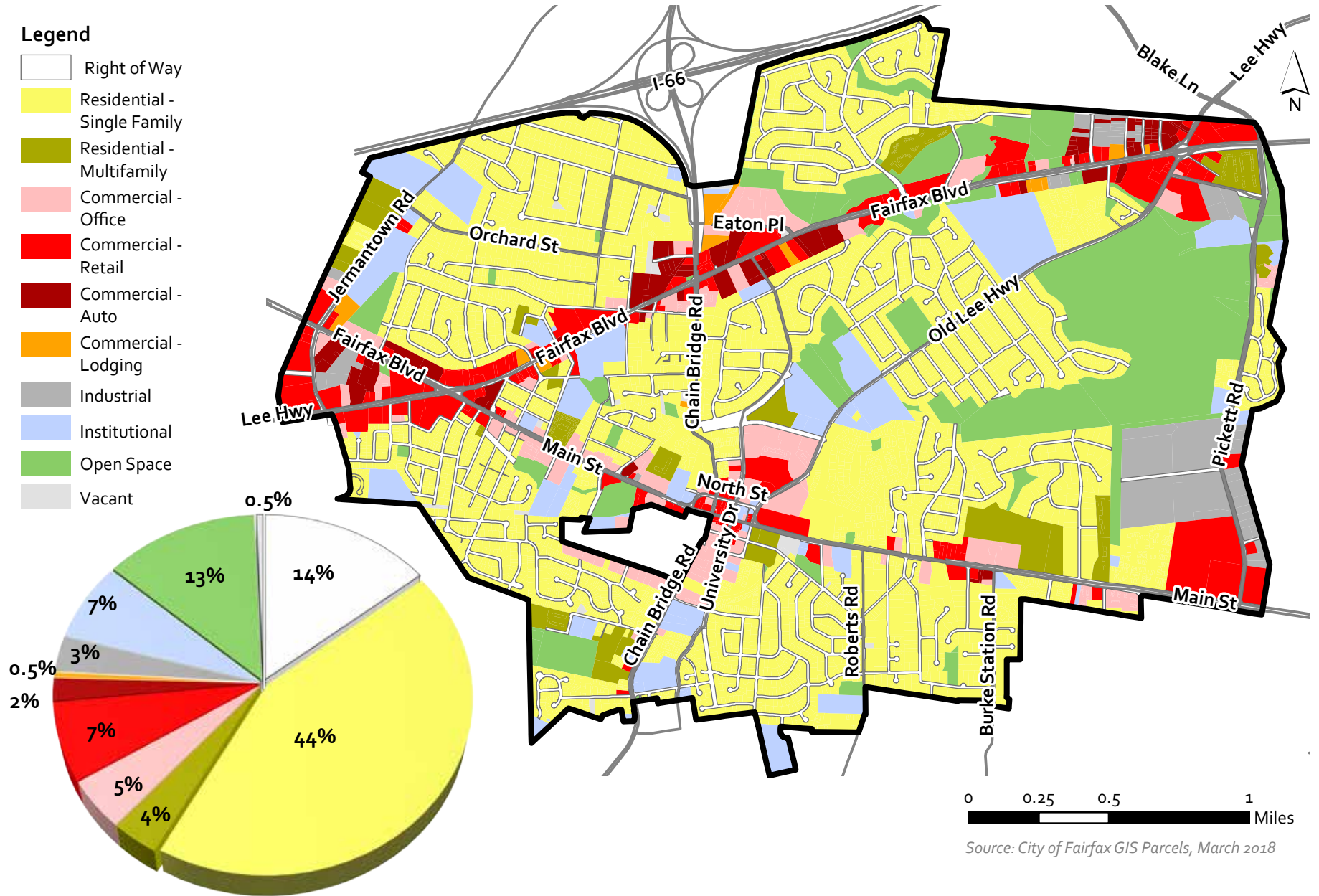
Guiding Principle:

In 2035, Fairfax is a city with...
a close-knit community and a population that is diverse in its culture, demographics, and lifestyles, that capitalizes on its location in the center of the growing region and with easy access to the nation’s capital.

Rather than show land uses as they exist today, the Future Land Use Map shows how the Comprehensive Plan foresees appropriate development over the next 15 to 20 years. The Place Types shown on the map communicate the types of uses and character of development envisioned throughout the City.



FIGURE 8 EXISTING LAND USE MAP



Land Use Strategies

Goal 1

Ensure development is complementary.

While the 6.3 square mile City is primarily built out, leaving few opportunities for large new development, there is consistent pressure for the City's variety of land use types to adapt to environmental, economic and cultural demands. This means that some flexibility must be provided with a balanced mix of development types that accommodate adaptations without negatively impacting the existing community. New development and redevelopment should be complementary to surrounding areas and contribute to an attractive, accessible, and economically viable place.

OUTCOME LU1.1: The Future Land Use Map is used in conjunction with other recommendations from the Comprehensive Plan to guide development throughout the City.

ACTION LU1.1.1 Maintain and update, as necessary, a Future Land Use Map that provides for a balanced mix of development types and addresses current and future needs of the City.

ACTION LU1.1.2 Use the Future Land Use Map (Figure 9), Place Types, and general text from the Comprehensive Plan as a guide when considering new development throughout the City.

ACTION LU1.1.3 Refer to Parcel Specific Recommendation, as detailed on pages 39-44 for potential alternative uses. Amend the Comprehensive Plan to provide additional Parcel Specific Recommendations as appropriate.

OUTCOME LU1.2: Zoning regulations that accommodate high-quality design and development practices.

ACTION LU1.2.1 Consistently review the Zoning and Subdivision Ordinances and the Zoning Map to ensure they are able to support the Future Land Use Map and other guidance of the Comprehensive Plan.

This can be managed by using the Future Land Use Map in conjunction with recommendations of this Comprehensive Plan and the requirements of the Zoning and Subdivision Ordinances to guide development within the City. While the Future Land Use Map communicates the most appropriate types of uses and character of development, the Zoning and Subdivision Ordinances provide the regulatory measures to accommodate such development. The Ordinances may occasionally be amended to furnish necessary changes for various land uses.

Future Land Use Map

The Future Land Use Map is provided in Figure 9, with specific guidance on development for each of the Place Types identified on the map provided on the following pages. Additional guidance is provided for certain specific sites beginning on page 38. When using the Future Land Use Map, consideration should also be given to the other Guiding Principles of this chapter, depending on site location and types of uses.

