

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: East side of Leesburg Pike (Route 7) across from Marshall High School, approximately 1/3-mile south of the Route 7/Interstate 495 interchange.

PLANNING AREA AND DISTRICT:

Area II, McLean Planning District

SUB-DISTRICT DESIGNATION:

Community Planning Sector: Pimmit (M2)

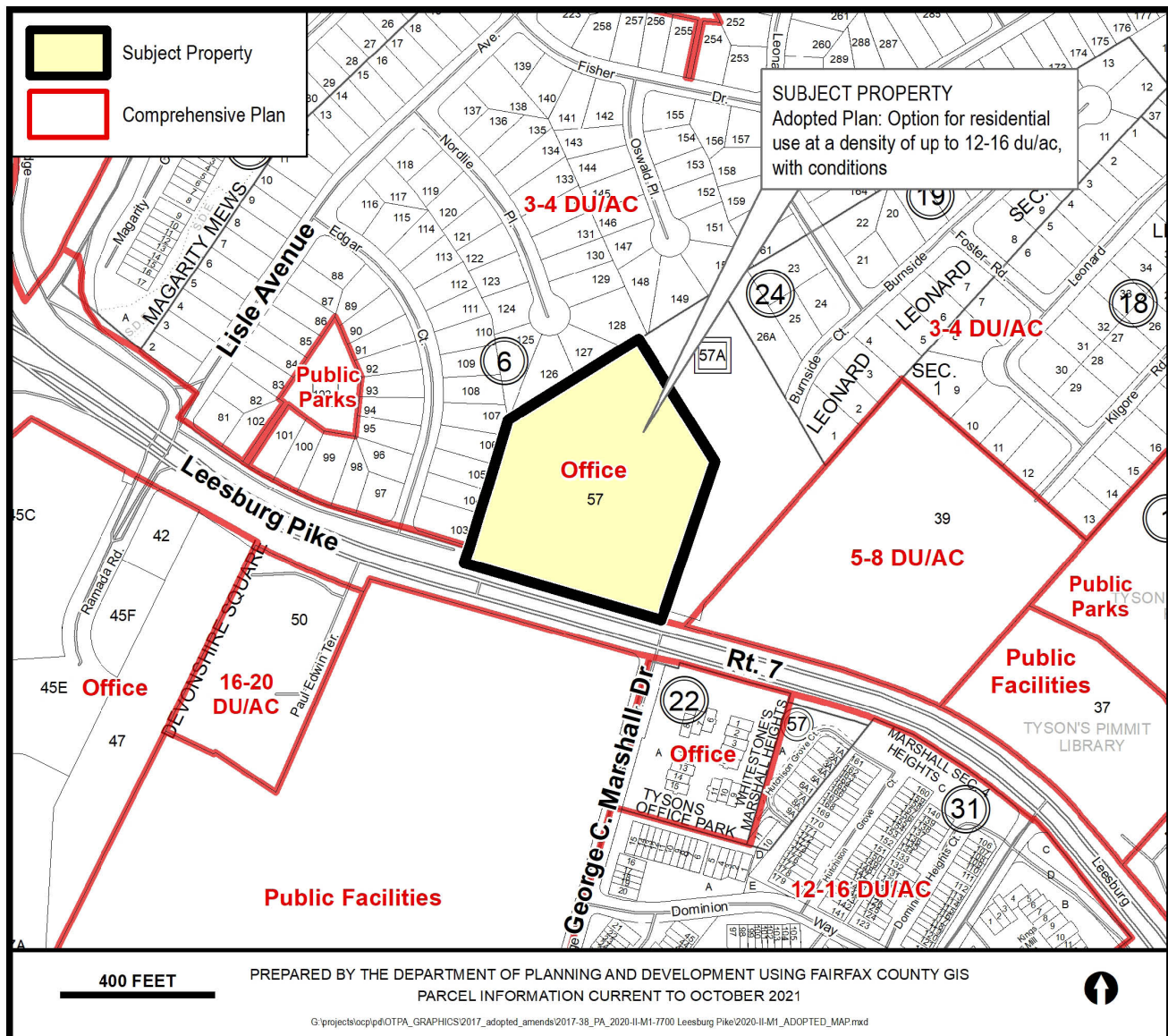
PARCEL LOCATION: 39-2 ((1)) 57

SUPERVISOR DISTRICT: Dranesville

ADOPTED: October 19, 2021

ITEM NO. PA 2020-II-M1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



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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 underlines.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through 2-23-2021, M2-Pimmit Community Planning Sector, Recommendations, Land Use, Page 94:

- “3. Tax Map Parcel 39-2 ((1)) 57 is planned and developed with office use. As an option, residential use up to 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 do not exceed four stories, including any optional features such as lofts or accessways to rooftop level decks or terrace;
 - A system of high-quality, well-designed, and attractive open space and site amenities is provided to adequately serve needs for recreation, tree preservation and buffering for adjacent homes in a well-designed network of green spaces distributed throughout the site;
 - Active open space area(s) is provided as an integral and publicly accessible feature of the site. This space should be usable, well-designed, and attractive while allowing for a variety of amenities such as flexible community gathering space, natural and landscaped gardens, adequate space for outdoor seating, and active recreation facilities that are appropriate to a residential neighborhood context. These areas should be accessible by an internal pedestrian “loop” or similar network of well-connected trails and walkways that are also linked to external paths providing safe and convenient access to residences from the adjacent community;
 - Visual impacts to the adjacent residential neighborhood are minimized through site and building design, effective landscaped screening buffers and appropriate barriers;
 - Existing healthy and mature trees are preserved in areas adjoining property boundaries to the greatest extent possible and land disturbing activities managed to minimize the risk for damaging trees in buffer areas and adjacent open areas, in consultation with the Fairfax County Urban Forest Management Division. Buffer areas should be supplemented with

appropriate evergreen deciduous, and understory vegetation, to provide year-round visual screening to adjacent residences as well as to improve the general effectiveness of existing vegetation;

- Provide stormwater management controls above the minimum standards to the greatest extent possible to reduce runoff to good forested conditions; provide for an adequate outfall as informed by the Middle Potomac Watershed Plan; and to help mitigate downstream flooding;
- The existing office building has potential to be a significant resource due to its award-winning design. Prior to demolition, documentation should be provided for the building. The specific type of documentation should be coordinated with county heritage resources staff;
- The widening of Leesburg Pike, from four to six lanes to accommodate Bus Rapid Transit and a potential station, needs to also accommodate pedestrian and bicycle facilities. Pedestrian and bicycle connections should be safely accommodated to enhance connectivity from the site to adjacent properties. Supportive active transportation facilities, should also be considered;
- Public transit facilities, such as bus stops, are accessible from the site via paved walkways that should be lighted for safety and security;
- Access to Leesburg Pike is consolidated to the extent possible due to the planned Bus Rapid Transit System; careful consideration should be given to access that enhances site circulation and multimodal mobility.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through 2-23-2021, M2-Pimmit Community Planning Sector, Figure 17, “Land Use Recommendations, General Locator Map,” page 95, to add the new recommendation (#3) to the figure for Tax Map Parcel 39-2 ((1)) 57.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.