

**APR# 08-II-2M**



**2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE**

**NOMINATION FORM**

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**PART 1. NOMINATOR/AGENT INFORMATION**

Name: Peter Lunt, Agent for T&M McLean Venture, LLC Daytime Phone: 703-448-4306

Address: 8230 Leesburg Pike, Suite 300  
Vienna, VA 22182

Nominator E-mail Address: plunt@nvcommercial.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
*Peter Lunt*

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)  
*Peter Lunt*

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Peter Lunt, agent for T&M McLean Venture, LLC, Exec. Committee Member. T&M McLean Venture, LLC is owner of the property known as "McLean Professional Park" (Tax Map Nos. 30-2((1))23 and 30-4((1))13

THIS BOX FOR STAFF USE ONLY	
Date Received:	_____
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Dranesville  Hunter Mill  Providence  Sully

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 6.256 acres 272,511 square feet

Is the nomination a Neighborhood Consolidation Proposal?  Yes  No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.)  Yes  No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: For current Comprehensive Plan Text, please see Tab "Part 4."

b. CURRENT PLAN MAP DESIGNATION: Office

c. CURRENT ZONING DESIGNATION: C-2



**NOMINATION FORM**

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Delete the language "no new retail" and add language to allow limited neighborhood serving retail at McLean Professional Park. Please see Tab "Part 4."

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Please see Tab "Part 4."

f. NON-RESIDENTIAL: Check the appropriate use  Office  Retail  Government/Institutional  
 Industrial  Open Space  
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.37 TOTAL Gross Square Feet: ~~274,428~~ 99,972  
 AR Calculations are for McLean Professional Park Only (Tax Map Nos. 30-2((1))23 and 30-4((1))13)

Categories	Percent of Total FAR	Square feet
Office	87%	87,072
Retail	13%	12,900
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>99,972</b>

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- |   |  |
|---|--|
| <input type="checkbox"/> .1 - .2 du/ac (5-10 acre lots) | <input type="checkbox"/> 5 - 8 du/ac                         |
| <input type="checkbox"/> .2 - .5 du/ac (2-5 acre lots)  | <input type="checkbox"/> 8 - 12 du/ac                        |
| <input type="checkbox"/> .5 - 1 du/ac (1 - 2 acre lots) | <input type="checkbox"/> 12 - 16 du/ac                       |
| <input type="checkbox"/> 1 - 2 du/ac                    | <input type="checkbox"/> 16 - 20 du/ac                       |
| <input type="checkbox"/> 2 - 3 du/ac                    | <input type="checkbox"/> 20+ (specify 10 unit density range) |
| <input type="checkbox"/> 3 - 4 du/ac                    |  |
| <input type="checkbox"/> 4 - 5 du/ac                    |  |

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>			



**PART 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

Please see Tab "Part 5."

**PART 6: JUSTIFICATION**

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

Please see Tab "Part 6."

*All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:*



Fairfax County Planning Commission Office  
Government Center Building  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035-5505

**PROPERTY INFORMATION TABLE**

Tax Map No.	Street Address of Parcel (if available)	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0304-01-0013		T and M McLean Venture, LLC	8230 Leesburg Pike Suite 500 Vienna, VA 22182	1.924	
0302-01-0023	1477 Chain Bridge Rd. McLean, VA 22101	T and M McLean Venture, LLC	8230 Leesburg Pike Suite 500 Vienna, VA 22182	4.332	

\*\*Replacement Page\*\*

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

**a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property:**

**McLEAN CBC SUBAREA GUIDELINES**

Subarea #2: Chain Bridge Road, Tennyson Drive, CBC Line, and Westmoreland Street.

Guidelines	
Planning Objective	Institutional use (church) and low scale townhouse office as transitions between single-family neighborhood and CBC.
Land Use Objective	Maintain institutional use (church) and low/medium density commercial office. If church site redevelops, it should be as low density townhouse residential use. For office use, retain transitional character, height no more than 40 ft., landscaped 30% open space and pedestrian plaza along Chain Bridge Road frontage, no new retail, bus shelter. Retain existing retail.
Implementation Strategy	Existing zoning.
Parking Requirement	As required by existing zoning.
Design Objective	
Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G or Commercial Office Walkway type H East (Tennyson Drive): Public Walkway type E or Commercial Office Walkway type H West (Westmoreland Street): Public Walkway type E or G
Building Envelope Guidelines	Mixed-Use Shopping Center type J or Rowhouse Office type K.
Building Relationships	Cluster townhouse with surface parking areas broken by landscaping and varied building forms.
Special Considerations	Provide landscaped buffer when adjoining single-family housing. Bikeway on eastern side along Tennyson Drive. Add landscaping and street trees along Chain Bridge Road and Tennyson Drive.