The following information is provided for each of the Place Types:

1. **Definition:** A brief description of the types of uses and structures the Place Type applies to.
2. **Zoning Districts:** A list of Zoning Districts that are most likely to accommodate the uses and structures provided in the definition for the Place Types.
3. **Link + Place Street Types:** A list of the types of streets (as provided in the Multimodal Transportation Chapter) where the Place Type is most appropriate.
4. **Physical Characteristics:** A description of general preferences for site design and building placement.
5. **Concept diagrams and photos:** Provided to show typical development patterns for each Place Type.
6. **Use Characteristics:** Since multiple uses can be accommodated in the Activity Center Place Type, separate physical characteristics are provided for various uses to ensure that new development provides a consistent character in spite of varying uses.
7. **Residential Limitations:** As a more detailed analysis of specific development scenarios is not included in this plan, limitations on the number of residential units that can be absorbed in each Activity Center are provided. This is intended to communicate to developers and the general public that unrestrained increases in residential development will not be considered in these areas of the City.

The Old Town Fairfax and Northfax Activity Centers, as identified on the Future Land Use Map, are critical development areas for the City. The Old Town Fairfax Center is the historical and cultural center of the City. With convenient access to Interstate 66 and a potential future Metro station, the Northfax Center is considered the most appropriate location for significant economic investment in the City. Due to this significance, specific guidance is provided for each of these two areas, including general descriptions and modifications to Physical and

Use Characteristics within the Activity Center Place Type.

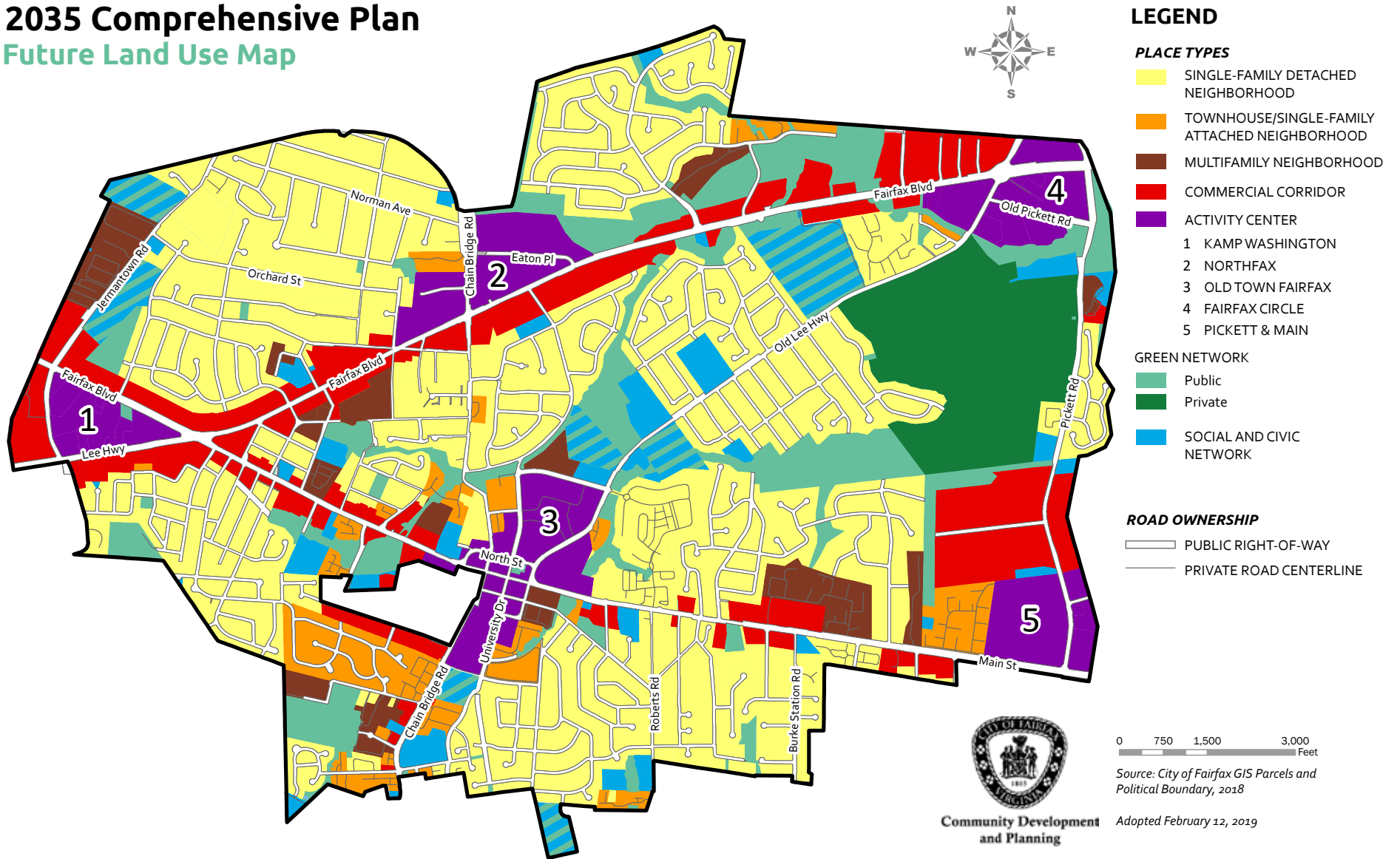
Small Area Plans

Small Area Plans are an opportunity to conduct detailed analyses of concentrated geographic areas of the City and provide more specific recommendations on issues such as land use and transportation than that provided in the Comprehensive Plan. Small Area Plans can supplement or replace the Comprehensive Plan as the primary source for guidance on development in specific areas. As supported by Land Use Action CCAC2.3.5, Small Area Plans are proposed for each of the five Activity Centers. As each of the Small Area Plans is completed and adopted, the recommendations from that plan will supersede the Activity Center Place Type recommendations from the Future Land Use Map. This may include the guidance provided for Physical Characteristics, appropriate Street Types, Use Characteristics, and Residential Limitations.

Most new development is anticipated to occur in areas designated as an Activity Center Place Type. There are five areas of the City that have this Place Type designation: Old Town Fairfax, Northfax, Kamp Washington, Fairfax Circle, and Pickett & Main. The following additional guidance is provided for the Activity Center Place Type:

FIGURE 9 FUTURE LAND USE MAP

2035 Comprehensive Plan Future Land Use Map



SINGLE-FAMILY DETACHED NEIGHBORHOOD

Definition

The Single-Family Detached Neighborhood Place Type, identified in yellow on the Future Land Use Map, applies to neighborhoods that are primarily developed with single-family detached homes. Accessory uses associated with these residences are permitted, such as home-based businesses and accessory dwelling units.

