

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
McLean Planning District and Planning Sectors (Clean version)

Staff recommends the Comprehensive Plan changes as shown below.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012; Overview, Page 1:

“MCLEAN PLANNING DISTRICT OVERVIEW

The McLean Planning District encompasses approximately 19,400 acres, or about seven percent of the county. The planning district is located in the northeast portion of Fairfax County, and is bounded on the north by the Potomac River, on the southeast by Arlington County and the City of Falls Church, on the southwest by Leesburg Pike (Route 7) and the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), and on the west by Difficult Run, Leesburg Pike, Towlston Road, and Old Dominion Drive (See Figure 1). The planning district contains the McLean Community Business Center (CBC) and portions of the Tysons Corner Urban Center and the West Falls Church Transit Station Area (TSA). Plan Recommendations for the Tysons Corner Urban Center are included in the Area II volume of the Comprehensive Plan, Tysons Corner Urban Center.

Outside of the Tysons Corner Urban Center, McLean CBC, and West Falls Church TSA, the McLean Planning District is predominantly composed of stable, low-density residential neighborhoods. Commercial uses are limited, with only a few neighborhood-oriented commercial areas throughout the planning district. Large tracts of federally-owned parkland and institutional uses are also present.

In addition to those previously listed, the planning district is traversed by several major roads and highways, including the Capital Beltway/Interstate 495 (I-495), Interstate 66 (I-66), Chain Bridge Road/Dolley Madison Boulevard (Route 123), and the George Washington Memorial Parkway. Metrorail’s Orange Line is located in the median of I-66, with the West Falls Church Metro Station located at the junction of I-66 and the DAAR.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012; M1-Tysons Corner Community Planning Sector, Page 92:

“M1 TYSONS CORNER COMMUNITY PLANNING SECTOR

The Tysons Corner Community Planning Sector is entirely within the Tysons Corner Urban Center area. Plan guidance for this area is in the Tysons Corner Urban Center area portion of the Area II volume of the Comprehensive Plan.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012; M2-Pimmit Community Planning Sector, Page 94:

“M2 PIMMIT COMMUNITY PLANNING SECTOR

CHARACTER

The Pimmit Community Planning Sector is located to the north of the City of Falls Church, and is generally bounded by Magarity Road, the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Interstate 66 (I-66), and Leesburg Pike (Route 7). The planning sector includes the eastern portion of the West Falls Church Transit Station Area (TSA). Recommendations for this area can be found in a previous section of the McLean Planning District text, following the McLean Community Business Center (CBC) section.

Outside of the West Falls Church TSA, the planning sector is a stable residential area consisting primarily of established, single-family detached residential neighborhoods. Commercial activities are limited, with neighborhood-serving retail and office uses located along Leesburg Pike in the western portion of the planning sector. Multifamily residential units are present along Leesburg Pike near the commercial uses.

Sandstone markers were erected in 1791 when the boundaries of the District of Columbia were first determined. The original area of the District was ten miles square, and 40 markers were placed on one-mile intervals along the boundary. Remains of the stones have all been recovered and are under the protection of the Daughters of the American Revolution. There are seven boundary stones along the Fairfax County boundary, one being located within this planning sector. These stones are listed in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 4 and 5.

Generally this planning sector is developed and has few areas of undisturbed space. However, in the residential neighborhood of Pimmit Hills, prehistoric artifacts in excess of 2,000 years old have been reported. Therefore, it is possible that significant heritage resources can be found elsewhere within this planning sector. The Pimmit Hills neighborhood represents one of the early post-World War II Veterans Administration financed housing communities.

Ellison Heights Community Improvement Area

On November 26, 1990, the Board of Supervisors adopted the Ellison Heights Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The area is bordered by Haycock Road on the northwest and includes residential properties along Highland Avenue on the northeast boundary, with the City of Falls Church on the south forming the remaining boundary.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012, M3-Kirby Community Planning Sector, Page 101:

“M3 KIRBY COMMUNITY PLANNING SECTOR

CHARACTER

The Kirby Community Planning Sector is generally bounded by the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Dolley Madison Boulevard/Chain Bridge Road (Route 123), and Arlington County. The planning sector includes a portion of the McLean Community Business Center (CBC). Recommendations for this area can be found in a previous section of the McLean Planning District text, following the Overview section.

Outside of the McLean CBC, the planning sector is predominantly characterized by single-family detached residential units. Throughout the planning sector, there are several residential developments, such as Westmoreland Square and Hallcrest Heights, which have been developed with townhouses. Neighborhood-serving commercial uses are located in the Chesterbrook area along Old Dominion Drive.