**b. CURRENT PLAN MAP DESIGNATION:**

McLean CBC Subarea 2.  
Rowhouse Office Type K  
Parcel ID # 030201023  
Property Known as “McLean Professional Park”  
Office

**c. CURRENT ZONING DESIGNATION:**

C-2 Limited Office

**d. PROPOSED COMPREHENSIVE PLAN DESIGNATION:**

**McLEAN CBC SUBAREA GUIDELINES**

Subarea #2: Chain Bridge Road, Tennyson Drive, CBC Line, and Westmoreland Street.

Guidelines	
Planning Objective	Institutional use (church) and low scale townhouse office and limited neighborhood-serving retail as transitions between single-family neighborhood and CBC.
Land Use Objective	Maintain institutional use (church) and low/medium density commercial office and neighborhood-serving retail. If church site redevelops, it should be as low density townhouse residential use. For office retail use, retain transitional character, height no more than 40 ft., landscaped 30% open space and pedestrian plaza along Chain Bridge Road frontage, bus shelter. Retain existing retail.
Implementation Strategy	Existing zoning and/or zoning for neighborhood retail.
Parking Requirement	As required by existing zoning.
Design Objective	
Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G or Commercial Office Walkway type H East (Tennyson Drive): Public Walkway type E or Commercial Office Walkway type H West (Westmoreland Street): Public Walkway type E or G
Building Envelope Guidelines	Mixed-Use Shopping Center type J or Rowhouse Office type K.
Building Relationships	Cluster townhouse with surface parking areas broken by landscaping and varied building forms.
Special Considerations	Provide landscaped buffer when adjoining single-family housing. Bikeway on eastern side along Tennyson Drive. Add landscaping and street trees along Chain Bridge Road and Tennyson Drive.

**e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)**

The current Plan calls for “no new retail” at McLean Professional Park. The nomination proposes to omit the three words “no new retail,” and will allow for a wider scope of uses at McLean Professional Park. This change will allow the owners the flexibility to satisfy the demand from the community for quasi and low intensity retail uses. Development under the new text will allow for a small neighborhood courtyard in the center of the cluster of buildings closest to Chain Bridge Road (see attached drawings). This cluster of buildings will have the flexibility to be used for art galleries, boutique furniture showrooms, interior design shops with retail sales of home accessories, other boutique shops such as clothing stores, jewelry studios and shops, small coffee shops, cafes, or bistros. Some outdoor seating will be provided in the existing yard area, and the central courtyard will be enhanced with wider, more attractive sidewalks, public seating areas, and improved landscaping.

The four buildings closest to Chain Bridge Road at the McLean Professional Park will be improved with larger more retail storefront type windows, awnings, attractive upscale retail signage. The structural elements of the buildings will not change, the building height will not change, and the unit sizes will not change. There will be an additional entrance west of the existing entrance; the additional entrance will create a safer access to the property than what exists today. The buildings and uses adjacent to residential properties will not change. The development would only differ in the types of uses currently allowed, and the small improvements necessary for those uses (awnings, signage, courtyard, outdoor seating, public space furniture).

## **PART 6: JUSTIFICATION**

**Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).**

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.**
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.**

### **Justification for Nomination**

This proposed change to the Comprehensive Plan for the McLean Subarea 2 will better achieve the Plan objectives than that which is currently in the adopted Plan. The current Comprehensive Plan calls for Subarea 2 to “transition between single-family and CBC,” but it specifically states there should be “no new retail” on the site. There is strong community demand for limited, low intensity retail uses at the property. These uses will better serve the neighborhood’s needs while maintaining a transition between the single-family neighborhoods and the retail center of the CBC, which is just one block away.

