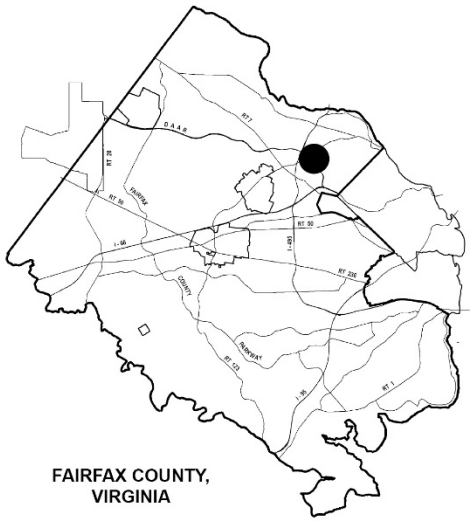


AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

GENERAL LOCATION: West side of Beverly Road, north of Elm Street.

PLANNING AREA AND DISTRICT:
Area II, McLean Planning District

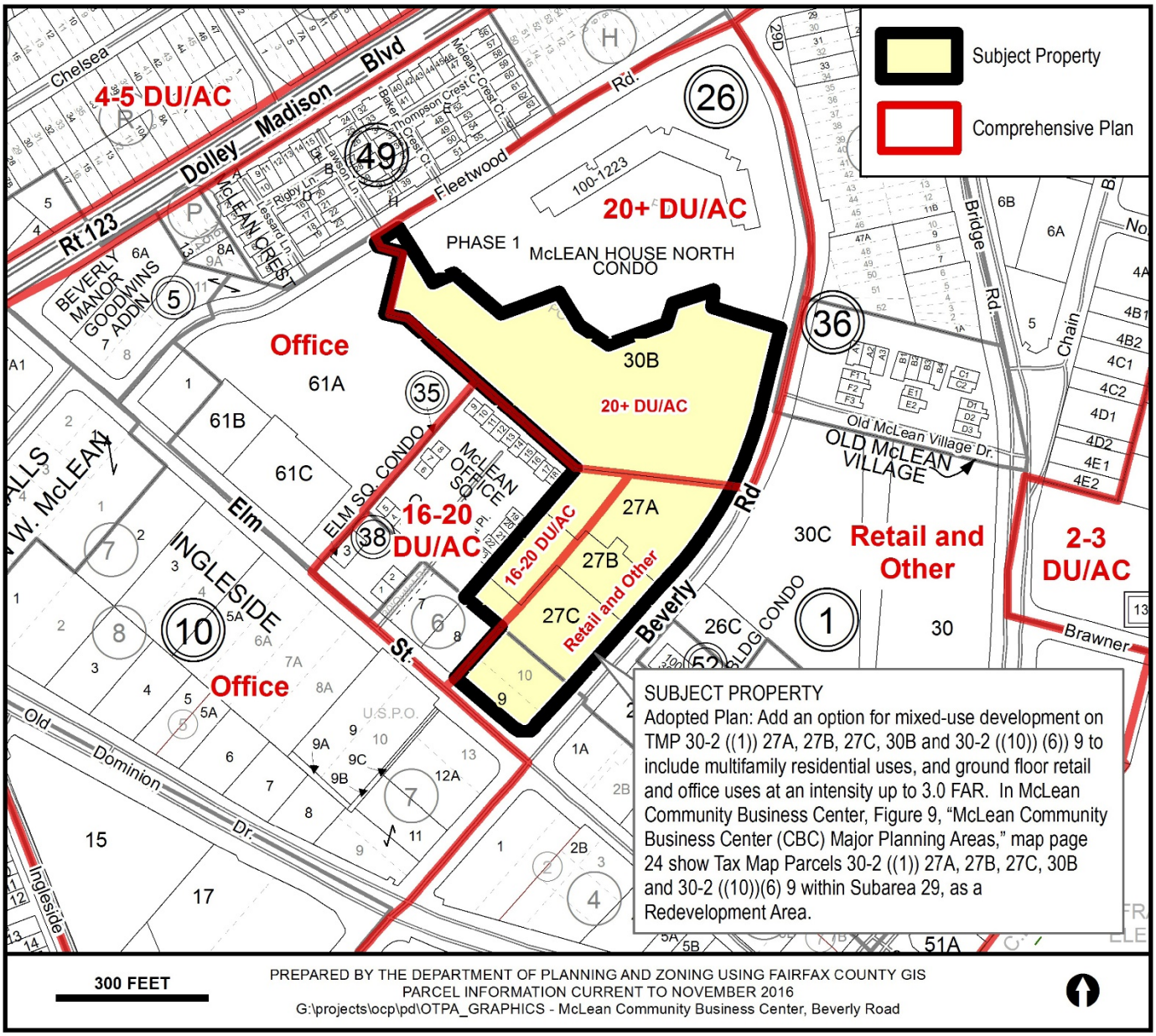
SPECIAL PLANNING AREA:
McLean Community Business Center, Subarea 29

