

AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

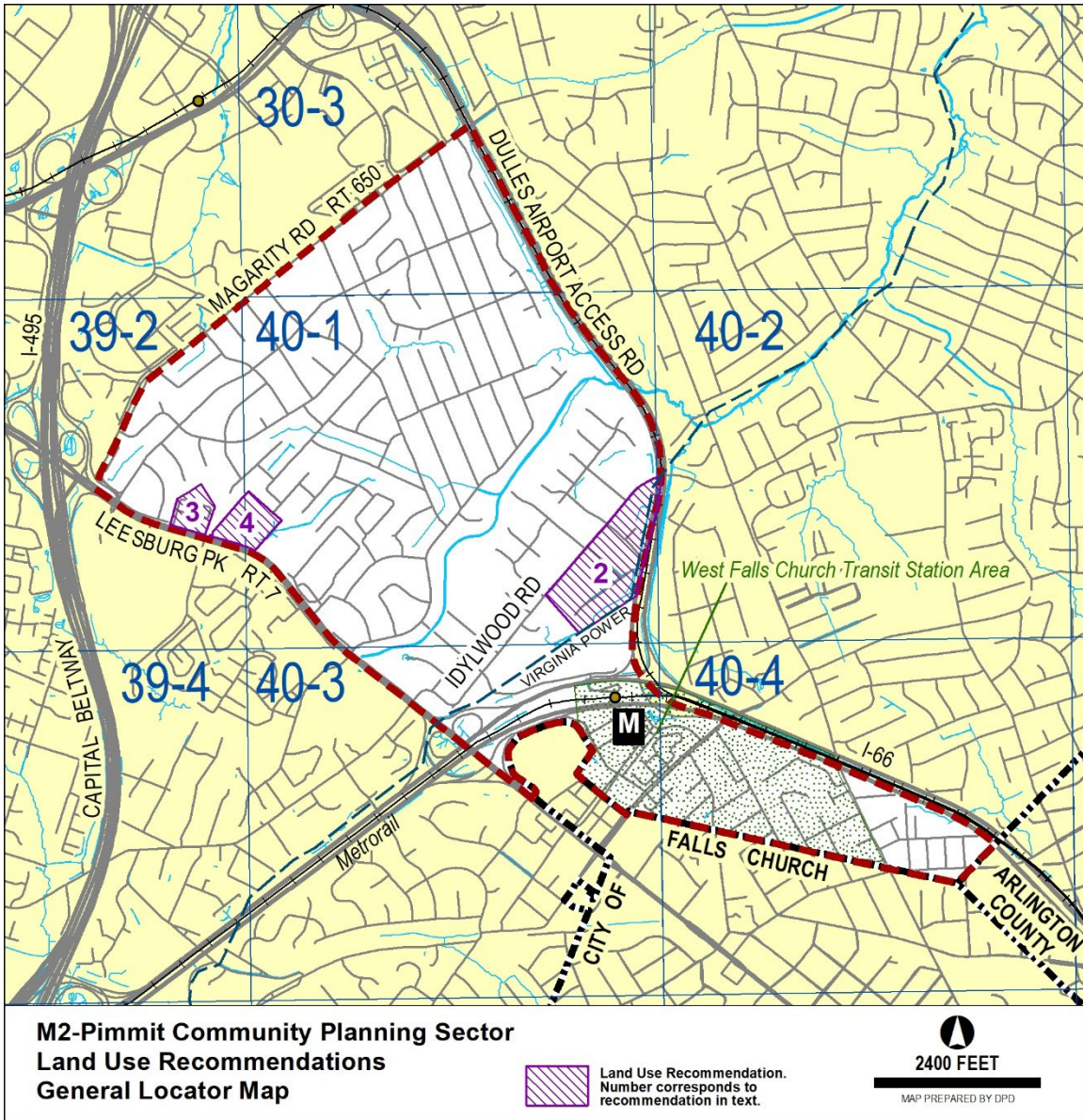
ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, Amended through 9-10-2024, Page 111

“4. Tax Map Parcels 40-1 ((1)) 39 is planned and developed with office use. As an option, residential use at a density of 12-16 du/ac with single-family attached or stacked townhouses may be appropriate if the following conditions are met:”

- Building heights should not exceed 55 feet as measured in accordance with the Zoning Ordinance and be limited to four stories.
- An appropriate combination of architectural design, building setbacks, open space and landscaping should be incorporated along the perimeter of the site adjacent to existing residential neighborhoods. An assessment of the health and condition of the existing trees onsite should be completed. Development should be designed to retain as many of the native and non-invasive trees that are good candidates for preservation along the western property boundaries.
- Future widening of Leesburg Pike, from four lanes to six lanes to accommodate Bus Rapid Transit (BRT) and a BRT station at the intersection with George C. Marshall Drive should be provided. In order to enhance access to transit, safe and convenient pedestrian connections should be provided, with lighting, to existing bus stops and the future BRT station.
- Public vehicular access is provided, with safe and adequate pedestrian facilities, through the parcel, from Leesburg Pike to Kilgore Road and the Pimmit Hills neighborhood. Two points of access should be provided to Leesburg Pike, (1) at George C. Marshall Drive and (2) at the Tysons Pimmit Regional Library.
- Pedestrian crossings along Leesburg Pike should be safe and comfortable, with pedestrian refuges, high visibility paint, and crossing distances minimized, especially at intersections near existing or planned residential uses, schools, shopping, or where BRT stations are planned. The inclusion of right turn lanes, in particular, should be carefully considered, with the needs of pedestrians balanced with those of automobiles.

- A shared-use path is provided, with buffers and street trees, where feasible, along the eastern side of Leesburg Pike in order to promote pedestrian and bicycle connectivity and safety. Pedestrian and bicycle facilities along Leesburg Pike should include paved trail connections to the adjacent Tysons Pimmit Park and sidewalk connections to cross streets, including the planned public road connections to Leesburg Pike.
- Pedestrian and bicycle infrastructure should be incorporated into the development to enhance connectivity between the site and adjacent properties.
- Onsite urban parks should include programming that provides walking trails, play areas, local-serving recreational facilities, and/or similar public amenities. Site design should consider a trail to Tysons Pimmit Park.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through 9-10-2024, M2-Pimmit Community Planning Sector, Figure 41, “Land Use Recommendations, General Locator Map,” page 113, to add the new recommendation (#4) to the figure for Tax Map Parcel 40-1 ((1)) 39.



COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.