Physical Characteristics

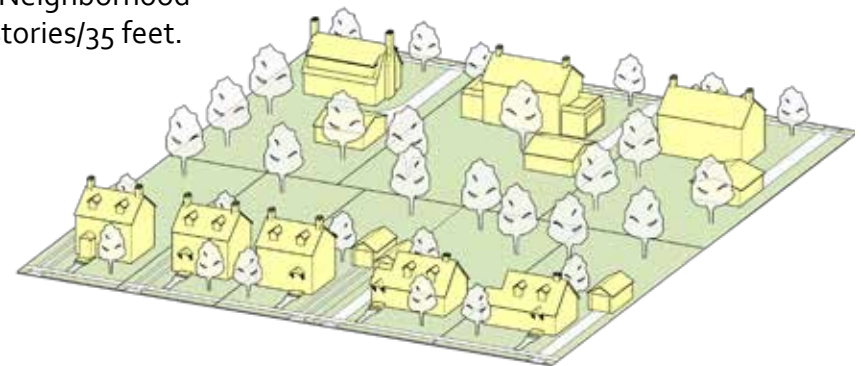
New development of single-family detached homes in an existing residential neighborhood should reflect the character of that neighborhood by providing similar lot widths and building setbacks as surrounding properties. In order to support shared stormwater management facilities and usable open space, narrower lot widths and building setbacks may be considered where a new development provides a similar overall density to the surrounding neighborhood. New development is considered to be within an existing neighborhood where any vehicular access is taken from an existing Limited Connection Residential street or a Neighborhood Circulator. New residential units on all lots that are adjacent to those streets should be oriented with the front of the structure facing that street, even where vehicular access is taken from a new public or private street. Predicated on the underlying zoning district, the Single-Family Detached Neighborhood Place Type supports up to 7 dwelling units per acre and a maximum height of 3 stories/35 feet.

Zoning Districts

- RL, Residential Low
- RM, Residential Medium
- RH, Residential High
- PD-R, Planned Development Residential

Link + Place Street Types

- Limited Connection Residential
- Neighborhood Circulators
- Some existing Single-Family Detached Neighborhoods are present along Avenues and Boulevards, such as portions of Chain Bridge Road, Old Lee Highway, and Main Street.



TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD

Definition

The Townhouse/Single-Family Attached Neighborhood Place Type, identified in orange on the Future Land Use Map, applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/Single-Family Attached Neighborhood Place Type when developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.

Physical Characteristics

The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories or 45 feet may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre.

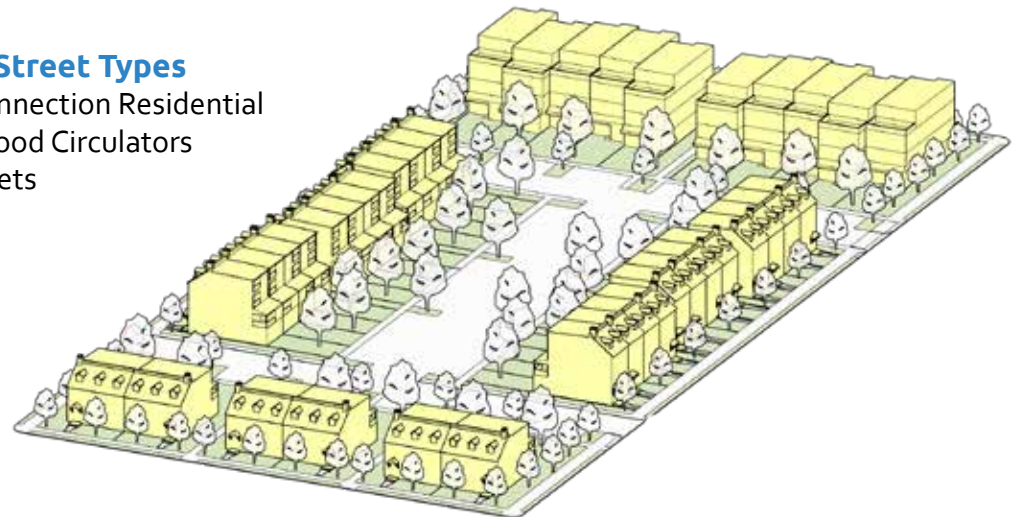
Zoning Districts

- RT, Residential Townhouse
- RT-6, Residential Townhouse
- PD-R, Planned Development Residential



Link + Place Street Types

- Limited Connection Residential
- Neighborhood Circulators
- Active Streets
- Avenues
- Boulevards



MULTIFAMILY NEIGHBORHOOD

Definition

The Multifamily Neighborhood Place Type, identified in brown in the Future Land Use Map, applies to neighborhoods that are primarily developed with multifamily apartment or multifamily condominium housing. Townhouse/Single-Family Attached Neighborhood uses and Single-Family Detached Neighborhood uses may be considered in the Multifamily Neighborhood Place Type when developed in conjunction with Multifamily Neighborhood uses.

Physical Characteristics

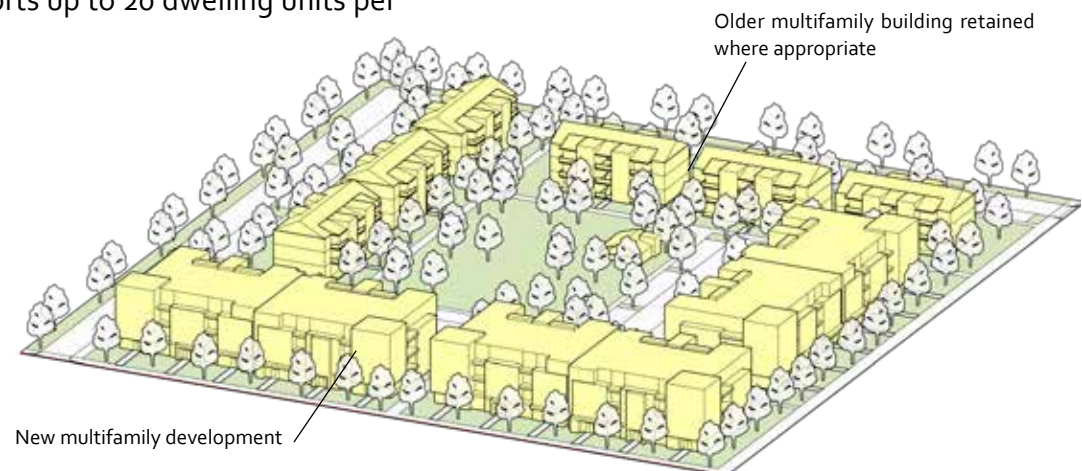
The design and layout of new Multifamily Neighborhood developments should reflect the location of the development within the City. Development that is adjacent to Single-Family Detached or Townhouse/Single-Family Attached neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached or single-family attached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for portions of the site that are adjacent to any such uses. Otherwise, a building height of up to four stories or 45 feet may be considered. In order to retain the relative affordability available in many existing multifamily structures, redevelopment of existing multifamily sites within Multifamily Neighborhood land use areas, where additional density is permitted by the Zoning Ordinance, should consider accommodating existing multifamily structures. Predicated on the underlying zoning district, the Multifamily Neighborhood Place Type supports up to 20 dwelling units per acre and a maximum height of 4 stories/45 feet.