PARCEL LOCATION: 30-2 ((1)) 27A, 27B, 27C, 30B and 30-2 ((10)) (6) 9

SUPERVISOR DISTRICT: Dranesville

ADOPTED: November 1, 2016 **ITEM NO.** 2016-II-M2

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2013 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 as underlined and deleted text is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 9-20-2016, McLean Community Business Center, Land Use, page 26:

"**A. Redevelopment Areas**

A principal element of this Plan is the desire to stimulate change at the core areas of the CBC. The core areas are generally defined as those areas within a one block radius of the intersection of Chain Bridge Road and Laughlin Avenue ("South Village") and the fork intersection of Chain Bridge Road and Old Chain Bridge Road ("North Village") and at the northeast corner of Elm Street and Chain Bridge Road.

These core areas, which are designated as part of the **Redevelopment Area**, present an opportunity to establish a stronger image within the area and to direct future change in the overall CBC.

To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 20a, 20c, 22a and Tax Map Parcels 30-2((1)) 27A, 27B, 27C, 30B and 61 and 30-2((10))(6) 1 and 9 of Subarea 29) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 19a, 20a, 20c, 22a and 29 (pt.)), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities, including the placement of utilities underground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 9-20-2016, McLean Community Business Center, Land Use, page 29:

"6. ~~The northwestern~~ Pportions of Subarea 29 ~~is~~are planned for mixed-use redevelopment to include multifamily residential, office, and ground-floor retail uses. The redevelopment should support the existing and planned commercial uses in the core of the CBC, improve internal and external pedestrian and bicycle connections, and create a more active streetscape

along Elm Street, Beverly Road, and Fleetwood Road. Publicly accessible open space areas should distinguish the redevelopment. The open space areas should provide passive and active recreation facilities, as well as pedestrian walkways consistent with the Urban Park Framework."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 9-20-2016, McLean Community Business Center, Subarea Guidelines, Subarea 29, page 73:

"McLEAN CBC SUBAREA GUIDELINES

Subarea #29: Elm Street, Beverly Road, and Fleetwood Road.

Guidelines	
Planning Objective	Establish as the core area of CBC office and residential development.
Land Use Objective	Office and ground-floor retail uses with a maximum intensity of .50 FAR. Eastern portion of subunit planned for housing development. As an option, on Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1, mixed-use development to include office, retail and multifamily residential uses up to 400,000 square feet of development at an overall intensity up to 1.94 FAR may be appropriate, subject to the following conditions: • Consolidation of Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1. If consolidation is not achievable, inter-parcel access should be established and a coordinated and continuous streetscape design created; • Ground-floor retail uses and/or community amenity spaces are provided; • Building façades are articulated with the upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area, where appropriate; • A maximum building height of 75 feet is not exceeded; • Surface parking is minimized, and above ground parking structures are discouraged in favor of underground parking. Underground parking is preferred in order to minimize visible impacts and create a pedestrian-oriented environment. Creative approaches, such as shared parking should be considered; • Urban design elements that incorporate the recommendations of the McLean Open Space Design Standards and features such as urban parks and plazas, landscaped open space, active recreational amenities and public art are provided; • A thorough traffic impact analysis of the proposed development is conducted with appropriate mitigation measures identified; • A coordinated pedestrian and bicycle circulation system is provided that improves internal circulation and connects to neighboring properties and the existing and planned pedestrian and bicycle routes; • Accommodate public transit facilities through such features as bus shelters at transit stops;

