



## **Chapter 9**

# **McLean Planning District**

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**GREAT PARKS, GREAT COMMUNITIES  
2010 – 2020 Park System Plan**

**Fairfax County Park Authority**

**MCLEAN PLANNING DISTRICT**

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## McLEAN PLANNING DISTRICT

### Location & Character

The McLean Planning District is located in the northeastern corner of the County near the Potomac River, Arlington County and the City of Falls Church.

Most of the developed portions of the McLean Planning District are single-family residential communities at suburban densities. The McLean Central Business District is a medium-scale mixed use center. The Tysons Corner urban center, the most intensely developed area in the County, is also a part of this district.



### Park System Summary

Map 1 depicts the public parkland in the McLean Planning District. There are 54 public parks with a total of over 2,600 acres in the district. These parks make up about 16 percent of the total acreage of the district. About half of all the public park acreage in the district is owned by the Park Authority, and is within Park Authority Maintenance Areas 1, 6, and 7. The rest is owned by other providers, primarily the Federal government.

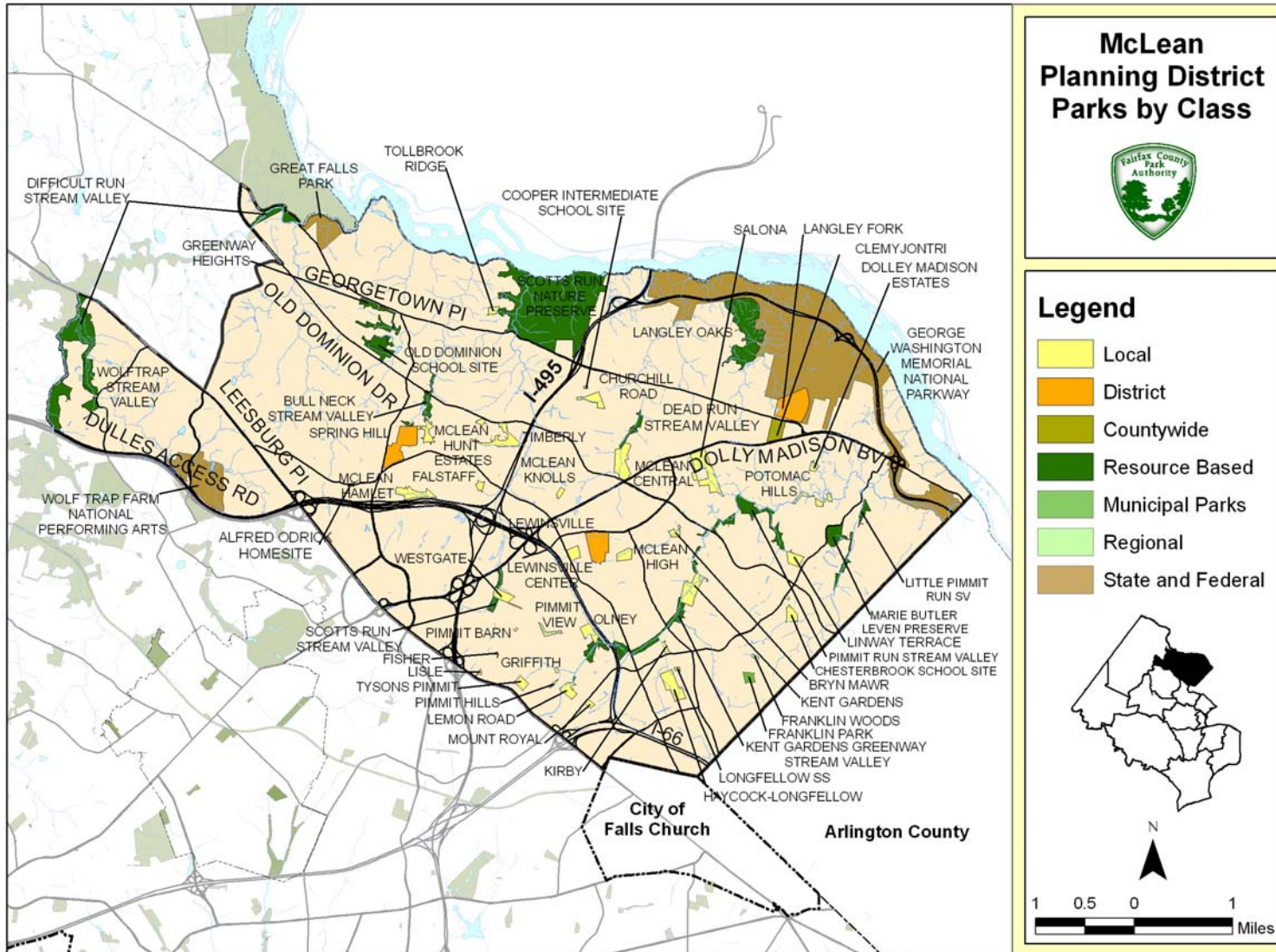
The parks in the district include special uses, nature preserves, historic sites, local-serving recreational facilities, and stream valleys. Facilities include a RECenter, rectangle and diamond ball fields, disc golf, tennis and multi-use courts, playgrounds, trails and picnic facilities.

The largest parks, Turkey Run Park and Scotts Run Nature Preserve, are located along the Potomac River shoreline. Turkey Run is a National Park featuring a Colonial-era farmstead. Langley Fork Park, adjacent to Turkey Run, is a district park with athletic fields. Clemyjontri Park has a unique multi-apparatus playground facility, designed for use by children of all abilities. Lewinsville Park is a heavily-used district park with athletic fields, sport courts, playground, garden plots, historic house and seasonal farmers market. Spring Hill Park has athletic fields, a playground, picnic area and a RECenter with an indoor pool and fitness facilities. The 41-mile Cross County Trail traverses a portion of the western edge of the McLean District along the Difficult Run stream valley. McLean Central Park is a focal point for downtown McLean.