Zoning Districts

- RMF, Multifamily
- PD-R, Planned Development Residential

Link + Place Street Types

- Limited Connection Residential
- Neighborhood Circulators
- Active Streets
- Avenues
- Boulevards



COMMERCIAL CORRIDOR

Definition

The Commercial Corridor Place Type, identified in red on the Future Land Use Map, includes a mix of retail, restaurant, service, medical, office, and other commercial uses. Limited manufacturing and other light industrial uses may also be considered. Heavy industrial uses should not be added or expanded beyond areas where they currently exist (such as the tank farm on Pickett Road). Residential uses are not recommended in Commercial Corridors. Commercial areas should accommodate access via a variety of transportation modes and be accessible to adjacent neighborhoods via pedestrian and bicycling facilities.

Physical Characteristics

Commercial Corridor Place Types can accommodate a variety of buildings from small footprint retail buildings to multi-story office buildings. The desired orientation and placement of buildings on a Commercial Corridor site is primarily dependent on the adjacent Street Type. For sites located along Commercial Mains, buildings should have similar setbacks and building orientation as recommended for the nearby Activity Centers. Parking is encouraged in above-ground structures or underground, should be provided to the side or rear of buildings, and should be screened from view from the right-of-way by building mass or landscaping. For sites located along Boulevards or other street types, buildings should be located near front property lines with parking provided to the side or rear. Direct pedestrian access should be provided from the sidewalk in the right-of-way to primary building entrances. Predicated on the underlying zoning district, the Commercial Corridor Place Type supports a density of a minimum Floor Area Ratio (FAR) of 0.4 for commercial development and a maximum building height of 3 stories/35 feet to 5 stories/60 feet. Refer to the City of Fairfax Design Guidelines for more specific guidance on site design.

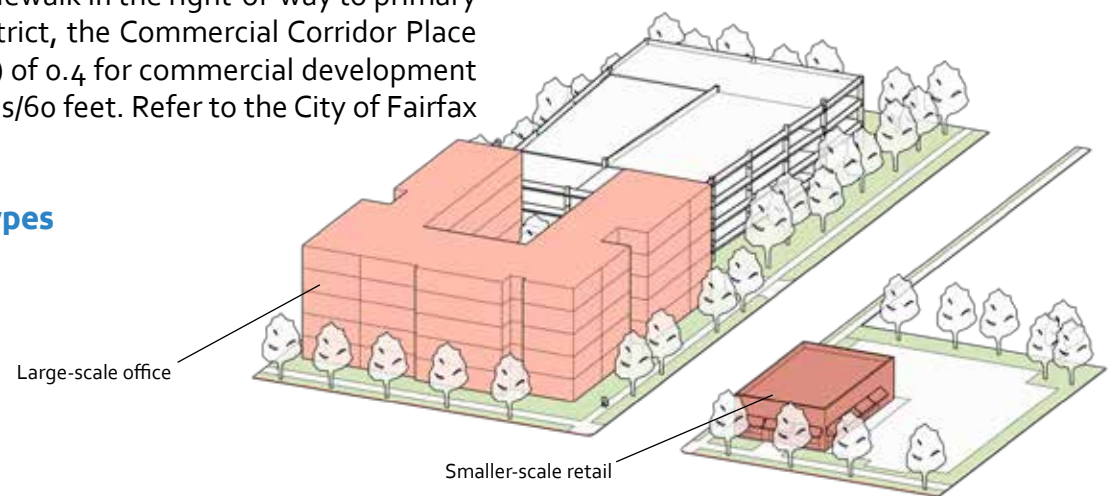


Zoning Districts

- CL, Commercial Limited
- CO, Commercial Office
- CR, Commercial Retail
- CG, Commercial General
- IL, Industrial Light
- IH, Industrial Heavy
- PD-C, Planned Development Commercial
- PD-I, Planned Development Industrial

Link + Place Street Types

- Boulevards
- Commercial Mains



ACTIVITY CENTER

Definition

The Activity Center Place Type, identified in purple on the Future Land Use Map, applies to locations in the City where pedestrian-oriented, mixed-use development is strongly encouraged. (Mixed-use development is pedestrian-oriented development that allows multiple activities to take place by layering compatible land uses, public amenities, and active streets accommodating multimodal transportation, and community-serving commercial.) Uses should be integrated as a mix of commercial uses, multifamily housing, and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings featuring a range of complementary uses within the Activity Center (i.e., horizontal mixed-use).

Physical Characteristics

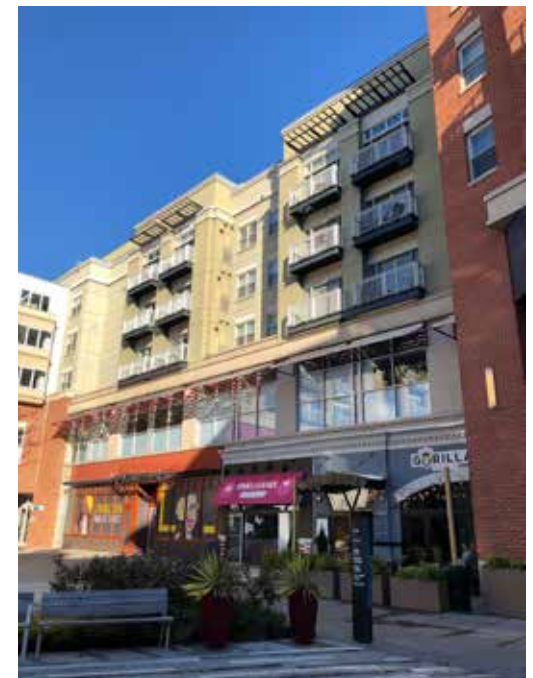
Activity Centers can accommodate a variety of building types based on the different uses permitted and varying characteristics among individual Activity Centers. Recommended physical characteristics for specific uses are provided under Use Characteristics (p. 33) and more specific recommendations are provided for the Old Town Fairfax and Northfax Activity Centers on the following pages. The Comprehensive Plan also recommends Small Area Plans be developed for each of the City's five Activity Centers. As each of these plans is completed and adopted, the recommendations will supersede the pre-existing guidance of this Comprehensive Plan.

In general, new development in Activity Centers should support a connected street network as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan; provide an improved streetscape and pedestrian connections to surrounding uses, including links to the existing pedestrian network; and include inviting public and/or private open spaces. Parking should be provided in structured or below-grade facilities where reasonable.

Development in Activity Centers must meet the Code of Virginia definition for an Urban Development Area (Virginia Code § 15.2-2223.1) and follow the recommendations for Private Site Design and Elements in the applicable district of the City of Fairfax Design Guidelines. Predicated on the underlying zoning district, the Activity Center Place Type supports a density of a minimum FAR of 0.4; at least six townhouses or at least 12 multifamily dwelling units per acre; or any proportional combination of residential and commercial densities with building heights predominantly five stories or less, unless otherwise specified in an adopted Small Area Plan.



Photo Credit: Hord Coplan Macht



ACTIVITY CENTER (con't)

Use Characteristics

Office: Office uses are acceptable as components of mixed-use buildings or as stand-alone buildings.