McLean Professional Park, located at 1477 Chain Bridge Road is a townhouse office complex that is currently used for community-serving office uses such as law firms, doctor’s offices, insurance offices, investment advisors, architects, small technology companies, engineering firms, and non-profit organizations. Recently, there has been an increase in quasi-retail tenants using the office spaces for uses such as yoga studios, private fitness trainers and interior design services. The Park's owners have been seeing strong demand for local retail users who would like to open businesses at the property for uses such as art galleries, interior design shops with retail sales of home accessories, small furniture showrooms, boutiques, coffee shops, cafes, or bistros. Given that the current Comprehensive Plan includes the language “no new retail,” owners have been turning away prospective tenants that wish to open community-serving retail shops at our property. Striking the language “no new retail” from the Comprehensive Plan would allow community-serving retail uses that the community is demanding and would create a more interesting and neighborhood-serving transition from the single-family neighborhoods to the heart of the CBC, just one block away.

The new retail uses would serve the professionals at the approximately 95 different businesses at the property on a daily basis, and would also provide new services to the greater neighborhood. The uses would most likely remain open later in the evening each day, and would be open on weekends, providing complementary schedules to the existing users. National retailers and chains are not practical fits for the residentially

scaled, small neighborhood center, nor will they be targets for the property. Instead, the space is intended to be leased by local independent business owners seeking to serve the McLean community, close in to the CBC.

Under the new plan, owners intend to allow some retail uses only in the in the four-building section of the property that is the closest to Chain Bridge Road. There will be no change to the other buildings on the property, and the areas of the property that are directly adjacent to residential properties will not be changed. Owners will maintain the existing 6-foot brick wall and landscape buffers adjacent to residential uses.

The structural elements, building heights, and the unit sizes in the front cluster of buildings closest to Chain Bridge Road, will not change. The development would only differ in the types of uses currently allowed, subject to small exterior improvements necessary for those new uses. The building facades of the front cluster of buildings will remain the same except that they will be upgraded with larger windows, colorful awnings, and attractive signage. Given the small-scale change, the buildings will remain compatible with existing styles and designs. The new enhancements (larger windows, awnings, and signage) will provide a more vibrant identity and attractiveness that will set this property apart as a unique community asset, while maintaining the existing residential scale.

The central courtyard will be a lively pedestrian-oriented space where patrons can stroll by interesting store windows, meander through mature landscaped pockets, and enjoy the outside seating areas. The creation of the new courtyard area will capitalize upon the existing mature trees to create a unique and beautiful public space. In addition, the sidewalk along Chain Bridge Road will be upgraded to the McLean Streetscape standards as closely as possible within the space available. This sidewalk upgrade will help provide a pedestrian entrants along Chain Bridge Road to the pedestrian-oriented CBC just one block away.

The current owners have owned and managed the property since 2006. During that short time, they have increased the occupancy from approximately 80% to 97%. In addition, they have improved the physical condition of the property. McLean Professional Park was awarded the Greater McLean Chamber of Commerce Beautification Award for 2007. The same owners and managers who increased occupancy and implemented award-winning beautification improvements will continue to operate the property, and will continue to further enhance the property. The owners are all seasoned real estate professionals, each with over 20 years in the real estate industry. The owners have been closely tracking the CBC plans for McLean and believe that this new plan will best complement the new Main Street Project as well as the existing neighborhood features that will remain unchanged.

T&M McLean Ventures  
11477 Chain Bridge Road  
McLean, VA 22101

APR# 08-II-2M  
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S I T E P L A N

SCALE: 1"=30'-0"