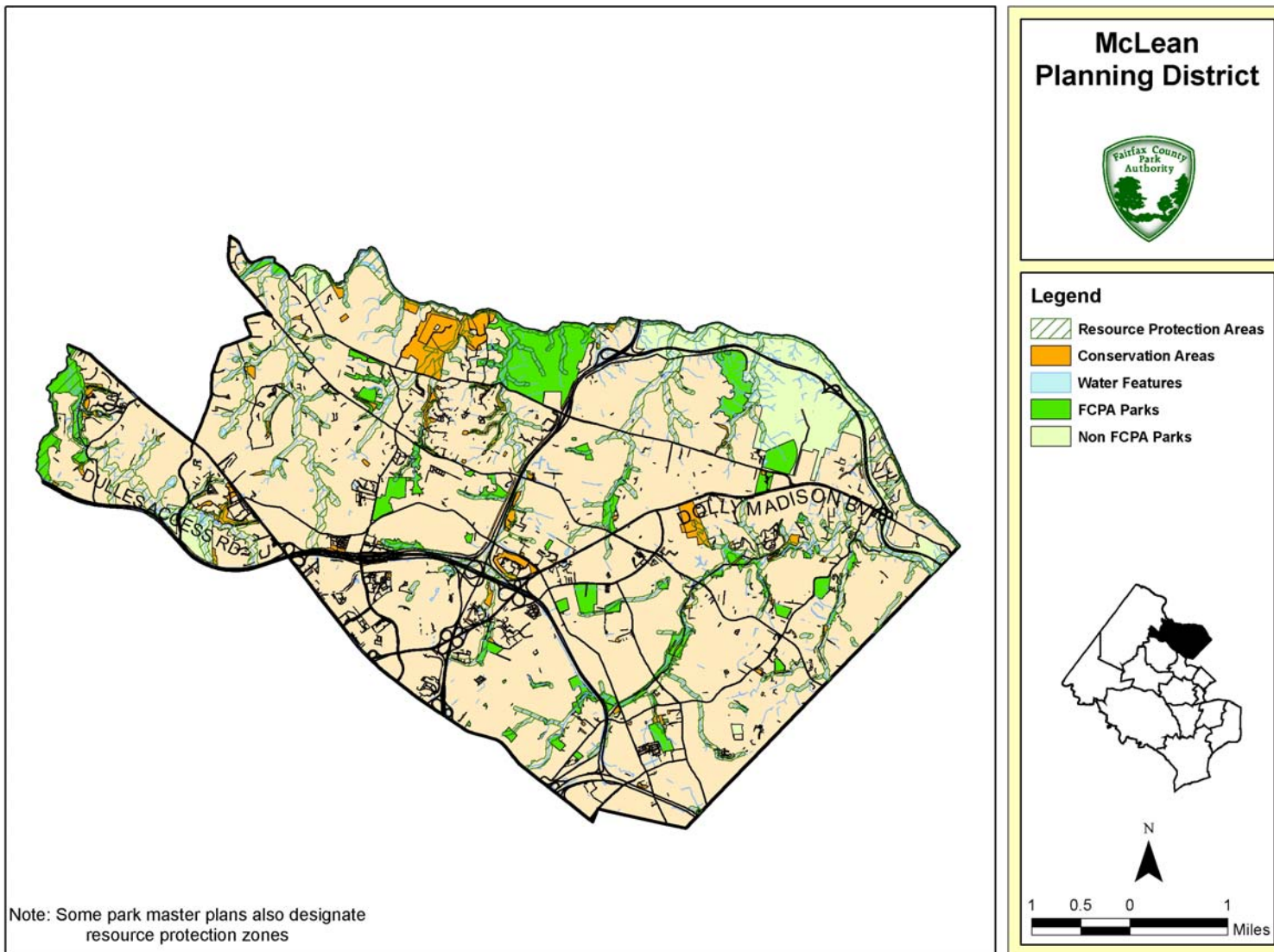
Opportunities to add urban-scaled parks to the park system in the McLean Planning District exist both in Tysons Corner and the McLean Community Business Center as both areas redevelop with pedestrian-oriented, higher density mix of uses. The redevelopment of Tysons Corner, in particular, provides an opportunity to add over 100 new acres of urban parkland. This would include pocket parks, civic plazas, common greens and recreation-focused parks, including a centrally-located signature park of up to ten acres. Opportunities to add to existing parkland elsewhere in McLean are limited.

Map 2 identifies parkland and areas that contain regulatory or other protections including public park ownership, conservation easements, and Chesapeake Bay Ordinance designated Resource Protection Areas (RPA).

Map 1: Public Parks by Class in the McLean District



Map 2: Protected Land in the McLean District



## **Park Classification**

In June 2005, a new Park Classification System was adopted and incorporated into the Park and Recreation chapter of the Countywide Comprehensive Policy Plan. The Park Classification System is a general framework intended to guide open space and public facilities planning by grouping parks according to certain common typical characteristics. The park classification gives an indication of the intended use, general park size range, typical facility types, and the general experience a user may expect at a park.

Local Parks serve surrounding neighborhoods and communities and offer a variety of local-serving recreation opportunities, such as playgrounds, trails, athletic facilities, picnic areas and natural areas. Typically these parks are designed to serve up to a 3 mile radius depending on the facilities and can range from 2 to 50 acres in size.

Local parks may be urban or suburban in character. Urban parks (including pocket parks, civic plazas and common greens) are a type of local-serving park that are generally more compact and located within an urban or transit-oriented setting. These parks generally consist of high quality design and construction, are well integrated into surrounding development, uses and the public realm and primarily serve to define local urban character, support outdoor enjoyment, social gatherings, recreation needs and special events. These parks may be privately or publicly owned and are usually privately maintained.

District Parks are larger parks that serve greater geographic areas of the County (3 to 6 miles) and provide a wide variety of indoor and outdoor recreation facilities and park experiences. Generally, these parks are more than 50 acres in size. These parks typically accommodate visits of up to a half day, longer operational hours and a larger number of users. Many district parks also have extensive natural areas.

Countywide Parks are larger parks that serve the whole County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities or resources that are unique within the County. Typically, these parks are greater than 150 acres and provide opportunities for passive and active recreation to a wide range of simultaneous users for experiences of up to a day in length.

Resource-Based Parks have significant cultural and natural resources. These parks support nature, horticulture and history programs, gardening, nature watching and appreciation of local, regional, state and national history. Extensive stream valley parks are part of the resource-based parks network. Typically, trails and interpretative features and facilities are the primary uses. Some resource parks may have separate areas designated for recreation purposes.