Retail: Retail uses may be provided on the ground floor of mixed-use buildings, as stand-alone buildings, or on upper floors of buildings where larger tenant floor area requirements would detract from an active presence on the first floor. Retail uses are preferred along Commercial Mains but may be provided at other locations within an Activity Center.

Hotel: Hotels are acceptable as components of mixed-use buildings or as stand-alone buildings. Hotels are particularly encouraged in high visibility locations along Commercial Mains and at key intersections.

Public, Civic, and Institutional: Public, civic and institutional uses that are allowed by special use permit in commercial districts in the Zoning Ordinance, may be provided as components of mixed-use buildings or as stand-alone buildings.

Residential Multifamily: Residential multifamily uses are acceptable as components of mixed-use buildings or as stand-alone buildings. Ground floor residential uses in multifamily or residential mixed-use buildings, including accessory spaces and amenities but not including residential lobby areas, should not be provided along Commercial Mains. Where ground-floor residential units are located adjacent to Active Streets, direct exterior access should be provided to individual units.

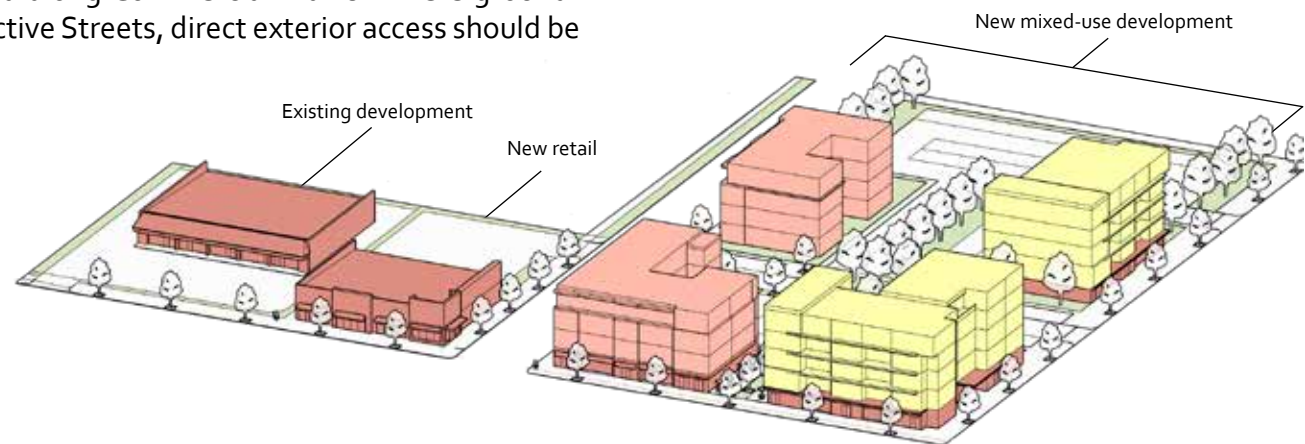
Townhouse: Residential townhouses should only be considered to serve as a transitional use to existing development outside of the Activity Center.

Zoning Districts

- CU, Commercial Urban
- PD-R, Planned Development Residential
- PD-C, Planned Development Commercial
- PD-M, Planned Development Mixed Use

Link + Place Street Types

- Active Streets
- Commercial Mains



ACTIVITY CENTER (con't)

Residential Limitations

The majority of future residential growth is anticipated to occur within the five Activity Centers identified in the Future Land Use Map, with the recommended numbers of units in each Activity Center to be identified in the respective Activity Center's Small Area Plan. Any unified development application within an Activity Center that contains a residential component should have a density of no more than 48 dwelling units per acre. Such developments must offer benefits that support the vision of the Comprehensive Plan for the Activity Center. Such benefits should include the following:

1. A mix of uses within the development site;
2. Contributions toward a connected street grid;
3. Usable open space, and;
4. High quality design.

Should a unified development application fail to offer these benefits, that development may contain no more than 20 dwelling units per acre.

Direct fiscal benefits to the City from residential developments are not typically as strong as those from commercial properties. In order to avoid significant displacement of commercial uses in Activity Centers, new residential development should first focus on lower value commercial or industrial sites unless a significant commercial component is included. Conversion of commercial space in existing buildings into residential space is not generally supported.

ACTIVITY CENTER - OLD TOWN FAIRFAX

The Old Town Fairfax Activity Center (“Old Town Fairfax”) encompasses a cultural hub for the City, with a concentration of historic buildings, public services, active open space, and commercial buildings. Old Town Fairfax can also capitalize on its proximity to George Mason University to attract university supported businesses and arts and entertainment venues. The entirety of Old Town Fairfax is within the Old Town Fairfax Historic Overlay District (HOD) or the Old Town Fairfax Transition Overlay District (TOD) and is subject to those provisions of the Zoning Ordinance and the City of Fairfax Design Guidelines.

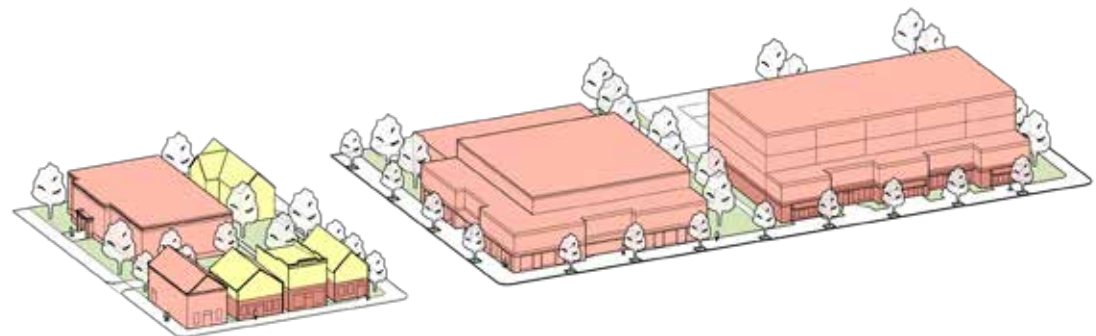
The desired character of development within Old Town Fairfax varies, with smaller lot sizes in the HOD and south to Armstrong Street, and larger lot sizes north to Layton Hall Drive. A Small Area Plan for Old Town Fairfax should identify the most appropriate parcels for consolidation in the areas north and south of the HOD, locations for new streets and open spaces, land uses including designated retail concentration areas, appropriate building heights, and transition areas.

Within the HOD and immediate surrounding area, smaller scale development on individual lots would contribute to the existing character of development. Building heights in these areas should strictly adhere to the maximum

height of the respective overlay district. New buildings are expected to cover a high percentage of the lot with minimal unusable open space between parcels. Development should seek to continue the “closure of space” as described in the City of Fairfax Design Guidelines, provided in the HOD.