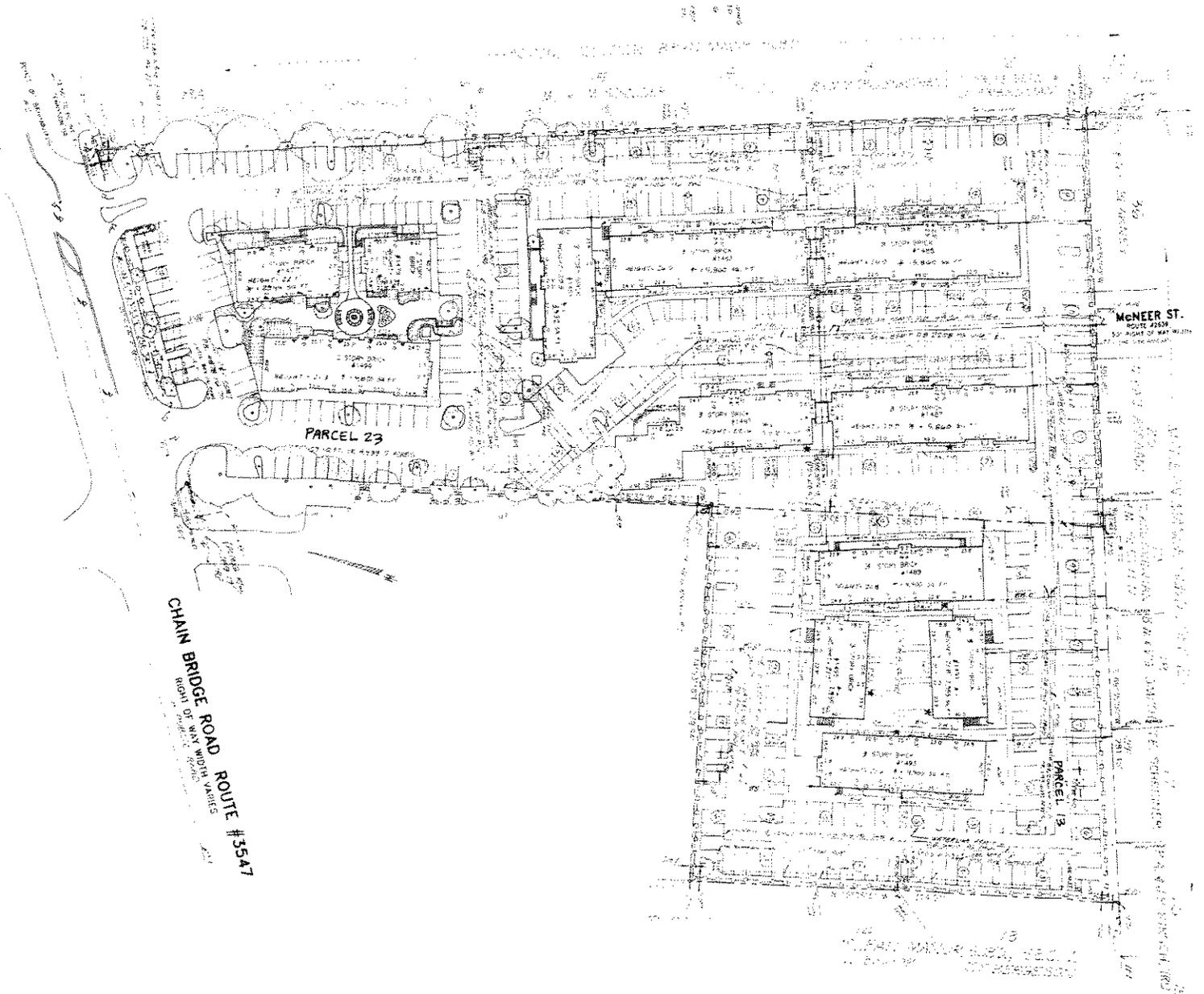
McLean Professional Park  
Bridge Road, McLean, VA 22101