Regional Parks are lands and/or facilities administered by the Northern Virginia Regional Park Authority (NVRPA). These parks have region-wide significance that supplement and enhance the County and municipal park systems.

While some parks are Resource-Based, note that all park types may include areas designated for natural and/or cultural resource protection. In addition, many state and federal parks augment local and regional parks and also serve to protect natural and cultural resources within the County. Table 1 lists and classifies the parks in the McLean district according to the County parks classification system or by state or federal ownership. Table 1 also includes information about whether and when parks were master planned and if a master planning action (new master plan development or plan update) is needed.

*Table 1: Parks in the McLean Planning District*

Park Name	Acres	Supervisory District	Park Classification	Approved Master Plan Date	Master Plan Action Needed
Alfred Odrick Homesite	.511	DR	Resource-Based		✓
Bryn Mawr	5.17	DR	Local	1981	
Bull Neck S.V. <sup>1</sup>	15.97	DR	Resource-Based		
Chesterbrook School Site	9.50	DR	Local	1979	✓
Churchill Road	12.37	DR	Local	1971	
Clemyjontri	18.63	DR	Countywide	2002	
Cooper Intermediate School <sup>^</sup>	7.00	DR	Local		
Dead Run S.V. <sup>1</sup>	10.32	DR	Resource-Based		
Difficult Run S.V. <sup>1</sup>	900.68 <sup>+</sup>	HM, DR	Resource-Based		
Dolley Madison Estates	3.84	DR	Local	1977	
Falstaff	3.69	DR	Local	1976	✓
Fisher	0.50	DR	Local	1975	
Franklin Woods	1.48	DR	Local	*	
George Washington Parkway	1150	DR	Federal		
Great Falls Park	48.00	DR	Federal		
Greenway Heights	39.22	DR	Resource-Based	1977	✓
Griffith	1.10	DR	Local	1976	
Haycock- Longfellow	24.19	DR	Local	1975	
Kent Gardens Greenway S.V. <sup>1</sup>	22.13	DR	Resource-Based		
Kent Gardens	26.37	DR	Local	1977	
Kirby	3.00	DR	Local		
Langley Fork	52.85	DR	District	1980	✓
Langley Oaks	101.61	DR	Resource-Based		
Lemon Road	9.97	DR	Local	1970	
Lewinsville	37.71	DR	District	1977	✓
Lewinsville Center <sup>^</sup>	8.67	DR	Local		
Linway Terrace	10.89	DR	Local	1981	



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Park Name	Acres	Supervisory District	Park Classification	Approved Master Plan Date	Master Plan Action Needed
Lisle	0.92	DR	Local	1975	
Little Pimmit Run S.V. <sup>1</sup>	16.63	DR	Resource-Based		
Longfellow School Site <sup>^</sup>	1.10	DR	Local		
Marie Butler Leven Preserve	20.36	DR	Resource-Based	1987	
McLean Central	27.59	DR	Local	1979	✓
McLean Hamlet	18.12	DR	Local	1976	
McLean High	9.63	DR	Local		
McLean Hunt Estates	10.47	DR	Local	1976	
McLean Knolls	3.00	DR	Local		
Mount Royal	3.00	DR	Local	1984	
Old Dominion School Site <sup>^</sup>	13.75	DR	Resource-Based		
Olney	11.93	DR	Local	1967	
Pimmit Barn	0.59	DR	Local		
Pimmit Hills <sup>2</sup>	1.04	DR	Local	1964	
Pimmit Run S.V. <sup>1</sup>	81.86	DR	Resource-Based		
Pimmit View	5.31	DR	Local	1975	
Potomac Hills	9.49	DR	Local		
Salona	51.00	DR	Local		✓
Scotts Run Nature Preserve	384.28	DR	Resource-Based	1988	
Scotts Run S.V. <sup>1</sup>	10.84	DR	Resource-Based		
Spring Hill	51.30	DR	District	2003	
Timberly	23.08	DR	Local		
Tollbrook Ridge	4.62	DR	Local		
Tysons Pimmit	7.00	DR	Local	1981	✓
Westgate	12.47	DR	Local	1990	✓
Wolf Trap Farm Park	147.00 <sup>+</sup>	DR	Federal		
Wolf Trap S.V. <sup>1</sup>	41.24 <sup>+</sup>	DR	Resource-Based		

1. Resource-Based Stream Valley parks by practice do not have Master Plans.

2. Maintenance Facility

\* This park was dedicated by a private developer and may be subject to a Conceptual Development Plan associated with an approved rezoning that takes the place of a park master plan.

+ A portion of this park lies outside of the McLean district.

<sup>^</sup> School Sites operated on an interim basis as parks by the Park Authority do not have master plans as they are owned and governed by the Fairfax County Public Schools.

Acreages for non-FCPA parks are estimates derived from GIS.

## Park Master Plans

A park master plan is a general guide for appropriate park uses and their approximate location within a specific park site. The plan serves as a long-range vision (10-20 year timeframe) for future development and programming. Issues typically addressed include

planned park elements, natural and cultural resource management, and general design concerns. The plan is conceptual in nature and not intended to address detailed issues related to engineered site design or park operations. The plan is just one of many steps in the process that leads to the development of a public park. An archive of park master plans is available at [www.fairfaxcounty.gov/parks/plandev/mparchives.htm](http://www.fairfaxcounty.gov/parks/plandev/mparchives.htm).

## **Themes, Issues and Strategies**

In early 2008 the Park Authority interacted with citizens at ten *Great Parks, Great Communities* public workshops in all Supervisory districts and at a variety of community festivals and events in the parks to gather input on **long-term planning for the land, facilities and natural and cultural resources of the park system**. In addition, the Park Authority received public feedback on the park system throughout the year via email and the project web site.

Based on the public feedback and staff expertise, staff identified 26 key issues that fit within eight themes relating to the land, resources and facilities of the Park Authority. **The themes are Connectivity, Community Building, Service Delivery, Facility Reinvestment, Land Acquisition, Resource Interpretation, Cultural Resource Stewardship and Natural Resource Stewardship.**

This section describes how the eight themes relate to the park system in the McLean District and presents strategies for addressing the issues as they apply to the parks in the district. Some strategies include recommendations for construction of facilities, infrastructure and amenities at parks in the district. As part of the planning process for any proposed construction, the project area should first be assessed for possible impacts to natural and cultural resources.

