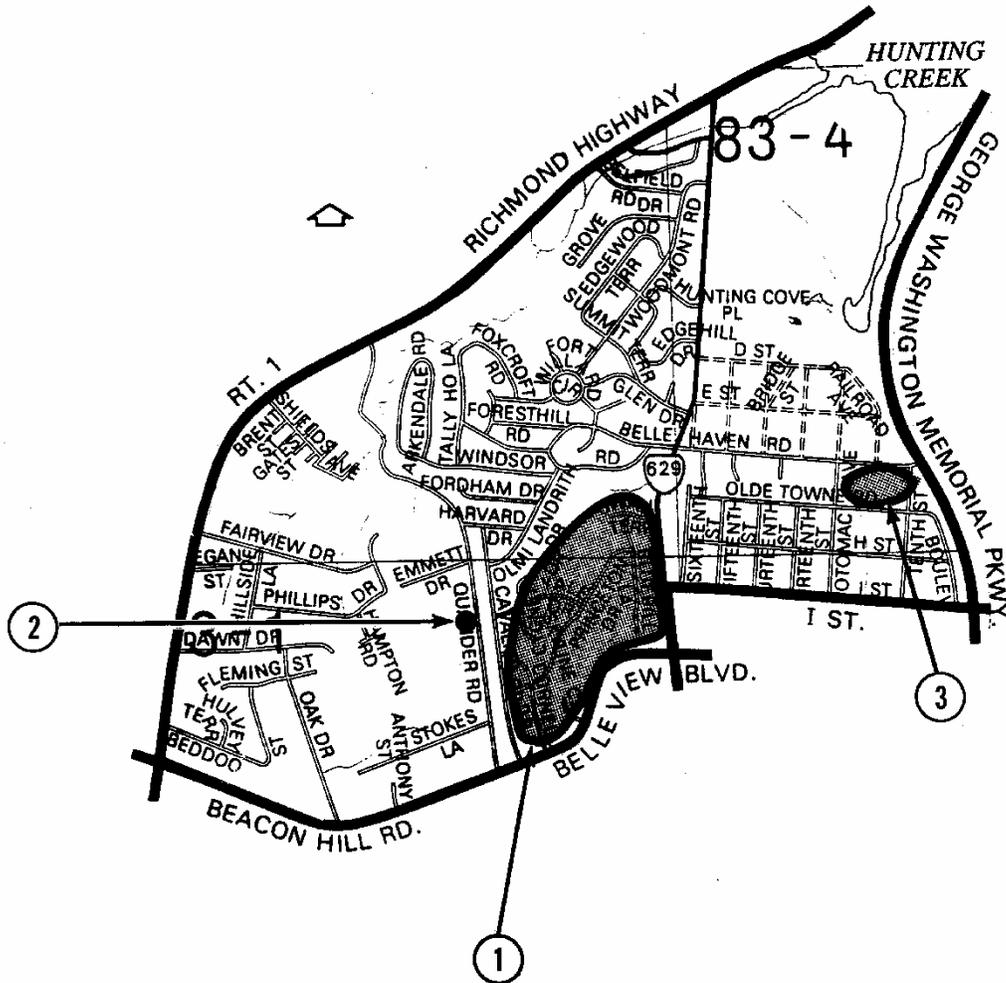


**EXCERPT**  
**MV3 BELLE HAVEN COMMUNITY PLANNING SECTOR**  
**Pages 118-119**

“Figure 39 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Infill development in Belle Haven Estates and on Parcels 93-1((1))71B and 71C and 83-3((32))A is planned for residential use at 3-4 dwelling units per acre. A maximum of six clustered home sites, with access from Princeton Drive or Cygnet Drive, should be developed on these parcels.
2. Parcels located on the west side of Quander Road next to West Potomac High School (Tax Map 93-1((1))46A-53) are planned for public facilities use as an addition to the West Potomac High School.
3. The area between Belle Haven Road and Olde Towne Road, east of Potomac Avenue is planned for residential development at 3-4 dwelling units per acre with the exception of lots fronting on Belle Haven Road east of 11th Street which are planned for office use at .30 FAR with maximum building heights of 35 feet. These office uses should be well-buffered and screened from existing and planned residential uses located on the north side of Olde Towne Road. In any development proposal, adequate storm drainage outfall, which will require major construction and is consistent with the County's policy regarding development within flood-prone areas, should be provided.
4. Any new development having visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, and should be low-density, detached single family residential dwellings. In areas that have visual impact upon the Parkway, no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses should be permitted, in order to preserve the unique scenic character of this parkway. [Not shown]”

