

**PRELIMINARY
STAFF REPORT
2008-2009 AREA PLANS REVIEW**

SUPERVISOR DISTRICTS: Dranesville

APR ITEM:APR# 08-II-2M

NOMINATOR(S): Peter Lunt, agent

ACREAGE: 6.256 Acres

TAX MAP I.D. NUMBERS: 30-2((1))23;30-4((1))13

GENERAL LOCATION: McLean Professional Park is generally located southwest of Chain Bridge Road and Tennyson Drive

PLANNING AREA(S): II

District(s): McLean

Sector: Kirby (M3)

Special Area(s): McLean CBC (Sub Area #2)

ADOPTED PLAN MAP: Office

ADOPTED PLAN TEXT: Low/medium density office. No new retail.

For complete McLean CBC Subarea 2 Plan text see Attachment I.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Low/medium density office. Allow 12,900 square feet of retail in existing office buildings.

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

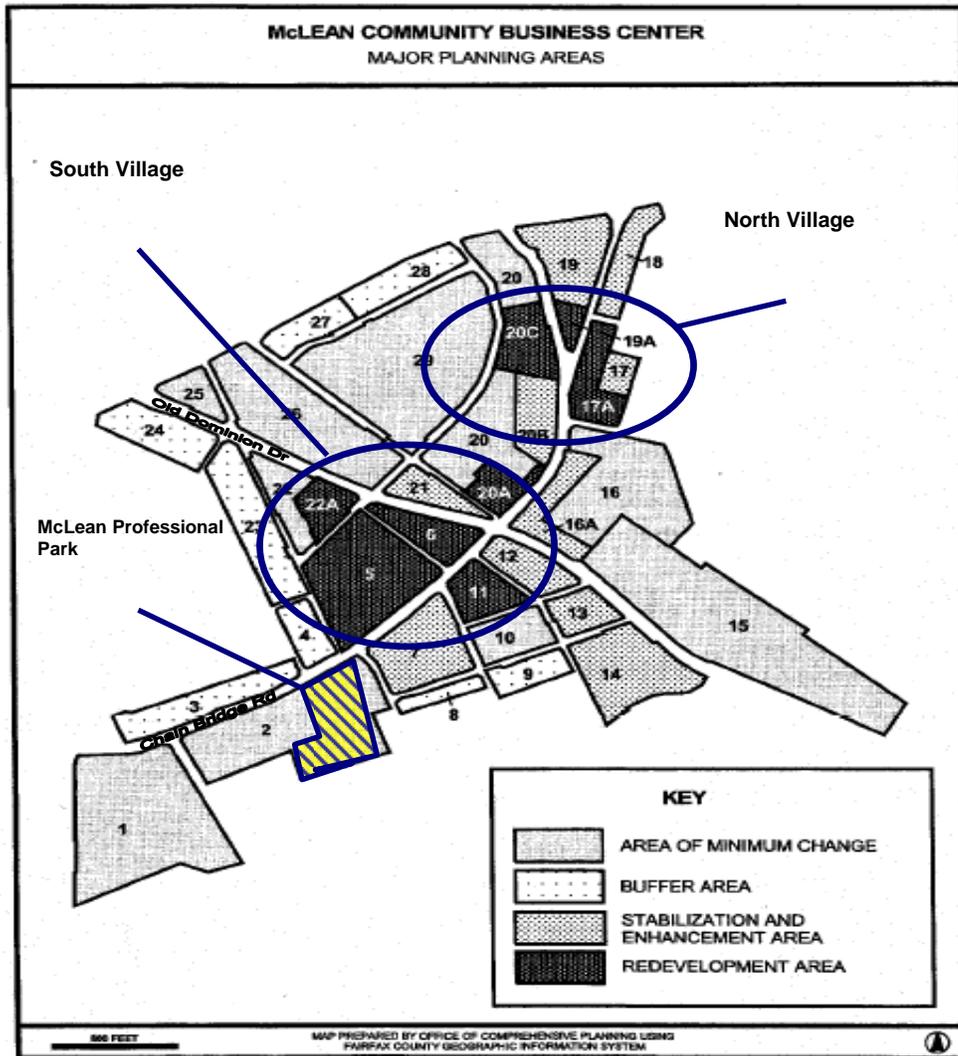
Approve Staff Alternative

Retain Adopted Plan

The Comprehensive Plan recommends the subject area as appropriate for office use and infill development. Retail use is not planned in this location in order to 1) focus such uses in the McLean North and South Village and 2) encourage a compatible transition with residential neighborhoods. This long standing guidance has been the basis for land use decisions in the McLean Revitalization area. Although the nomination does not propose a significant amount of retail, the addition of this use in this location is clearly in conflict with overarching Comprehensive Plan policies and if accepted could weaken the ability to focus retail use in the Village areas.

PLANNING HISTORY AND CRITICAL ISSUES

Concept for Future Development for the McLean Community Business Center (CBC): The McLean CBC current Comprehensive Plan guidance was adopted by the Board of Supervisors on March 9, 1998. The land use concept for the McLean CBC is for a community serving commercial center that also serves as a community focal point. The strategy for implementing the vision for the McLean CBC, as stated in the Comprehensive Plan, is to have future development intensification be focused on a “North Village” area and “South Village” area. Further, the Stabilization and Enhancement areas are places, which have much of the existing retail and are planned to maintain and enhance the area’s convenience retail. The McLean urban design guidance also encourages the creation of focused density nodes. The Plan states “Using good urban design principles, the primary task of this Plan should be to provide the missing focused density nodes needed to create identity-producing urban spaces.”