### ***THEME: Connectivity***

Better integrating parks with surrounding land uses (neighborhoods and employment centers) and increasing park-to-park connections within the system will allow for greater access and enjoyment. Strategy suggestions include adding trails, trail connections, bridges and other forms of improved access to and between parks.

Map 3 illustrates existing and planned connections and points of interest within the McLean Planning District. The map depicts high-level, conceptual connections and incorporates elements from the adopted Countywide Trails Plan and Park Authority Trail Strategy Plan. Connections link natural and cultural resources and recreational destinations, supporting recreational activity and frequently offering alternative transportation options.

**Issue: *The Park Authority should work to improve non-motorized access to parks from commercial and residential areas and to increase connectivity between park sites.***

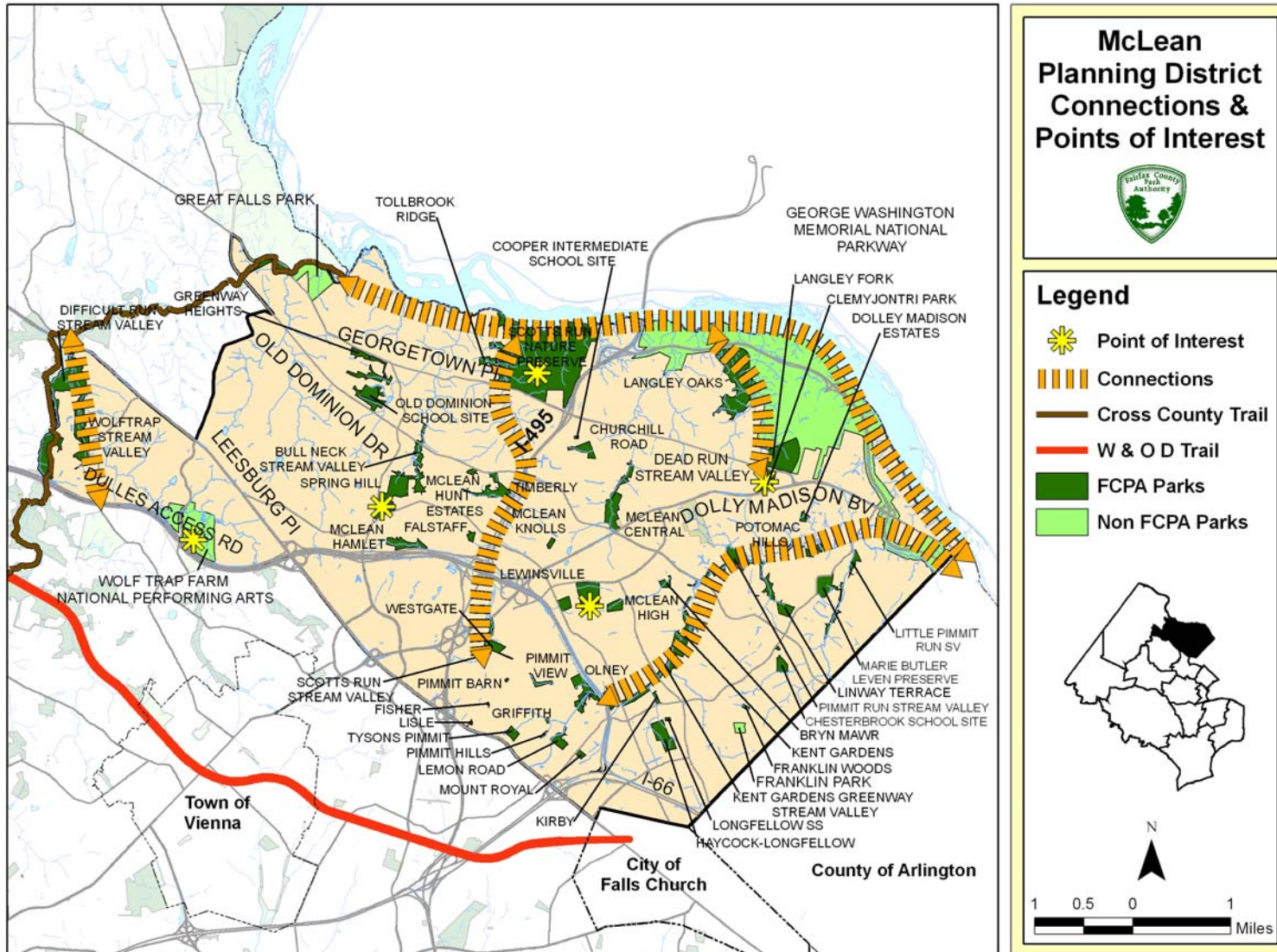
Local and stream valley parks in the McLean Planning District are accessed via private easements or narrow park access strips between residential subdivision lots, with parts of these parks accessible from Old Dominion Drive, Westmoreland Street and Great Falls Street. A portion of the Potomac Heritage National Scenic Trail (PHNST) is located along the Potomac River shoreline connecting both County and Federally-owned parkland. Part of the 41-mile Cross County Trail is located along the Difficult Run Stream Valley Park that borders a portion of the western end of the McLean Planning District. This regional trail provides connectivity to parks from the Potomac River all the way to the Occoquan River. The east-west W&OD Regional Trail, located about one mile south of the McLean Planning District, is accessible via the Cross County Trail in the Difficult Run Stream Valley Park.

**Heard from the public: "One of the most important things to me is the trail system."**

Strategies:

- M-C-1. Use criteria provided in the Park Authority's Trail Strategy Plan to evaluate potential new trails, connections and improvements;
- M-C-2. Complete missing sections of the planned Pimmit Run and Wolf Trap Run Stream Valley Trails;
- M-C-3. Build a trail from Route 7 to Browns Mill Road along the Wolf Trap Run stream valley;
- M-C-4. Improve two miles of the Potomac Heritage National Scenic Trail along the Potomac River at Scotts Run Nature Preserve;
- M-C-5. Build a trail that connects Langley Fork Park to the Potomac River;
- M-C-6. Build a trail that connects Magarity Road to Dolley Madison Boulevard through Westgate and Scotts Run Stream Valley Parks;
- M-C-7. Improve trail connecting Marie Butler Leven Preserve to the Little Pimmit Run trail;
- M-C-8. Continue to seek opportunities to connect Lahey Lost Valley to area trail networks; and
- M-C-9. Work with other public agencies and private partners to improve connectivity in the Tysons Corner area as that area redevelops and provide connections from future residential and mixed use area to the W&OD Trail.