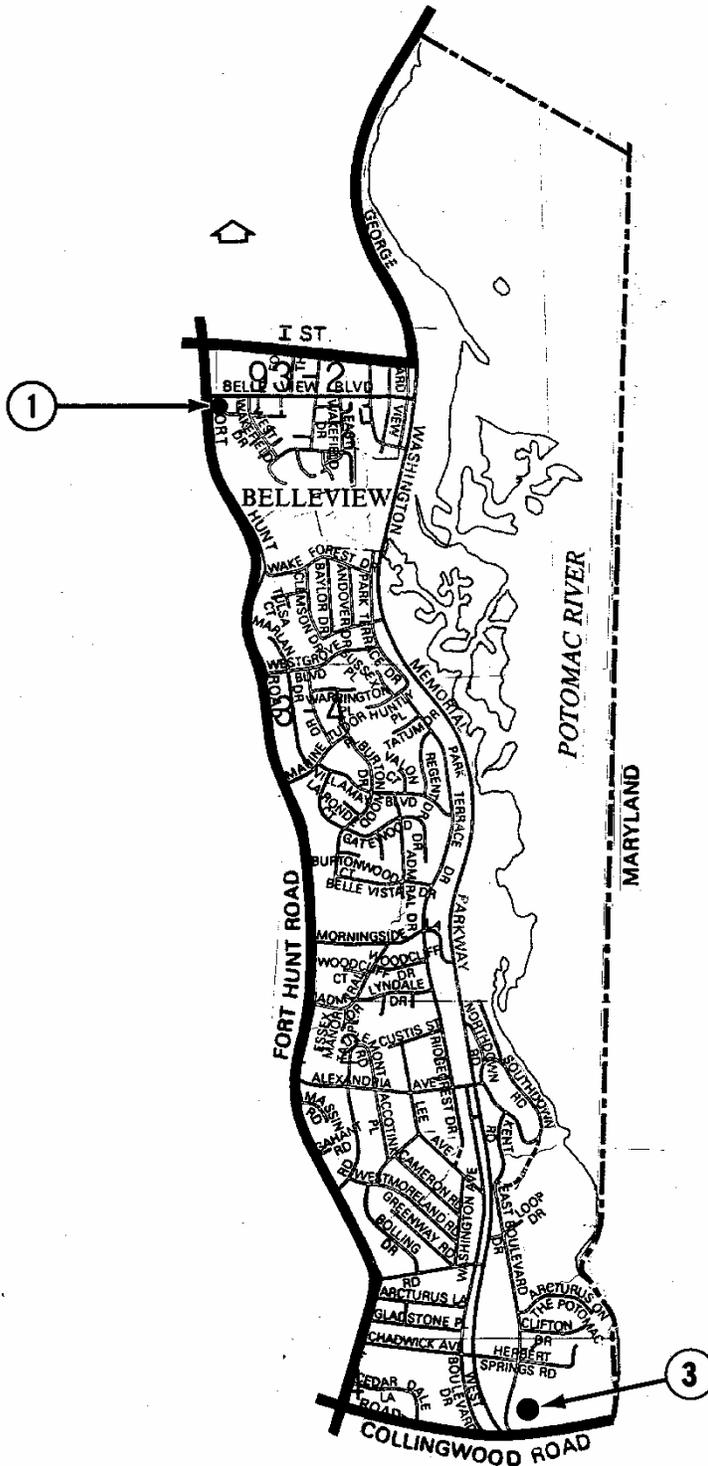


*Note: Recommendations for areas in the Richmond Highway Corridor are found in the Richmond Highway Corridor Area Plan. Corresponding maps are included in that plan.*