While lot sizes are larger in the portion of Old Town Fairfax south of the HOD, most lot sizes are insufficient to support coordinated mixed-use development. Lot consolidation is encouraged in this area, particularly to transform the large amounts of surface parking along University Drive into an extension of the Old Town Fairfax core.

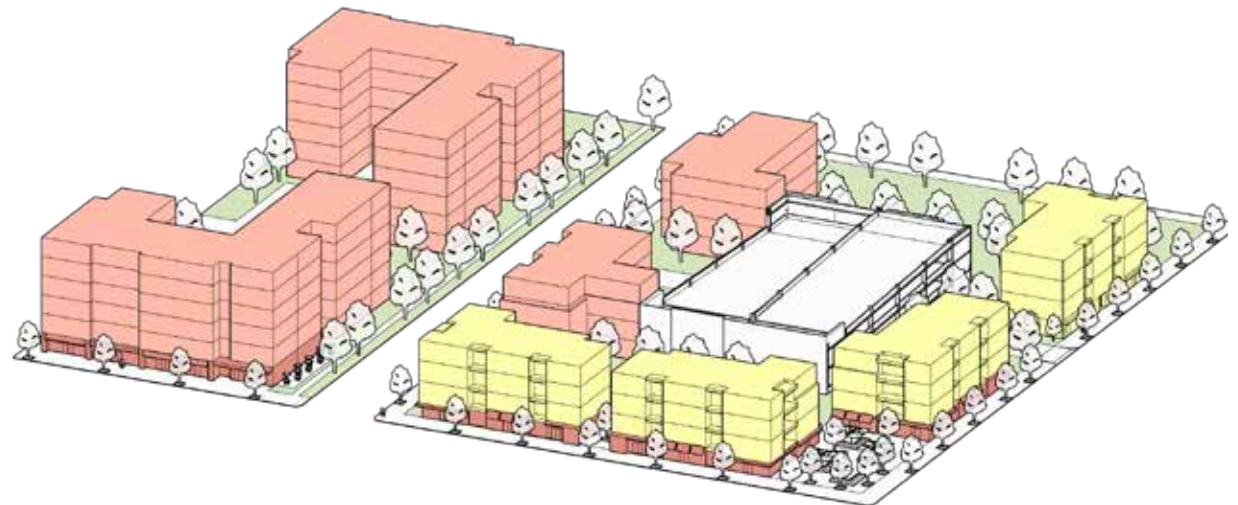
The area north of the HOD is larger than the area south, with generally larger lot sizes. Lot consolidation may not be necessary to achieve coordinated mixed-use development in this area.



ACTIVITY CENTER - NORTHFAX

The Northfax Activity Center (“Northfax”) is considered the most appropriate location in the City to accommodate a regional mixed-use destination. Its location at the intersection of Fairfax Boulevard and Chain Bridge Road, with immediate access to Interstate 66 and a potential future Metro station, is more accessible than other Activity Centers. It is also equidistant from existing regional mixed-use destinations at Merrifield and Fairfax Corner.

Unlike many suburban mixed-use destinations, which are developed by a single land owner, development of a successful mixed-use destination in Northfax is dependent on cooperation between several land owners. Lot consolidation is encouraged where feasible. A Small Area Plan for Northfax should identify areas for concentrations of retail streets so retail uses can be integrated between multiple development projects. Retail streets may be existing or proposed streets. A Small Area Plan should also identify locations for future streets and open spaces, opportunities for pedestrian connections across Commercial Mains (as defined under Multimodal Transportation Goal 2), building form (including appropriate locations for more or less restrictive building heights from the Activity Center standards), and general land uses.



SOCIAL AND CIVIC NETWORK

Definition

The Social and Civic Network Place Type, identified in blue on the Future Land Use Map, includes public and private schools, libraries, places of worship, post offices, and other public facilities. There are no specific corresponding Link + Place Street Types for this category because the varying types of Social and Civic Network land uses are appropriate in a variety of conditions. There is no zoning district specifically related to this Place Type. More information on the zoning districts for which uses in this Place Type are permitted, or constitute a special use, is provided in the Principal Use Table in the Zoning Ordinance. In order to support the recommendations of the Housing Guiding Principle in this chapter, residential uses may be considered in conjunction with other uses in the Social and Civic Network Place Type, provided such residential uses are considered affordable.

Physical Characteristics

New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide transitional screening where necessary. Any new, or modifications to, existing social and civic uses located in an Activity Center should reflect the typical context of the center. New buildings should be oriented towards the street network and provide additional pedestrian connections to surrounding uses as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan.



GREEN NETWORK

Definition

The Green Network Place Type includes public spaces, such as active and passive parks, trails, playing fields, public recreation facilities, cemeteries, open space, and private facilities such as golf courses and private open space. There are currently no zoning districts specifically related to this Place Type. Green Network uses are permitted in the CR, Commercial Retail; CU, Commercial Urban; and CG, Commercial General zoning districts and constitute a special use in all of the residential zoning districts. Outdoor recreational uses, such as tennis courts and golf courses, are permitted as a special use in all of the nonresidential zoning districts except for CL, Commercial Limited.

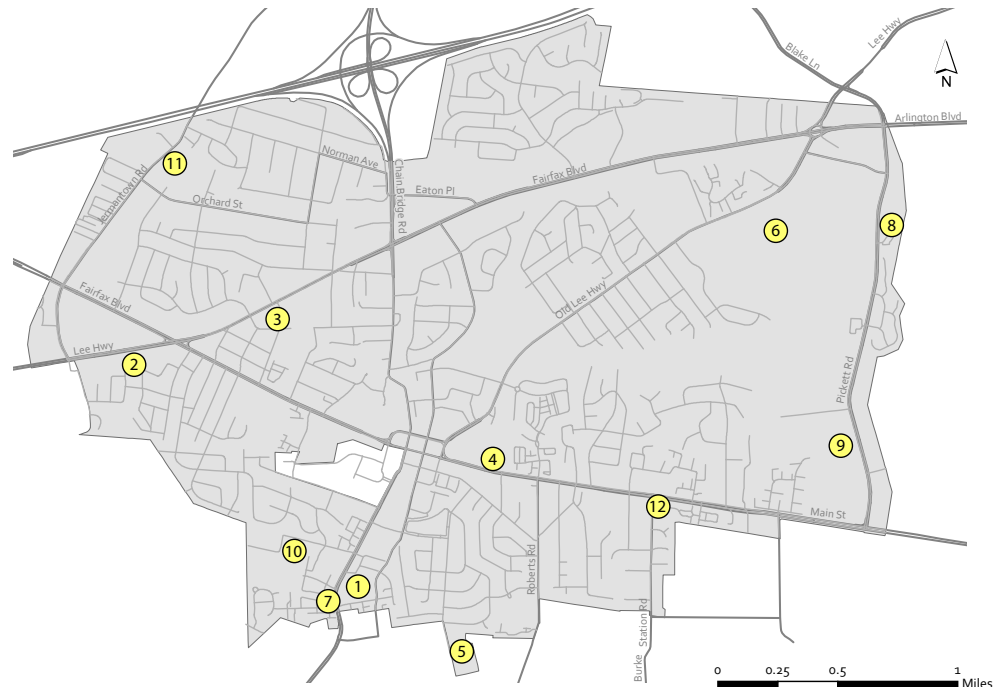
Physical Characteristics

New recreational facilities shall provide connections to the pedestrian and street network as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan. Proposed connections to other green spaces to complete the network should be prioritized for recreation and transportation purposes as well as ecological benefits. Properties in the network also include natural areas for conservation and protection. Parking facilities for specific recreational uses shall be integrated into the site so as not to prioritize vehicular access over pedestrian connections.