Map 3: Non-motorized Connections and Points of Interest in the McLean District



**Issue: *Multiple, separate park sites located across Fairfax County should be linked through thematic interpretive connections.***

Thematic connections, emphasized through elements such as signage, maps, or website information, can foster greater public awareness of important features. Increased knowledge of site features could encourage greater support for stewardship and management activities.

Strategies:

M-C-10. Consider linking the Marie Butler Leven Preserve and the community garden plots at Lewinsville Park through a gardening interpretive theme including Green Spring Gardens and other horticultural parks;

M-C-11. Include Scotts Run Nature Preserve, Langley Oaks Park, and the Pimmit Run Stream Valley as significant nodes along a natural areas interpretive trail within the county; and

M-C-12. Determine suitability of adding Scotts Run Nature Preserve and Langley Oaks Park to the Virginia Birding and Wildlife Trail.

**Issue: *District and Countywide parks and the Cross County Trail should be served by the public transportation system to provide equitable access to recreational facilities.***

Public (bus) transportation is available to parks in the inner part of the district via Dolley Madison Boulevard (Route 123), Route 7, Georgetown Pike, Old Dominion Drive, Great Falls Street, Chain Bridge Road, Magarity Road, Westmoreland Street and the streets in the Pimmit Hills residential subdivision (Route 7 vicinity). With the extension of Metrorail through Tysons Corner, expected to be complete by 2013, Westgate Park and Scotts Run Stream Valley Park will have a high level of transit accessibility.

Strategies:

M-C-13. Promote the creation of new parks and pedestrian connections in Tysons Corner that will be within walking distance of the four planned new Metrorail transit stations.

**Issue: *The Park Authority should work to improve access to waterways and promote the use of “water trails” throughout the County.***

Potomac River access is provided at the County’s Scott’s Run Nature Preserve, where fishing and hiking are the primary riverfront activities. No district- or park-specific strategies exist for this issue in the McLean Planning District.

**THEME: Community Building**

Local parks are places where people can interact and build community. Well-designed and located parks, park facilities and programs support greater social interaction. Community-building park facilities and activities include reservable picnic areas, amphitheaters, dog parks, garden plots, farmers markets, performances and special events. Collocation of facilities with other community uses can also assist in strengthening communities. Strategy suggestions include ways to increase the community-building role of local parks in residential neighborhoods and providing parks and recreation facilities near other civic uses.

**Issue: Local and urban parks should include a combination of facilities, amenities and gathering spaces to attract and promote social interaction among community members.**

The public parks in the McLean Planning District provide some facilities that help to promote social interaction and better integrate local parks with the surrounding community. Lewinsville Park hosts a seasonal, weekly farmer's market as well as the annual McLean Day festival and includes a reservable community garden plot area. Reservable picnic areas for family and community gatherings are located at Clemyjontri, McLean Central and Olney Parks. McLean Central Park also has a small gazebo and open lawn that is used for musical performances and an annual arts festival. There are no off-leash dog parks in the McLean District.

**Heard from the public: "We need one or more dog parks in the McLean/Pimmit Hills area."**

Strategies:

- M-CB-1. Provide a neighborhood-scale off-leash dog park to serve the McLean community;
- M-CB-2. Promote the establishment of off-leash dog parks in Tysons Corner as that area redevelops and its population grows;
- M-CB-3. Encourage developers to provide community gathering spaces, both indoor and outdoor, in Tysons Corner as that area redevelops and its population grows; and
- M-CB-4. Seek opportunities to include flexible open spaces for public performances and arts in the parks in McLean and Tysons Corner.

**Issue: Parks should be collocated with other civic uses (libraries, community centers, senior centers, etc.) to promote social interaction among community members.**

McLean Central Park is collocated with the McLean Community Center and Dolley Madison Library. The park is used for programming and events associated with the library and community center, while parking and restrooms at these facilities serve park users. Tysons-Pimmit Park is also located adjacent to a library (the Tysons-Pimmit

Library). Several parks in the district are collocated with schools, including Westgate, Haycock-Longfellow, Cooper Intermediate School, and McLean High Parks.

Strategies:

M-CB-5. Add recreational facilities and amenities, where appropriate, to parks in the district that are collocated with other civic uses; and

M-CB-6. Promote the collocation of parks with schools and other civic uses in Tysons Corner as that area redevelops and its population grows.

***THEME: Service Delivery***

The Park Authority provides quality facilities that are well used, but may not be equitably distributed across all parts of the County or accessible to all groups. Countywide and specialty facilities, in particular, may not serve a true county-wide service area. Residents desire recreational facilities and opportunities at parks near where they live and for all age groups and socio-economic populations. Strategy suggestions include creating more facilities, better distributing facilities across the County, and reducing barriers to use.

**Heard from the public:**

**“We need more stuff for teens in parks such as small skateboard areas, tall swings, play equipment with hangout seating built in, open play, etc.”**

Service level standards for over twenty park facility types were established through the 2004 Needs Assessment (<http://www.fairfaxcounty.gov/parks/needsassessment.htm>) process and incorporated into the Countywide Policy Plan (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/parksrec.pdf>) in 2005. Facility standards are countywide goals for providing park and recreation facilities that reasonably satisfy community needs. Standards are expressed in units per population, and are based on extensive

analysis of citizen demand and preferences compared with the existing public facility inventories. Based on the Countywide adopted facility service level standards and projected population growth, Table 2 shows the projected surplus or deficit of several key local serving facilities in the McLean Planning District for the year 2020. While overall facility needs are quantified in Table 2, the location of needed facilities is determined through the site specific master planning process that considers site conditions, context, resources, and community input. For more detailed information on existing facilities in each park and service levels, please see the Existing Conditions Report.