**EXCERPT**  
**MV4 WELLINGTON COMMUNITY PLANNING SECTOR**  
**Pages 127-130**

“Figure 46 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The Belle View apartment complex located along Belle View Boulevard between Fort Hunt Road and Boulevard View Drive is planned for multi-family residential use at 16-20 dwelling units per acre. Those units located on the south side of Belle View Boulevard between Fort Hunt Road and West Wakefield Drive include various by-right commercial uses which have developed into a pedestrian-scaled mix of office, service retail and residential uses. Commercial uses at this corner should be allowed to continue, but there should be no expansion of these or other commercial uses into any other part of the residential apartment complex.
2. Any new development having ~~direct access to, or~~ a visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, ~~as well as the character of the adjoining~~ and should be low density, detached single-family residential communities dwellings. In areas that have visual impact upon the Parkway, no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses should be permitted, in order to preserve the unique scenic character of this parkway. [Not shown]”
3. Development of tax map parcel 102-4((1))72 should be limited to the preservation of the existing dwelling unit and the addition of one single family dwelling unit and accessory structures. Any new development or action taken on this property should be consistent with the conservation easement agreement held by the Virginia Outdoors Foundation.”



LAND USE RECOMMENDATIONS  
GENERAL LOCATOR MAP

FIGURE 46

**EXCERPT**  
**MV6 FORT HUNT COMMUNITY PLANNING SECTOR**  
**Pages 142-143**

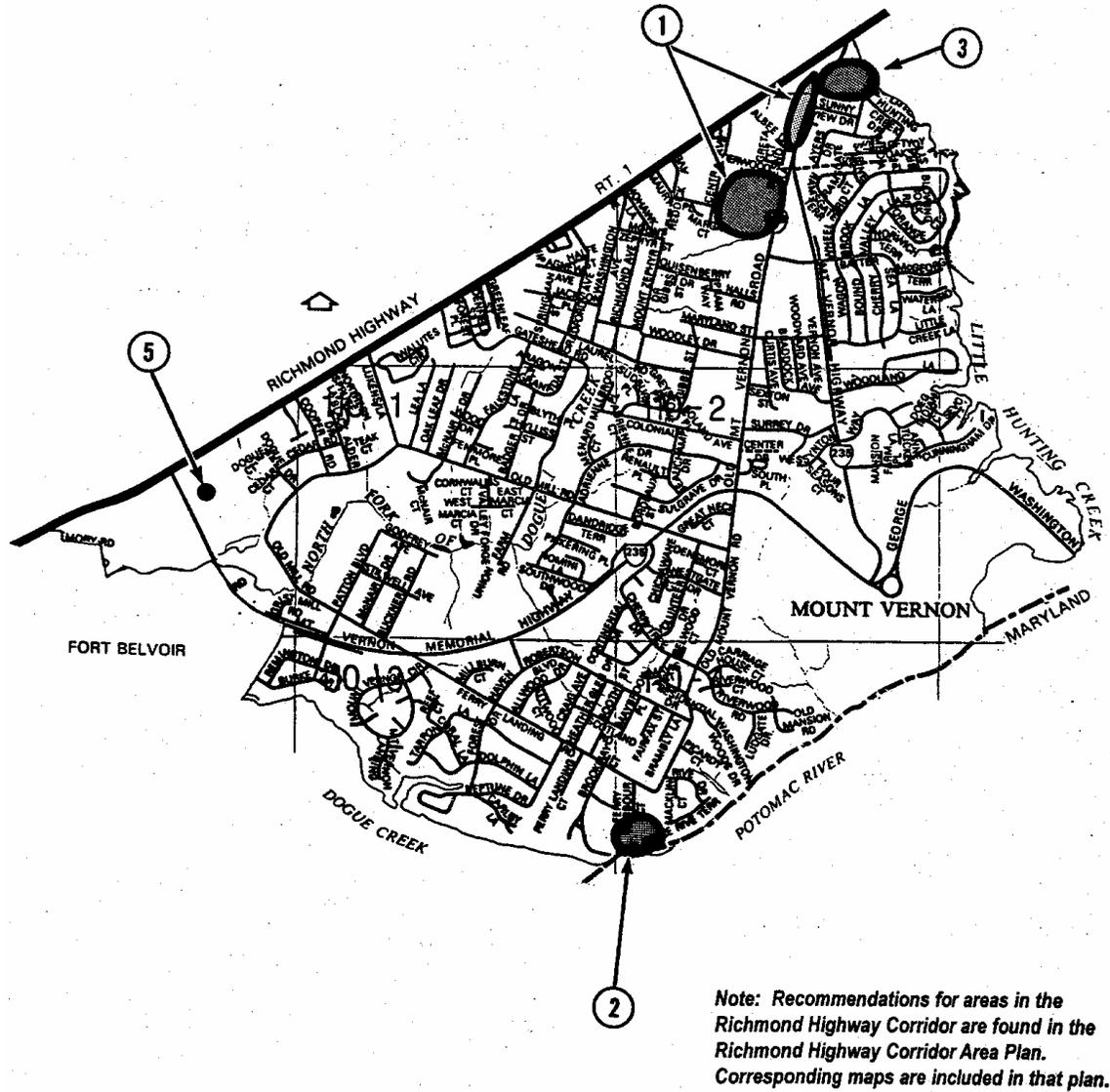
“Figure 54 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The approximately 11 acres of Parcel 102-3((11))A1 located adjacent to Little Hunting Creek Park and the Coast Guard Radio Station is planned for open space use.
2. Commercial uses located at the northeast intersection of Elkin Street and Whittington Boulevard (Tax Map 102-3((1))44B, 44C, and 44D) are planned for neighborhood-serving retail and office use up to .25 FAR. This recommendation reflects the current use of this property and is not intended to provide for more intensive commercial development.
3. All development within and adjacent to the Gum Springs Community should be consistent with the neighborhood improvement program and conservation plans for that community. If there is a conflict with the Comprehensive Plan the Community Improvement Plan/ Conservation Plan shall take precedence. Significant heritage resources within the historic community of Gum Springs should be identified prior to development and preserved, recovered or recorded.
4. Any new development having ~~direct access to, or a~~ visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway, and should be low density, detached single-family residential dwellings. In areas that have visual impact upon the Parkway, No no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses, in order to preserve the unique scenic character of this parkway. [Not shown.]
5. Mount Vernon Hospital is co-located on a site....”