PROJECT NUMBER: 200801000

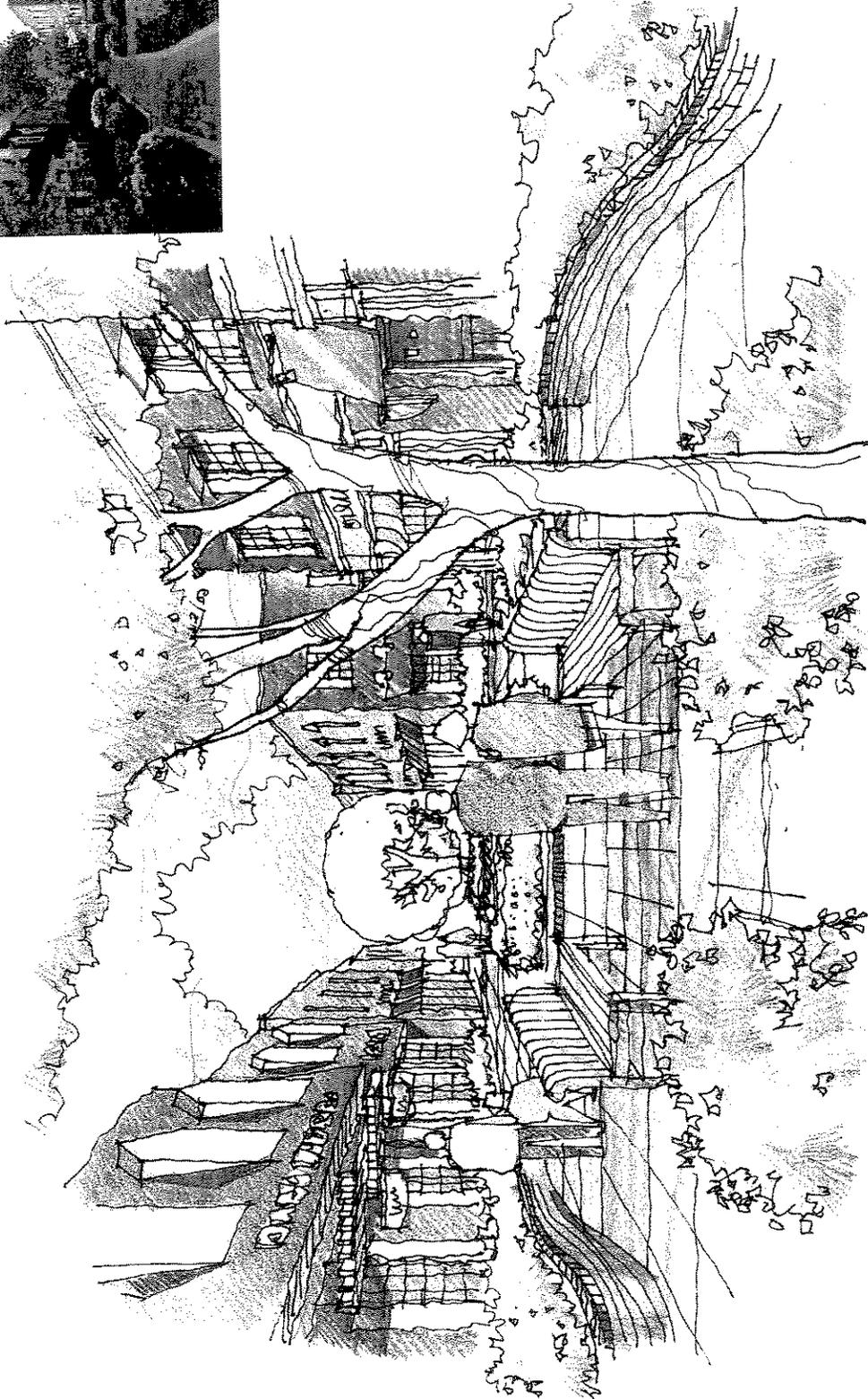
DATE: 08-11-2008



ROBINSON VANSPRIKER  
ARCHITECTS  
ARCHITECTS  
ARCHITECTS  
ARCHITECTS







**VIEW FROM SOUTH**

**Schematic Design  
McLean Professional Park  
Chain Bridge Road, McLean, VA 22101**

PROJECT NUMBER: 2008010.00

**T&M McLean Ventures  
11477 Chain Bridge Road  
McLean, VA 22101**