*Table 2: McLean Planning District 2020 Local Serving Facility Needs Analysis*

69,609		2010 population			
76,725		2020 projected population			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 Projected (Deficit)/ Surplus	2020 Projected Service Level
Rectangle Fields	1 field / 2,700 people	24.9	28.4	(3.6)	87%
Adult Baseball Fields	1 field / 24,000 people	5.0	3.2	1.8	156%
Adult Softball Fields <sup>+</sup>	1 field / 22,000 people	1.0	3.5	(2.5)	29%
Youth Baseball Fields <sup>+</sup>	1 field / 7,200 people	10.5	10.7	(0.2)	99%
Youth Softball Fields <sup>+</sup>	1 field / 8,800 people	6.0	8.7	(2.7)	69%
Basketball Courts	1 court / 2,100 people	15.0	36.5	(21.5)	41%
Playgrounds	1 playground / 2,800 people	25.5	27.4	(1.9)	93%
Neighborhood Dog Parks	1 dog park / 86,000 people	0.0	0.9	(0.9)	0%
Neighborhood Skate Parks	1 skate park / 106,000 people	0.0	0.7	(0.7)	0%

<sup>+</sup> 60 ft and 65 ft diamond fields are assigned to the sport where primarily allocated.

**Issue: The Park Authority should provide and equitably distribute facilities to meet established facility service level standards.**

Because most of the McLean Planning District was developed around the middle of the twentieth-century, the rate of growth between 1980 and 2005 was 50 percent below the County's overall growth rate. The projected growth rate between 2005 and 2015 is slightly higher than the County's overall and is projected to be the second highest of all the planning districts.

Most of the population growth in the McLean district will be generated by new high-rise residential development in the Tysons Corner Urban Center, which is expected to be served by Metrorail transit during the next decade. The impact of this type of development will increase the need for urban parks and recreational facilities of all types in this part of the district. The McLean Community Business Center is planned as a medium-sized development center with mixed residential, office and commercial use and will be another source of anticipated growth in the district.

**Strategies:**

- M-SD-1. Expand the Spring Hill RECenter with additional fitness, program and gymnasium space;
- M-SD-2. Study whether new rectangle fields can be added at Langley Fork Park;



M-SD-3. Identify a suitable location for a neighborhood-scale skate park within this district; and

M-SD-4. Encourage developers to provide athletic facilities in Tysons Corner as that area redevelops and its population grows. This may include creative approaches, such as on rooftops, indoors or collocated with other civic uses and/or stormwater management facilities.

**Issue: *The Park Authority should provide new kinds of parks and facilities and in new ways to meet the needs of the County's changing population.***

Tremendous growth in the population of Tysons Corner is anticipated to occur over the next forty years. Residential population is forecasted to reach about 85,000, while the number of jobs in Tysons is forecasted to increase to about 200,000. New residents will live in high rise buildings without private yards and will need access to all types of recreational facilities. Employees will also need access to parks and facilities.

**Heard from the public: "We need more exercise stations for adults. More things geared to single adults."**

Strategies:

M-SD-5. Encourage creation of new urban parks in Tysons Corner, in accordance with the Urban Parks Framework and the urban parkland standard, as that area redevelops; and

M-SD-6. Acquire land, or join in a public-private partnership to acquire land to accommodate a signature central park for Tysons.

**Issue: *The Park Authority should re-examine park master plans to determine if parks are planned to best serve the needs of Fairfax County residents.***

Table 1 identifies the parks in the McLean district that may need some type of master plan action (amend or revise an existing plan or develop a master plan where none exists). An explanation for each of these parks is included in the strategies below.

Strategies:

M-SD-7. Revise the master plan for Greenway Heights Park to reflect that the park is undeveloped and should be managed as a resource-based park and

M-SD-8. Consider revising the master plans for Chesterbrook, Falstaff, Langley Fork, Lewinsville, McLean Central, Tysons Pimmit and Westgate Parks to allow for development of new recreational facilities to meet the needs of McLean residents.

***THEME: Facility Reinvestment***

The Park Authority has a great diversity of facilities and resources in various lifecycle stages. Funding and schedules for replacement or reinvestment are inconsistent and adding new facilities has sometimes taken precedence over renewal of existing

facilities. Strategy suggestions include repairing, replacing, upgrading, and improving utilization of existing facilities and equipment.

***Issue: Repair, replacement, and upgrading of existing park facilities should be addressed through a system-wide lifecycle replacement program that takes into account changing facility needs.***

Playgrounds at parks in the Pimmit Hills area need to be replaced and there is community interest in equipment that is geared towards older kids (climbing structures, skating facilities, etc). Parking lot pavements and facility lighting at several parks are due to be upgraded soon.

Strategies:

M-FR-1. Replace playgrounds at Bryn Mawr, Griffith, Kent Gardens, and Lisle Parks;

M-FR-2. Renovate parking lots and roadways at Marie Butler Leven Preserve and Langley Fork, Olney and Spring Hill Parks;

M-FR-3. Replace tennis court lighting at Linway Terrace, McLean Central, and Westgate Parks; and

M-FR-4. Upgrade rectangle fields at Langley Fork Park.

***Issue: Parking standards and levels of service should reflect user patterns to minimize impacts on surrounding neighborhoods.***

There are frequent parking shortages at Clemyjontri and Lewinsville Parks. Olney Park has a variety of recreational facilities and the park is heavily used, but it has only 20 parking spaces (asphalt) and parking overflows into the adjacent neighborhood.

Strategies:

M-FR-5. Consider increasing parking capacity at Clemyjontri and Olney Parks.

**THEME: Land Acquisition**

Additional parkland is needed to protect and buffer natural areas and historic sites and to provide room to develop new recreational facilities. Strategy suggestions include ways to continue to add appropriate land to the Park Authority's land holdings to expand the park system.

Service level standards for both local and district/countywide parkland were established through the 2004 Needs Assessment and incorporated into the Countywide Policy Plan in 2005. Parkland standards represent countywide goals for providing land for the two types of parks (Local and District/Countywide) that support service delivery and facility development and are expressed in units per population. Local parks include both suburban and urban park types. Resource-based parks occur where resources are located and therefore do not require quantitative service level standards. Please refer

to the Park Classification discussion earlier in this chapter for additional information on park classification descriptions.