**EXCERPT**  
**MV7 MOUNT VERNON COMMUNITY PLANNING SECTOR**  
**Pages 150-151**

“Figure 58 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Residential development at 2-3 dwelling units per acre is planned for parcels along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.
  2. Development of Ferry Landing Farm along the Potomac River shoreline south of Ferry Landing Road (Tax Map 110-3((1))18) is planned for 1-2 dwelling units per acre to be consistent with adjacent use, density and character.
  3. Residential use at 2-3 units per acre is planned for the approximately 11 acres of land located at the north end of Route 235 North, between Mount Vernon Highway and Little Hunting Creek near its intersection with Richmond Highway. Units should be clustered at the southern end of the property with only one point of access onto Mount Vernon Highway and as little direct frontage as possible. Such development should be attractively designed and well-buffered; the floodplain, along the northeastern edge of the parcel, should be preserved as open space.
  4. Any new development having a direct access to, or a visual impact upon Old Mount Vernon Road, Mount Vernon Memorial Highway and Mount Vernon Highway and ~~the George Washington Memorial Parkway~~ should be compatible with the historic and scenic character of these routes and should be low density detached single-family residences. [Not shown]
  5. Any new development having visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of these routes and should be low density detached single-family residences. In areas that have visual impact upon the George Washington Memorial Parkway, no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses should be permitted, in order to preserve the unique scenic character of this parkway. [Not shown]
- 5.6. Parcel 109-2((2))18 is planned”....



LAND USE RECOMMENDATIONS  
GENERAL LOCATOR MAP

FIGURE 58

