



# The Comprehensive Plan *for* Fairfax County, Virginia **Area II**

INCLUDING:

Fairfax Planning District  
Tysons Corner Urban Center  
McLean Planning District  
Vienna Planning District



## 2003 EDITION

The Comprehensive Plan is on the Fairfax County Internet site at:

[www.fairfaxcounty.gov/dpz/comprehensive\\_plan/main.htm](http://www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm).

The Internet version of the Plan will always be the most up-to-date. Compare this document with the Internet site to determine if this volume has been updated with the most recent amendments.

**Area II**  
**2003**  
**EDITION**

## The Comprehensive Plan *for* Fairfax County, Virginia

The Comprehensive Plan is on the Fairfax County Internet site at:  
<[www.fairfaxcounty.gov/dpz/comprehensive\\_plan/main.htm](http://www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm)>.



# The Comprehensive Plan *for* Fairfax County, Virginia

## Area II

### INCLUDING:

Fairfax Planning District, Tysons Corner Urban Center,  
McLean Planning District, Vienna Planning District

This document consists of the Area II 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 III and Area IV. Together these documents provide planning policy guidelines and recommendations, as required by the Code of Virginia, as amended.

### **THE COMPREHENSIVE PLAN FORMAT**

The Fairfax County Comprehensive Plan consists of five volumes that are published to fit into 3-ring binders. The following binder features are recommended:

- Three-ring binders that have D-rings, for easy page turning;
- Binders that have clear plastic sleeves on the cover and spine, for inserting the covers provided to identify each volume;
- A 1 1/2-inch binder for the Policy Plan; and
- A 2-inch binder for each of the four Area Plans.

### **AMENDMENTS TO THE PLAN**

Periodically, supplements containing amendments to the Plan will be published. These supplements will contain replacement pages and/or whole sections so that the notebooks can be updated.

If you wish to obtain information about the most recent supplements and how to get them, please go to the Department of Planning and Zoning Web site at [www.co.fairfax.va.us/dpz](http://www.co.fairfax.va.us/dpz). Supplements will be available at the Maps and Publications Sales desk in the County Government Center, 12000 Government Center Parkway, Fairfax, VA. For further information, please call the Department of Planning and Zoning/ Planning Division at 703/324-1380.

### 2000 EDITION

Originally adopted by the Board of Supervisors on July 1, 1991

## **BOARD OF SUPERVISORS**

**Katherine K. Hanley**, *Chairman*  
**Gerald W. Hyland**, *Mount Vernon District, Vice Chairman*

**Sharon Bulova**, *Braddock District*  
**Gerald E. Connolly**, *Providence District*  
**Michael R. Frey**, *Sully District*  
**Penelope A. Gross**, *Mason District*

**Catherine M. Hudgins**, *Hunter Mill District*  
**Dana Kauffman**, *Lee District*  
**Elaine McConnell**, *Springfield District*  
**Stuart Mendelsohn**, *Dranesville District*

**Anthony H. Griffin**, *County Executive*  
**Robert A. Stalzer**, *Deputy County Executive*

## **PLANNING COMMISSION**

**Peter F. Murphy, Jr.**, *Springfield District, Chairman*  
**John R. Byers**, *Mount Vernon District, Vice Chairman*

**Walter L. Alcorn**, *At-Large*  
**Frank de La Fe**, *Hunter Mill District*  
**Joan DuBois**, *Dranesville District*  
**Janet R. Hall**, *Mason District*  
**Suzanne F. Harsel**, *Braddock District*

**John B. Kelso**, *Lee District*  
**Ronald W. Koch**, *Sully District*  
**Ilyong Moon**, *At-Large*  
**Linda Q. Smyth**, *Providence District*  
**Laurie Frost Wilson**, *At-Large*

**Barbara J. Lippa**, *Executive Director*  
**S. Robin Hardy**, *Assistant Director*

## **DEPARTMENT OF PLANNING AND ZONING**

**James P. Zook**, *Director*  
**Jane W. Gwinn**, *Director, Zoning Administration Division*  
**Barbara A. Byron**, *Director, Zoning Evaluation Division*  
**Fred R. Selden**, *Director, Planning Division*

**David Marshall**, *Chief*  
*Facilities Planning Branch*  
**Sterling Wheeler**, *Chief*  
*Policy & Plan Development Branch*

**Marianne Gardner**, *Chief*  
*Policy & Plan Development Branch*  
**Pamela Nee**, *Chief*  
*Environment & Development Review Branch*

## **DEPARTMENT OF TRANSPORTATION**

**Young Ho Chang**, *Director*

**Leonard Wolfenstein**, *Chief*  
*Transportation Planning Division*

## **CONTENTS**

### **AREA II**

#### **AREA PLAN OVERVIEW**

How to use the Plan

#### **FAIRFAX PLANNING DISTRICT**

Flint Hill Suburban Center

F1 - Braddock Community Planning Sector

F2 - Mantua Community Planning Sector

F3 - Mosby Woods Community Planning Sector

F4 - Fox Lake Community Planning Sector

F5 - Legato Community Planning Sector

F6 - County Government Center

F7 - George Mason Community Planning Sector

#### **TYSONS CORNER URBAN CENTER**

Implementation

Development Review Guidelines

Areawide Recommendations

Land Unit Recommendations

#### **MCLEAN PLANNING DISTRICT**

McLean Community Business Center

West Falls Church Transit Station Area

M1 - Tysons Corner Community Planning Sector

M2 - Pimmit Community Planning Sector

M3 - Kirby Community Planning Sector

M4 - Balls Hill Community Planning Sector

M5 - Potomac Palisades Community Planning Sector

M6 - Spring Hill Community Planning Sector

M7 - Wolf Trap Community Planning Sector

#### **VIENNA PLANNING DISTRICT**

Vienna Transit Station Area

V1 - Lee Community Planning Sector

V2 - Cedar Community Planning Sector

V3 - Spring Lake Community Planning Sector

V4 - Piney Branch Community Planning Sector

V5 - Nutley Community Planning Sector

V6 - Town of Vienna Community Planning Sector

#### **GLOSSARY**