Based on adopted service level standards and projected population growth, Table 3 shows the projected surplus or deficit of parkland in the McLean Planning District for the year 2020.

*Table 3: McLean Planning District 2020 Parkland Needs Analysis*

<b>69,609</b>	2010 population					
<b>76,725</b>	2020 projected population					
<b>16,400</b>	District Size (acres)					
	<b>Parkland/Open Space Type</b>	<b>Service Level Standard</b>	<b>2010 Existing Acres</b>	<b>2020 Needed Acres</b>	<b>2020 Projected (Deficit)/ Surplus</b>	<b>2020 Projected Service Level</b>
<b>Fairfax County Parkland</b>	Local Suburban	5 acres / 1,000 people	450	384	<b>66.74</b>	117%
	Urban	1.5 acres / 1,000 people plus 1 acre / 10,000 employees				
	District/Countywide <sup>+</sup>	13 acres / 1,000 people	382	997	<b>(616)</b>	38%
	Resource-Based	*	1,845			
	<b>Parkland Total</b>		<b>2,677</b>			
<b>Private Open Space</b>	Private Recreation		0			
	HOA Property		728			
	<b>Private OS Total</b>		<b>728</b>			
<b>Public &amp; Private Total</b>			<b>3,405</b>			

<sup>+</sup> The District and Countywide Parks that serve this Planning District may be located outside the Planning District and this outlying acreage is not reflected in this table.

<sup>\*</sup> There is no service level standard for Resource-Based parkland. The amount of resource based parkland owned and/or protected is based on the existence and sensitivity of the resources.

**Issue: Parkland for recreation should be provided according to adopted service level standards and distributed equitably throughout the County.**

The McLean District is well served by local parks, except along the Potomac River and in the Tysons Corner area. With redevelopment, there will be opportunities to add local parks in the Tysons Corner area. The Potomac River area is dominated by large parks and overall, the district is well served by District and Countywide parks of all types.

Strategies:

M-LA-1. The Park Authority should seek to acquire the Langley Fork Park property from the National Park Service.

**Issue: Urban parks should be provided in higher density/mixed use areas of the County (i.e. Tysons Corner, Transit Station Areas, Commercial Revitalization Districts).**

Strategies:

- M-LA-2. Additional land should be added to Westgate and Scott's Run Stream Valley Parks to buffer and protect the Scott's Run Stream Valley and to offset impacts of growth in the Tysons Corner Area;
- M-LA-3. New development in the Tysons Corner Urban Center should provide improvements to Westgate and Scott's Run Stream Valley Parks;
- M-LA-4. New development in the Tysons Corner Urban Center should provide new urban parkland and facilities throughout Tysons, including pocket parks, civic plazas, common greens and recreation-focused urban parks; and
- M-LA-5. New development in the McLean Community Business Center should provide new urban parks to serve that area.

***Issue: Property acquisition is important for protecting cultural resources in Fairfax County and ensuring their preservation for future generations.***

Strategies:

- M-LA-6. The Park Authority should assist in protecting known historic structures in the McLean District (such as Swinks Mill Millers House and the Spring Hill Spring House).

***Issue: Property acquisition is an important strategy for protecting natural resources in Fairfax County and ensuring open and natural areas for future generations.***

There are several large, relatively undisturbed private parcels in the Difficult Run and Bull Neck Run stream corridors that provide important linkages between natural areas and areas with high-quality resources but are apparently not protected through easement or other mechanisms. They may be suitable for acquisition for resource protection as parkland.

**Heard from the public: "Purchase as much remaining large-tract, open space along our stream valleys as possible."**

Strategies:

- M-LA-7. Acquire land to extend Scott's Run Stream Valley Park and encourage new Tysons Corner development to make improvements to channelized segments of Scott's Run to control stormwater flow volumes and limit further downstream degradation of Scott's Run;
- M-LA-8. Acquire land to fill in gaps along the Pimmit Run Stream Valley, which is fragmented;

M-LA-9. Seek to acquire and/or protect through purchase, donation, development dedications, or conservation easements remaining natural areas in the district especially large tracts, those connecting to other natural areas and those containing unique or significant natural resources; and

M-LA-10. Encourage owners of large private parcels to place conservation easements on their property, where appropriate, to protect natural resources.

***THEME: Resource Interpretation***

Residents may not be aware of or understand the importance of the vast number of natural and cultural resources the Park Authority holds in public trust. Strategy suggestions include adding to the existing interpretive facilities, signs, and programs. Roadway and trail waysides permit park visitors opportunities to stop and view interpretive signage.

***Issue: The full range of natural and cultural resources within Fairfax County should be interpreted through facilities as needed.***

The McLean Planning district contains the Langley Fork Historic Overlay District and a small portion of the Colvin Run Mill Historic Overlay District, as well as many other important cultural resources. The most important of these are Civil War features, a number of 18<sup>th</sup> and 19<sup>th</sup> century mills and domestic sites, and many Native American sites. These Native American sites exist in abundance in the undeveloped portions of parkland. Site types include Native American campsites, hunting stations and stone quarries.

Scotts Run Nature Preserve and the Marie Butler Leven Preserve provide opportunities to experience and learn about nature and horticultural resources. There are no nature centers in the McLean district.

Strategies:

M-RI-1. Provide cultural resource interpretive facilities at Lewinsville, Marie Butler Leven, and Clemyjontri Parks;

M-RI-2. Establish an interpretive kiosk at a new park near the original crossroads of Tysons Corner to interpret the history of growth and change in the area;

M-RI-3. Replace Cross County Trail (CCT) waysides and incorporate additional interpretive themes; and

M-RI-4. Provide new interpretive signs and waysides at Scotts Run Nature Preserve; and

M-RI-5. Provide resource interpretive facilities at resource based parks and other parks with significant resources in the district.

***THEME: Cultural Resource Stewardship***

Many factors threaten the health, protection and viability of natural and cultural resources on county parkland. Strategy suggestions include focusing on managing threats and actively managing existing natural and cultural resources consistent with guidance provided in the countywide [Cultural Resource Management Plan](#) and [Natural Resource Management Plan](#).