Parcel Specific Considerations

In some cases, the appropriate Place Type for a parcel or group of parcels can vary based on the specifics of design, changes in market demand and variations in surrounding conditions. Several sites in the City have been identified for further consideration of their Place Type designation based on these factors. These sites are identified on the map to the right and described below. While alternatives may be considered, the existing Place Type designation on the Future Land Use Map is the primary recommendation for each site. This list may be expanded in future modifications of this in plan. In particular, potential alternative Place Type designations should be considered for privately-owned sites with a Social and Civic Network designation.



1. Inova and Sunrise Assisted Living

The Inova Emergency Care site, located on Chain Bridge Road, School Street, and George Mason Boulevard, encompasses 9.6 acres and is currently occupied by the Inova Fairfax Emergency Care Center, Sunrise Assisted Living, and the PACE senior medical care center. This site is likely to become available for redevelopment within the next few years. Its unique location makes it suitable for different uses to include commercial, multifamily, and/or townhouse uses. Commercial uses are appropriate along Chain Bridge Road. Any multifamily development should provide substantial buffering to abutting residential uses to the north. Building heights should be no more than three floors along the north, east, and south property lines. Additionally, townhouse uses may be considered as a transition to adjacent, lower-density residential uses.



2. Park Road Properties

Four properties located along Park Road, totaling 0.89 acres, are located within the Westmore Neighborhood but are commercially zoned. Two of the parcels contain a commercial building. The other two parcels contain single-family residential buildings, though one is occupied by a commercial business. Given the location of these lots and their dependence on access from within the neighborhood, alternative uses may be more appropriate than a commercial zoning designation.

Single-family attached residential uses would provide a logical transition between the single-family detached neighborhood to the south and commercial uses to the north. Single-family detached residential uses may also be appropriate. Commercial uses may be appropriate if the properties are consolidated with commercial properties to the north so vehicular access is not dependent on Park Road.



3. Oak Street Properties

Five parcels (059 through 063 on the attached map) located along the west side of Oak Street between Fairfax Boulevard and Cedar Avenue are designated as Single-Family Attached and Single-Family Detached though they are surrounded by higher intensity uses, including the potential Fairfax Garden redevelopment to the west and commercial uses to the north and east. While the Place Type designation supports the current uses, these properties may be appropriate for a Multifamily Neighborhood Place Type designation if they are all included in a parcel consolidation. Alternatively, parcel 063 may be appropriate for a Commercial Corridor designation if it is consolidated with properties with that Place Type designation to the north.



4. Farr Homeplace

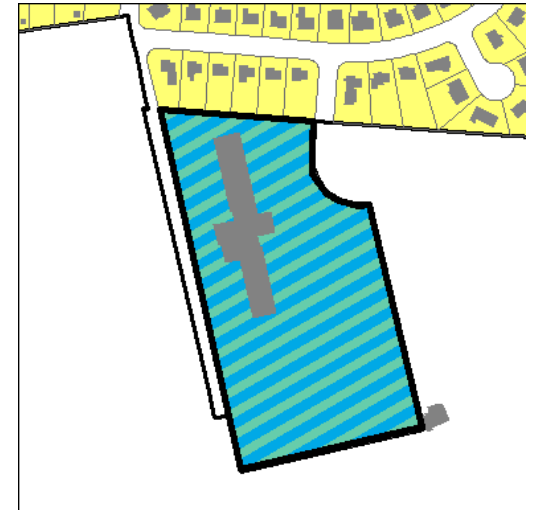
This 9.4-acre property located along Main Street between Farrcroft and Main Street Marketplace is privately-owned and the location of the "Farr Homeplace," also known as "Five Chimneys." There is a Resource Protection Area in the rear of the property. Although no historic designation exists, it should be explored for inclusion within a Historic Overlay District. An alternate use may include Single-Family Attached Neighborhood. Any development should retain the existing house, minimize disturbance in the Resource Protection Area, and consider appropriate relationships with the Farrcroft neighborhood to the east.



5. Green Acres

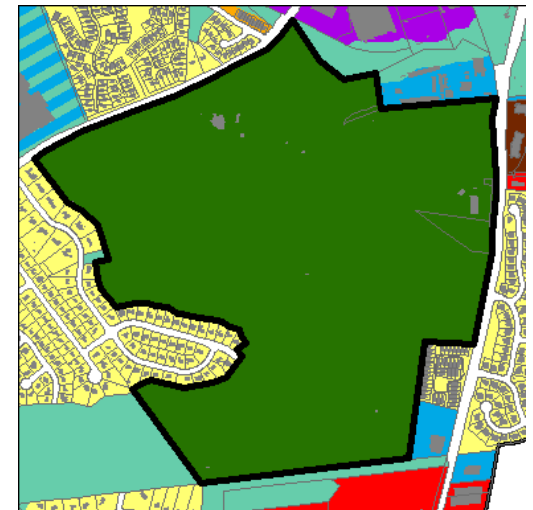
The Green Acres site encompasses 10 acres of land surrounded by George Mason University with one street leading to it through a residential neighborhood. The 2016 Green Acres Feasibility Study found that it is not best suited for the community center use it currently serves and recommended a new community center be constructed elsewhere in the City. The study proposed three alternatives for the future use of the Green Acres site; retaining the entire site for future community uses, selling the entire site, or retaining a portion of the site for community use and selling a portion of the site. The study does not recommend specific uses.

The City of Fairfax School Board reserves the right to retain the site for construction for a future school if necessitated by enrollment demands. This is governed through a covenant on the property. For this reason, the Social and Civic Network Place Type designation should remain. If this covenant is transferred to another property in the City, it would no longer be needed at Green Acres, and the site would become available for other uses.



6. Army Navy Country Club

Covering approximately 234 acres, the Army Navy Country Club is the largest individual property in the City and the largest area of open space. While there are no known plans for the Country Club to vacate or for the property to be developed, and this plan supports continued use of the property for open space, priorities for the future of the site should be considered. Given the wide array of potential implications development of this site could have on the various Guiding Principles for the City, an advisory committee should be formed to conduct a comprehensive analysis and provide recommendations on key priorities if development becomes likely.