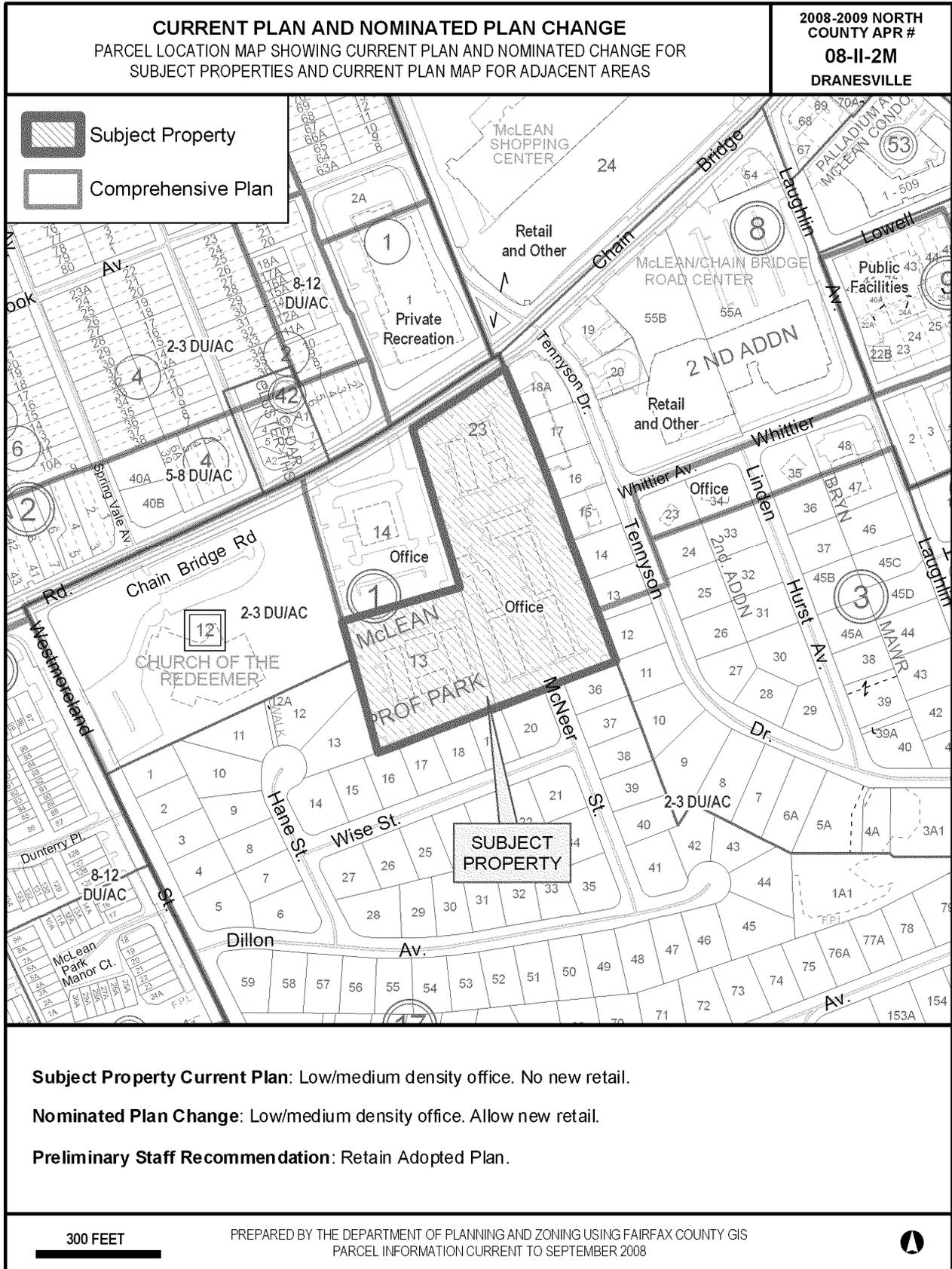


The subject property for APR nomination 08-II-2M is the McLean Professional Park, which is located in Subarea 2, an area designated as an Area of Minimum Change in the McLean Concept for Future Development. Areas of Minimum Change and Buffer Areas ring the CBC and are intended to provide a transition from the commercial areas to residential. Currently the subject property is planned for low to medium density office. Further Plan guidance for Subarea 2 is for the existing retail to be retained and it indicates that there should be no new retail. APR nomination 08-II-2M proposes to change Comprehensive Plan guidance for the McLean Professional Park property to permit retail on the portion of the property that contains the northernmost four office buildings.

Permitting additional retail in Subarea 2 would conflict with the overall objectives for the McLean CBC to create two focused density nodes (North and South Village areas) and to enhance the existing retail along the four major entrances to the CBC in the Stabilization and Enhancement areas. Permitting additional retail on this subject property could create a precedent for other property along the outer areas of the CBC which could, over the long run, undermine efforts to encourage the revitalization of the core North and South Village areas. This would also set a precedent for disregarding the strategy for implementing the McLean CBC Concept for Future Development as found in the Comprehensive Plan.

The staff analysis considered the benefits that could arise from the changes proposed in the nomination. The addition of retail to the northernmost buildings may improve the appearance of the McLean Professional Park along Chain Bridge Road and there may be an opportunity to implement the trails and streetscape guidance for this property. Further, a new Chain Bridge Road access on the northwestern corner of the property may be possible. Relocating the existing access to the west would improve the function and safety of ingress and egress for the McLean Professional Park. However, these benefits may not supersede the consideration of implementing the long term goal of the McLean CBC concept for future development.

Transportation: The addition of 12,900 square feet of retail use on this site is estimated to increase the daily vehicle trips by 468 trips per day. The morning peak hour trips at the site would be increased by 27 trips into the site and 44 trips out of the site. The evening peak hour trips at the site would be increased by 34 trips into the site and 17 trips out of the site. This sites access is located on the eastern part of the Chain Bridge Road frontage. If the access were moved to the west, the function and safety would be greatly improved.



ATTACHMENT I

Current Comprehensive Plan Text for McLean CBC, Subarea 2

Fairfax County Comprehensive Plan, 2007 Edition, Area II, McLean Planning District as amended through 8-6-2007, McLean Community Business Center, Subarea 2, page 36:

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.