Some of the important cultural resources in the district are Civil War Camp Griffin, Marie Butler Levin Nature Preserve, and Odrick's Corner, an African American settlement. The Langley Fork Historic District and a very small portion of the Colvin Run Mill Historic Overlay District are located in McLean. The district also contains Native American sites that date from the earliest known occupations in the county, some 12,000 years ago up to European contact.

***Issue: Historic structures should be stabilized, repaired, renovated and/or restored to ensure their preservation and availability for public viewing and interpretation.***

No district- or park-specific strategies exist for this issue in the McLean Planning District.

***Issue: Cultural Resources should be identified and evaluated prior to any proposed construction activity.***

Strategies:

M-CR-1. For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary.

***Issue: Impacts to National Register eligible cultural resources should be avoided where at all feasible. If impacts cannot be avoided mitigation level documentation or data recovery should occur.***

Strategies:

M-CR-2. Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate.

***Issue: New, expanded and upgraded facilities are needed to house artifact collections to ensure their preservation for future generations.***

No district- or park-specific strategies exist for this issue in the McLean Planning District. This is an issue of countywide concern that should be addressed with centralized facilities.

***THEME: Natural Resource Stewardship***

The natural areas of the district consist of many small parks and stream corridors (not all publicly owned) connecting natural areas, some as narrow as 20 feet. The larger park parcels including Scotts Run Nature Preserve, the Langley Oaks-Langley Forks-Clemyjontri complex (which is congruent with the National Park Service's Turkey Run Park) and the Pimmit Run Stream Valley Park contain fairly healthy wetlands and habitat that supports uncommon plant and animal species. These parks and several adjacent private parcels constitute the best wildlife habitat and stream buffering in the district.

***Issue: Natural habitats and the wildlife they support are disappearing due to development and are fragmented from development, trails, easements and utilities. Meadow and upland habitats are especially scarce.***

The Marie Butler Leven Preserve is envisioned to become a native arboretum to showcase native plant biodiversity and protect natural resources. The meadow complex on the Salona Property on Route 123 contains several high quality eastern meadow stands that are some of the best in Fairfax County. Most of the parks in the district that provide recreation facilities also have natural areas.

Strategies:

- M-NR-1. Seek to acquire and protect remaining natural areas in the district especially large tracts, those connecting to other natural areas and those containing unique or significant natural resources;
- M-NR-2. Protect and improve existing corridors, linkages and watersheds;
- M-NR-3. Provide new linkages between remaining public and private natural areas;
- M-NR-4. Manage utility corridors and other easements consistent with natural resource goals, not just utility service goals; and
- M-NR-5. Designate permanent resource protection zones on parkland that define appropriate uses and development.

***Issue: Water resources and stream valleys are degraded due to development and associated stormwater runoff.***

The district is located across several watersheds, including Bull Neck, Dead Run, Turkey Run, Scotts Run, and portions of Pimmit Run, Four Mile Creek, and Difficult Run. The district is distinguished by the large amount of public parkland located along streams and rivers, including Scotts Run Nature Preserve and Federal parkland along the Potomac River.

Natural areas and stream corridors are in highly degraded conditions overall; for example, streams have cut banks (as much as 12 feet), silted stream bottoms and low stream fauna diversity. There are very few stormwater controls to capture and/or treat stormwater thus greatly impacting water quality. Opportunities to capture additional stormwater are mostly on private property upslope and upstream of park land.

Strategies:

- M-NR-6. Work with the Department of Public Works and Environmental Services (DPWES) and private land owners to capture and treat stormwater. This could take the form of incorporating Low Impact Development (LID) methods on residential and commercial lots and renovation of larger properties to provide new or enhanced stormwater facilities;
- M-NR-7. Encourage private property owners to adopt wildlife and water friendly landscaping practices to improve water quality and habitat;
- M-NR-8. Encourage the incorporation of creative stormwater management techniques at new urban parks in Tysons Corner; and
- M-NR-9. Restore riparian buffers on parkland to include projects along Pimmit Run and Scott's Run Stream Valleys.

**Issue: *The Park Authority does not have an adequate inventory of natural resources on parkland, nor the capacity to actively manage and protect natural resources.***

Only one of 50 parks in the district has been assessed through a natural resource inventory. As a result, very little is known about what resources exist on park land and what threats they face. There are no natural resource monitoring and management plans in place for natural areas in the McLean Planning District, although a Natural Resource Management Plan for Scotts Run Park is likely to be drafted in the next few years.

Strategies:

- M-NR-10. Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;
- M-NR-11. Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans; and
- M-NR-12. Conduct natural resource inventories and develop and implement natural resource management plans for natural areas.

**Issue: *Non-native invasive plants are threatening natural resources by reducing the diversity of native species and impacting wildlife habitat.***



Due to the mature nature of the development in portions of the McLean district, invasive plant species are well established and often cover large percentages of vegetated areas. Several Invasive Management Area (IMA) sites have been established in this district, including at Bryn Mawr, Falstaff, McLean Hunt Estates and Pimmit View Parks and at the Marie Butler Leven Preserve, although these areas comprise less than one percent of natural area acreage in the district.

Strategies:

- M-NR-13. Educate citizens on the problems associated with invasive plant species. Work with them to eliminate or limit invasives on private property near parks and to prevent new introductions of invasive species; and
- M-NR-14. Expand non-native invasive plant management and habitat restoration on parkland by implementing the Non-Native Invasive Plant [Prioritization Plan](#) and [Assessment](#).

**Issue: *The County has a goal to expand tree canopy. The Park Authority should contribute to this goal wherever possible by ensuring existing forested areas are sustainable and expanding canopy where possible.***

Strategies:

- M-NR-15. Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory;
- M-NR-16. Encourage tree planting and natural landscaping techniques on private land;
- M-NR-17. Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy; and
- M-NR-18. Designate permanent resource protection zones in park master plans that define appropriate uses and development.

**Issue: *The Park Authority should utilize innovative practices in construction of recreational facilities and buildings to minimize impacts to the environment and demonstrate stewardship.***

Strategies:

- M-NR-19. Any additions to or replacement of the Spring Hill RECenter should incorporate green building techniques and materials, low impact development measures and best management practices to the extent possible.