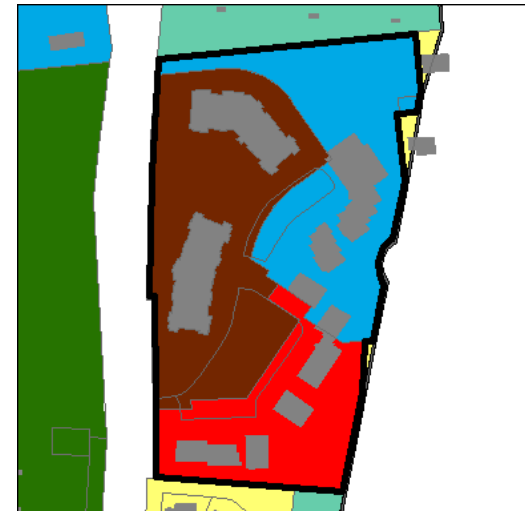
7. 4328 Chain Bridge Road

Encompassing just over half an acre, this site is located on the northwest corner of Chain Bridge Road and School Street. Adjacent properties to the north, west and south are occupied by fairly new townhomes and single-family homes that are not expected to be redeveloped within the timeframe of this plan. Redevelopment on this site should be limited to three stories to integrate with surrounding development. An alternative use for the site could include townhomes for which partial fourth stories could be considered for portions of the site that are not directly adjacent to shorter buildings.



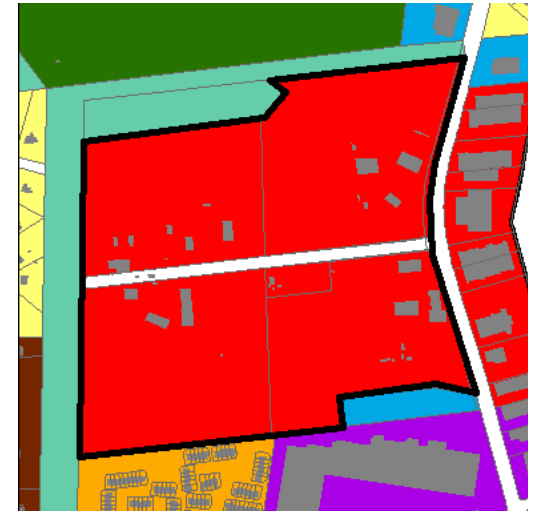
8. Mantua Professional Center

The Mantua Professional Center was originally approved as an office development in 1975, though only a portion of the approved development was ever constructed. Since that time, the original approved plan has been amended several times, including separate amendments that converted portions of the site to be used as a private school and multifamily condominiums. As a result, the current complex is now occupied by three distinct uses. Alternative uses could include multifamily residential or townhomes in the portions of the site currently designated as Commercial Corridor and Social/Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas.



9. Tank Farm

The Pickett Road tank farm comprises above-ground storage for four commercial gasoline and fuel oil facilities and an underground pipeline station on approximately 71 acres. No expansion of the existing heavy industrial uses at this site would be appropriate, and the Commercial Corridor place type is recommended for future development. While there are no known plans for the tank farm to be redeveloped, guidance on development priorities and alternative uses that complement recommendations for the Pickett & Main Activity Center should be established for the site.

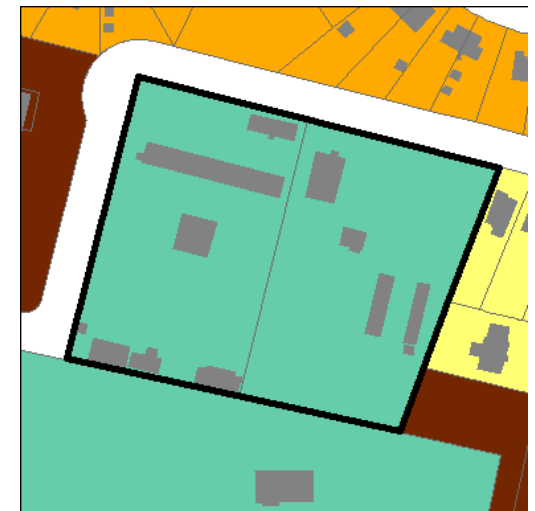


Fairfax County Property Yards

Fairfax County currently owns and manages three property yards within the City, located on West Drive, Jermantown Road, and Main Street. Fairfax County may consider some of these locations for closure in order to provide more efficient services from a consolidated, centralized location. Should Fairfax County choose to vacate any of these locations and dispose of the properties, the City should consider pursuing acquisition. These properties have been identified as potential locations for park uses, open space, affordable housing partnerships between the City and non-profit entities, school sites, property yard functions, or other uses.

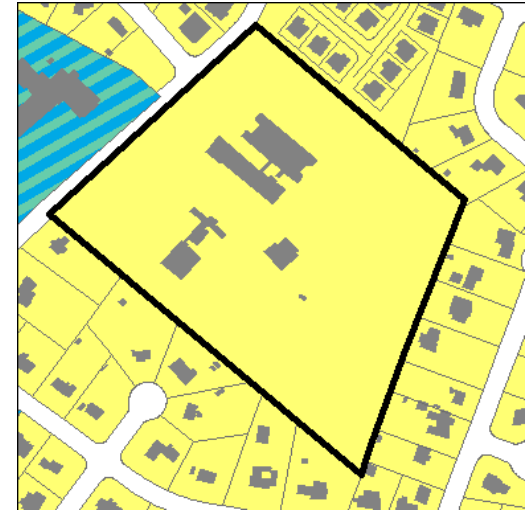
10. West Drive

The two properties that make up the West Drive property yard site encompass 4.2 acres and present a logical extension of the adjacent Providence Park. Their inclusion in the park area would also make Providence Park large enough to host a potential future elementary school in place of the Green Acres site, should that site be desired for other uses. If the City does not acquire this site, it is most suitable for residential development, including single-family detached, single-family attached, or multifamily units. Residential development should provide logical transitions to adjacent uses, particularly along the eastern property line where it abuts existing single-family uses.



11. Jermantown Road

If this 15-acre property discontinues its function as a property yard and the City does not acquire it, single-family detached residential uses are an appropriate use, consistent with surrounding uses. The cemetery on this parcel should not be impacted by any redevelopment.



12. Main Street

This 2.45-acre parcel is bounded on two sides by roads, Main Street and Burke Station Road. If the City obtains this site, one potential reuse would be a relocation of some of the City's public works services, currently located at the Property Yard on Pickett Road. The existing property yard has flooding issues and diminishing space. The Parks and Recreation Strategic Plan also recommends identification of new potential park sites in the southeast portion of the City. While this site is relatively small, open space uses would provide an amenity in a portion of the City in which open space is not abundant. If the City does not purchase this property, appropriate uses include single-family detached, single-family attached, or commercial uses.

