

**2012 FAIRFAX FORWARD: EDITORIAL UPDATES**  
**McLean Planning District and Planning Sectors (Mark-up)**

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~strickethrough~~.

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

**“MCLEAN PLANNING DISTRICT OVERVIEW”**

**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~~ ~~it~~ is bounded on the northeast 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 ~~northwest~~ by Difficult Run, ~~Route 7~~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. The residential communities of the McLean Planning District are predominantly stable, low density areas, with very little vacant land and are not anticipated to change substantially in the future. Single family residences occupy nearly 70 percent of the total developed land in the District. 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. The Federal government owns approximately 12 percent of the developed land. All multi-family, commercial, and industrial development in the McLean Planning District, with a few minor exceptions, is located in Tysons Corner, the McLean Community Business Center (CBC) or in four neighborhood shopping areas. The West Falls Church Transit Station Area is also planned for commercial and mixed use development.

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.

Economic analysis reveals that existing neighborhood and community shopping centers in

~~McLean are below the County average of the ratio of shopping floor space to population. However, in order not to disrupt the largely built out stable neighborhoods, existing shopping facilities, rather than new ones, are planned to provide any additional commercial space that may be required in the future.”~~

**MODIFY:** 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.”

**MODIFY:** 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

~~This~~ 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) right-of-way to the Arlington and Falls Church boundaries, and by Leesburg Pike (Route 7). The Magarity Road/Lisle Avenue intersection in the western corner of the sector is part of the Tysons Corner Area. 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.

~~A portion of the West Falls Church Transit Station Area is included in this planning sector. Discussion of the transit station area is found in the section of the Plan entitled "West Falls Church Transit Station Area." Outside of the West Falls Church TSA, The remainder of the planning sector is a stable residential area which is comprised~~ consisting primarily of long-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.

~~The one area where there are significant vacant tracts remaining is along Idylwood Road,~~

~~north of the West Falls Church-VT/UVA Metro station, primarily on the west side of Idylwood Road from Hillside Drive to Friendship Lane. A low residential density compatible with the rest of the community should be retained despite any development pressures which may be generated by the presence of the West Falls Church Metro Station.~~

~~Commercial activities within the sector are limited. The Tysons Station Shopping Center provides convenience shopping and is proximate to the West Fall Church Metro site. Two buildings have been constructed next to St. Luke's Methodist Church and another office complex is located across Route 7 from St. Luke's Church. Additional local serving shopping may be needed to meet future growth.~~

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 ~~intensely developed with and has few~~ areas of undisturbed space. -However, ~~even~~ 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.”

**MODIFY:** 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

~~This~~ The Kirby Community Planning Sector is generally bounded ~~on the north~~ by a combination of roads including the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Dolley Madison Boulevard/Chain Bridge Road (Route 123), Georgetown Pike (Route 193) and Chain Bridge Road. It is bounded on the southeast by the and Arlington County boundary to I 66, ~~then is bounded on the southwest by the Dulles Airport Access Road back to Dolley Madison Boulevard.~~ 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 entire~~ planning sector is predominantly characterized by stable residential development. ~~The McLean Community Business Center, a portion of which lies within the sector, is discussed as a separate section in the beginning of the Area II Plan. Sector commercial facilities are located in the McLean Community Business Center and in the Chesterbrook neighborhood shopping center.~~

~~The predominant housing type in this well established, stable area is single-family detached residential units. The sector contains a mixture of old and new residential development. Most houses are generally well maintained and most lots contain mature trees. Throughout the planning sector, There are several residential developments, such as Westmoreland Square and Hallcrest Heights, that which have been successfully developed at a townhouse density 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 ~~Interstate Route I-66~~, on the south by Haycock Road and Grande Lane and on the east by Westmoreland Street.”

**MODIFY:** 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

~~This~~ The Balls Hill Community Planning sSector is generally bounded on the north by Georgetown Pike (Route 193), along the southeast by a combination of roads passing through the McLean CBC, which includes Chain Bridge Road, Old Dominion Drive, and Dolley Madison Boulevard (Route 123), and on the west by 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 sector includes that portion of the CBC in the Dolley Madison Boulevard, Old Dominion Drive, and Chain Bridge Road triangle. (The CBC area is discussed separately as a special area in the beginning of the Area II Plan.) This is a residential sector with a considerable range in home style, age and cost. The planning sector~~ It is primarily developed in with single-family detached residential useunits, the exception being the Kings Manoras well as some townhouses including Kings Manor, Merryhill and Madison of McLean development. The only commercial facilities serving this sector are those located within the CBC. Office uses are located along the southern portion of the planning sector, south of Lewinsville Road.

~~Housing in this well-established, stable residential area is primarily single-family detached. One townhouse development, Kings Manor, is located near and just north of the CBC on a site designated for townhouse development in the Plan.~~

~~Vacant and underdeveloped tracts are found in tow sites: one is in the Ingleside/Churchill Road triangle opposite the CBC, another is east of the intersection of Lewinsville Road and Scotts Run Road. These areas have generally been designated for low density residential development. Merryhill and Madison of McLean have been developed as low density townhouses.~~

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.”

**MODIFY:** 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

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

~~The~~ entire 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. Special attention is required in this environmentally fragile area to the impact of future development. Large portions of this planning sector are devoted to public or institutional uses: such as Federal agencies and parks; a County parkland and a school; and the Madeira School. Special attention is required in this environmentally fragile area to the impact of future development.

~~Housing in this stable sector is primarily single-family detached homes, many of which are located on large wooded lots with private drives. There is one townhouse development, Merrywood on the Potomac, located in the easternmost portion of the sector.~~

~~There are currently no commercial facilities in this sector. There is no demand or requirement for such facilities because of relatively ready access to regional and community shopping centers.~~

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.”

**MODIFY:** 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

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

The planning sector is characterized as ~~essentially~~ a stable ~~suburban~~ low-density residential area ~~comprised~~ consisting of single-family detached ~~dwelling~~ residential units. A limited amount of neighborhood-serving commercial uses are located at the intersection of Old Dominion Drive and Spring Hill Road. ~~The DAAR serves as a demarcation line between the expanding commercial and industrial areas in the Tysons Corner quadrangle. Present development within the sector is compatible with similar development in western portions of the McLean Planning District and adjacent portions of the Upper Potomac Planning District.~~

~~There is one~~ An industrial location ~~use is present, Hazleton Laboratories, Inc., in the eastern quadrant of the~~ Route 7 Leesburg Pike and Towlston Road intersection. ~~The facility is operating under a special permit on land zoned for residential uses at one unit per acre.~~

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.”

**MODIFY:** 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

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

This planning sector is primarily a stable area of low-density, new single-family detached residential development units interspersed with scattered older farm houses. ~~Residences are single-family detached units on low density, primarily one-half acre lots. The DAAR serves as a demarcation line between the expanding commercial and industrial areas in the Tysons Corner quadrangle. Recent development within this sector is compatible with similar growth in western portions of the McLean Planning District and adjacent portions of the Upper Potomac Planning District. 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.~~

~~There are no commercial or industrial facilities in the Wolf Trap Sector and none are planned. There are few parcels remaining in agricultural uses.~~

~~Prominent in the sector is Wolf Trap Farm Park, a Federally-owned cultural center.~~

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 ~~in this sector~~ are also included in the inventory.”