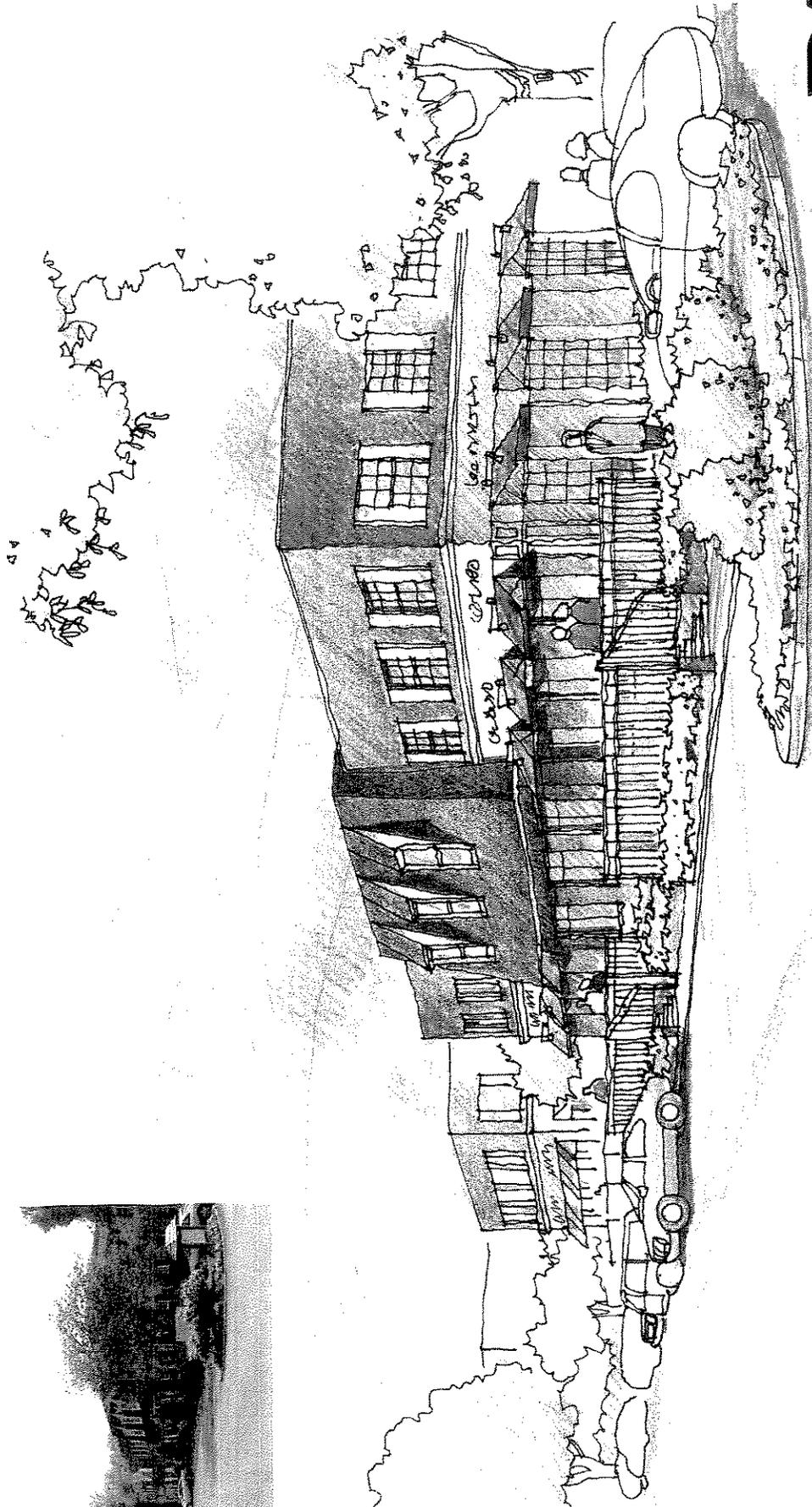
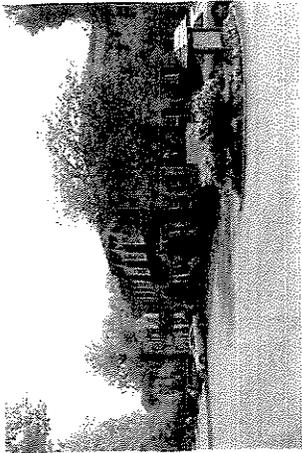


**ROUNDS VANDUZER  
ARCHITECTS  
467A N. WASHINGTON STREET  
FALLES CHURCH, VA 22046  
703.533.9577  
703.533.7866 (FAX)**

**Date: 05-21-2008**

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ROUNDS VANDUZER  
ARCHITECTS  
404 N. WASHINGTON STREET  
FALLS CHURCH, VA 22066  
703-533-8377  
703-533-7886 (FAX)

