

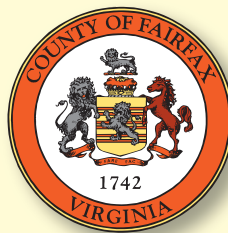


# The Comprehensive Plan for Fairfax County, Virginia

## Area II

INCLUDING:

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



*A Fairfax County,  
Virginia publication*

## 2013 EDITION

The Comprehensive Plan is on the Fairfax County Web site at:  
[www.fairfaxcounty.gov/dpz/comprehensiveplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan)

The Web version of the Plan is always the most up-to-date. Compare this printed document with the Comprehensive Plan on the Web to determine if this volume has been updated with the most recent amendments.

**Area II**  
**2013**  
**EDITION**

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

The Comprehensive Plan is on the Fairfax County Web site at:  
[www.fairfaxcounty.gov/dpz/comprehensiveplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan)

TRIM

TRIM



# The Comprehensive Plan for Fairfax County, Virginia

## Area II

INCLUDING:

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

### 2013 EDITION

**Originally adopted July 1, 1991**

This document was printed from the Area II volume of the Comprehensive Plan,  
found on the County Web site at:

[www.fairfaxcounty.gov/dpz/comprehensiveplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan)

The Web version of the Plan is always the most up-to-date. Compare this printed document with the Comprehensive Plan on the Web to determine if this volume has been updated with the most recent amendments adopted by the Board of Supervisors.

**USING THE PRINTED PLAN:** Compare the “amended through” date found in the header of a specific section in this printed document with the same section in the Plan on the County Web site. To keep a printed edition of the Plan up to date, print sections of the Plan from the Web site as they are updated.

**USING THE PLAN ON THE COUNTY WEB SITE:** The Web site version of the Comprehensive Plan will be updated periodically as amendments are adopted. In the Web site edition, the header on the pages of each section gives the date through which each section has been amended. Sections or pages can be printed as needed from the Web site edition.

**QUESTIONS:** Call, e-mail, or visit the Planner of the Day for the Planning Division.

Department of Planning and Zoning, Planning Division, Suite 730,  
12055 Government Center Parkway, Fairfax, Virginia, 22035  
703-324-1380, 8 a.m. to 4:30 p.m. weekdays  
[DPZmail@fairfaxcounty.gov](mailto:DPZmail@fairfaxcounty.gov)



To request this information in an alternate format, call  
the Department of Planning & Zoning at 703-324-1334

## **BOARD OF SUPERVISORS**

**Sharon Bulova**, *Chairman*  
**Penelope A. Gross**, *Mason District, Vice Chairman*

**John C. Cook**, *Braddock District*  
**John W. Foust**, *Dranesville District*  
**Michael R. Frey**, *Sully District*  
**Pat Herrity**, *Springfield District*

**Catherine M. Hudgins**, *Hunter Mill District*  
**Gerald W. Hyland**, *Mount Vernon District*  
**Jeff C. McKay**, *Lee District*  
**Linda Q. Smyth**, *Providence District*

**Edward L. Long, Jr.**, *County Executive*  
**Robert A. Stalzer**, *Deputy County Executive*

## **PLANNING COMMISSION**

**Peter F. Murphy, Jr.**, *Springfield District, Chairman*  
**Frank de la Fe**, *Hunter Mill District, Vice Chairman*

**Jay Donahue**, *Dranesville District*  
**Earl L. Flanagan**, *Mount Vernon District*  
**Janet R. Hall**, *Mason District*  
**James R. Hart**, *At-Large*  
**Janyce Hedetniemi**, *At-Large*

**Nell Hurley**, *Braddock District*  
**Kenneth A. Lawrence**, *Providence District*  
**John L. Litzenberger, Jr.**, *Sully District*  
**James Migliaccio**, *Lee District*  
**Timothy J. Sargeant**, *At-Large*

**Jill Cooper**, *Executive Director (appointed June 2013)*  
**Barbara J. Lipppa**, *Executive Director (retired May 2013)*  
**Kimberly Bassarab**, *Assistant Director*

## **DEPARTMENT OF PLANNING AND ZONING**

**Fred R. Selden**, *Director*  
**Leslie Johnson**, *Director, Zoning Administration Division*  
**Barbara C. Berlin**, *Director, Zoning Evaluation Division*  
**Marianne Gardner**, *Director, Planning Division*

**Pamela Nee**, *Chief*  
*Environment & Development Review Branch*  
**Sterling Wheeler**, *Chief*  
*Policy & Plan Development Branch I*

**Chris Caperton**, *Chief*  
*Facilities Planning Branch*  
**Meghan Van Dam**, *Chief*  
*Policy & Plan Development Branch II*

## **DEPARTMENT OF TRANSPORTATION**

**Thomas P. Biesiadny**, *Director*

**Daniel Rathbone**, *Chief, Transportation Planning Division*

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

**Angela Kadar Rodeheaver**, *Chief*  
*Site Analysis Section*  
*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

#### **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  
McLean CBC Open Space Design Standards

#### **TYSONS URBAN CENTER**

1: Introduction  
2: Vision for Tysons  
3: Implementation  
4: Areawide Recommendations  
5: District Recommendations

#### **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**

This page intentionally blank