Sandstone markers were erected in 1791 when the boundaries of the District of Columbia were first determined. The original area of the District was ten miles square, and 40 markers were placed on one-mile intervals along the boundary. Remains of the stones have all been recovered and are under the protection of the Daughters of the American Revolution. There are seven boundary stones along the Fairfax County boundary, three being located within this planning sector. These stones are listed in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 4 and 5. Numerous other historic sites in this planning sector are also included in the inventory, most notably Salona, which is also listed in the National Register of Historic Places.

Westmoreland Park Community Improvement Area

On January 25, 1988, the Board of Supervisors adopted the Westmoreland Park Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The area includes residential properties bounded on the south and west by Interstate 66 (I-66) and Great Falls Street, on the north by Haycock Road, and on the east by Westmoreland Street, and includes properties fronting on Gordon Avenue and Meridian Street.

Westhampton Community Improvement Area

On September 16, 1991, the Board of Supervisors adopted the Westhampton Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements; however, the improvements were not done. The area includes single family residential properties bounded on the north by Kirby Road, on the west by I-66, on the south by Haycock Road and Grande Lane and on the east by Westmoreland Street.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012, M4-Balls Hill Community Planning Sector, Page 111:

“M4 BALLS HILL COMMUNITY PLANNING SECTOR

CHARACTER

The Balls Hill Community Planning Sector is generally bounded by Georgetown Pike (Route 193), Dolley Madison Boulevard (Route 123), and the Capital Beltway/Interstate 495 (I-495). The planning sector includes a portion of the McLean Community Business Center (CBC). Recommendations for this area can be found in a previous section of the McLean Planning District text, following the Overview section.

The planning sector is primarily developed with single-family detached residential units, as well as some townhouses including Kings Manor, Merryhill and Madison of McLean. Office uses are located along the southern portion of the planning sector, south of Lewinsville Road.

A portion of the Langley Fork Historic Overlay District is located within this planning sector. Langley Fork is listed in the National Register of Historic Places. Significant heritage resources located within the Historic Overlay District are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are included in the inventory, most notably Bienvenue.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012, M5-Potomac Palisades Community Planning Sector, Page 118:

“M5 POTOMAC PALISADES COMMUNITY PLANNING SECTOR

CHARACTER

The Potomac Palisades Community Planning Sector is generally located along the Potomac River, north of Georgetown Pike and Chain Bridge Road.

The planning sector is primarily characterized by stable residential development. Housing consists primarily of single-family detached residential units, many of which are located on large wooded lots with private drives. There is one townhouse community, Merrywood on the Potomac, located in the easternmost portion of the planning sector. Large portions of this planning sector are devoted to public or institutional uses such as federal agencies and parks; county parkland and a school; and the Madeira School. Special attention is required in this environmentally fragile area to the impact of future development.

A portion of the Langley Fork Historic Overlay District is located within this planning sector. Langley Fork is listed in the National Register of Historic Places. Significant heritage resources located within the Historic Overlay District are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the McLean Planning

District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are included in the inventory, most notably Rokeby.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012, M6-Spring Hill Community Planning Sector, Page 125:

“M6 SPRING HILL COMMUNITY PLANNING SECTOR

CHARACTER

The Spring Hill Community Planning Sector is generally bounded by Georgetown Pike (Route 193), the Capital Beltway/Interstate 495 (I-495), the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Leesburg Pike (Route 7), Towlston Road, and Old Dominion Drive.

The planning sector is characterized as a stable low-density residential area consisting of single-family detached residential units. A limited amount of neighborhood-serving commercial uses are located at the intersection of Old Dominion Drive and Spring Hill Road. An industrial use is present in the eastern quadrant of the Leesburg Pike and Towlston Road intersection.

Spring Hill Farm is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and National Register of Historic Places. A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory, most notably Pleasant Grove Methodist Church.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through June 19, 2012, M7-Wolf Trap Community Planning Sector, Page 132:

“M7 WOLF TRAP COMMUNITY PLANNING SECTOR

CHARACTER

The Wolf Trap Community Planning Sector is generally bounded by Leesburg Pike (Route 7), the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), and Difficult Run.

This planning sector is primarily a stable area of low-density, single-family detached residential units. Public parkland is present within the Difficult Run Stream Valley along the planning sector’s western edge. A prominent institutional use, the Wolf Trap National Park for the Performing Arts, is located in the eastern portion of the planning sector.

This planning sector contains heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of these heritage resources are included in the McLean Planning District Overview section, Figures 4 and 5. Vernon Leigh House and Kenmore are significant

heritage resources in this planning sector. Additional historic sites are also included in the inventory.”