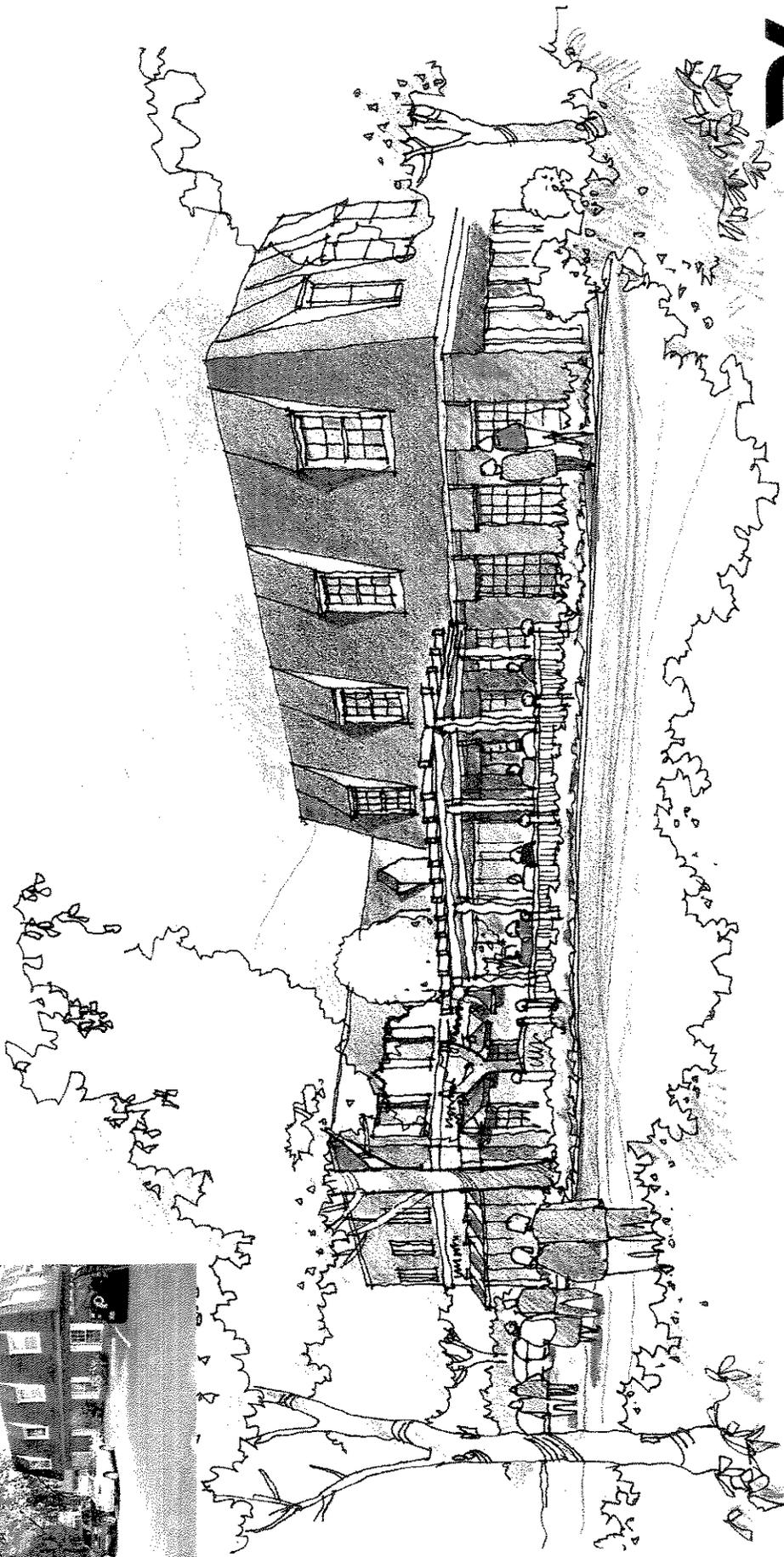
Date: 05-21-2008

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**VIEW FROM NORTHEAST**  
Schematic Design  
**McLean Professional Park**  
Chain Bridge Road, McLean, VA 22101

PROJECT NUMBER: 2008010.00

**T&M McLean Ventures**  
**11477 Chain Bridge Road**  
**McLean, VA 22101**



**VIEW FROM NORTHWEST**

**Schematic Design  
McLean Professional Park  
Chain Bridge Road, McLean, VA 22101**

PROJECT NUMBER: 200801040

**ROUNDS VANDUZER  
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404 N. WASHINGTON STREET  
FALLS CHURCH, VA 22034  
703-532-2885 (FAX)

Date: 05-21-2008

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**T&M McLean Ventures  
11477 Chain Bridge Road  
McLean, VA 22101**