- The stormwater management system is designed to control total volume of runoff and peak hour volume of runoff during the 2-year 24-hour storm and stormwater runoff is controlled such that the total phosphorus load for the subject property is no greater than for new development as specified by the county's Stormwater Management Ordinance. As an alternative, the stormwater management system can be designed to attain the Rainwater Management credits of the most current version of LEED for New Construction or LEED for Core and Shell. As an additional alternative, the stormwater management system can be designed to optimize site-specific and/or downstream improvements that are consistent with adopted watershed management plans;

- Non-invasive plantings and landscaping materials are used to reduce the spread of invasive species.

As an option on Tax Map Parcels 30-2((1))27A, 27B, 27C and 30B and 30-2((10))(6)9, mixed-use development to include multifamily residential and ground floor retail and office uses facing the street at an intensity up to 3.0 FAR, inclusive of Affordable Dwelling Units, may be appropriate subject to the following conditions:

- Consolidation of Tax Map Parcels 30-2((1))27A, 27B, 27C and 30B and 30-2((10))(6)9 is strongly encouraged. If full consolidation cannot be achieved, initial development should occur on no less than three acres and should demonstrate how redevelopment on the adjoining parcels subject to this option can be integrated into a cohesive redevelopment in the future. Under this scenario, redevelopment at the highest intensity may not be possible;

- A building height of 90 feet is not exceeded;

- Any phasing of any redevelopment should occur in an manner that public infrastructure improvements and public amenities are completed during the first phase of development, to the extent feasible;

- Surface parking is minimized. Underground parking structures are preferred over above-ground parking structures in order to minimize visible impacts on the adjacent area and create a pedestrian-oriented environment. Parking structures should not be visible from public roadway or adjacent property, except for garage entrance(s) or exit(s), which should not face Elm Street or Beverly Road. Creative approaches, such as shared parking should be considered;

- Public open space in the amount of 35 percent of the site should be provided;

- Redevelopment should satisfy all applicable urban design, transportation and stormwater management development criteria listed in the option for Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1.

Implementation Strategy	~~Existing zoning, except for the residential option on parcels 30-2((1))61 and 30-2((10))(6)1 which may be implemented through a rezoning application.~~ The land use objectives will be implemented through a rezoning application.
Parking Strategy	As required by Zoning Ordinance.
Design Objective	
Public Space Guidelines	North (Fleetwood Road): Public Walkway type G or Commercial Office Walkway type H East and South (Beverly Road): Public Walkway type E or G, or Commercial Office Walkway type H. The option for properties along Beverly Road should utilize Commercial Office Walkway type H to include an 8-foot green/planting space from street curb to sidewalk, 8-foot sidewalk and 12 feet of open space between the sidewalk and the nearest edge of the building facade. West (Elm Street): Public Walkway type E or G, or Commercial Office Walkway type H
Building Envelope Guidelines	Freestanding Retail type I or Mixed-Use Shopping Center type J.
Building Relationships	Building mass should frame space of all surrounding streets. Parking is set behind building at center of block or underground.
Special Considerations	Provide extensive landscaping along Elm Street, with street tree plantings to provide continuity to the public space. On-street bikeway along Fleetwood Road. Retain the ~~T~~through-block landscaped pedestrian facility connecting ~~Post Office~~ Fleetwood Road with Beverly Road. ~~Post Office with existing pedestrian walkway along McLean House area.~~ Provide public amenities, open space and tree planting.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, amended through 9-20-2016, McLean Community Business Center, Figure 9, "McLean Community Business Center (CBC) Major Planning Areas," page 24 to show Tax Map Parcels 30-2((1))27A,27B,27C,30B and 30-2((10))(6)9 within Subarea 29, as a Redevelopment Area:

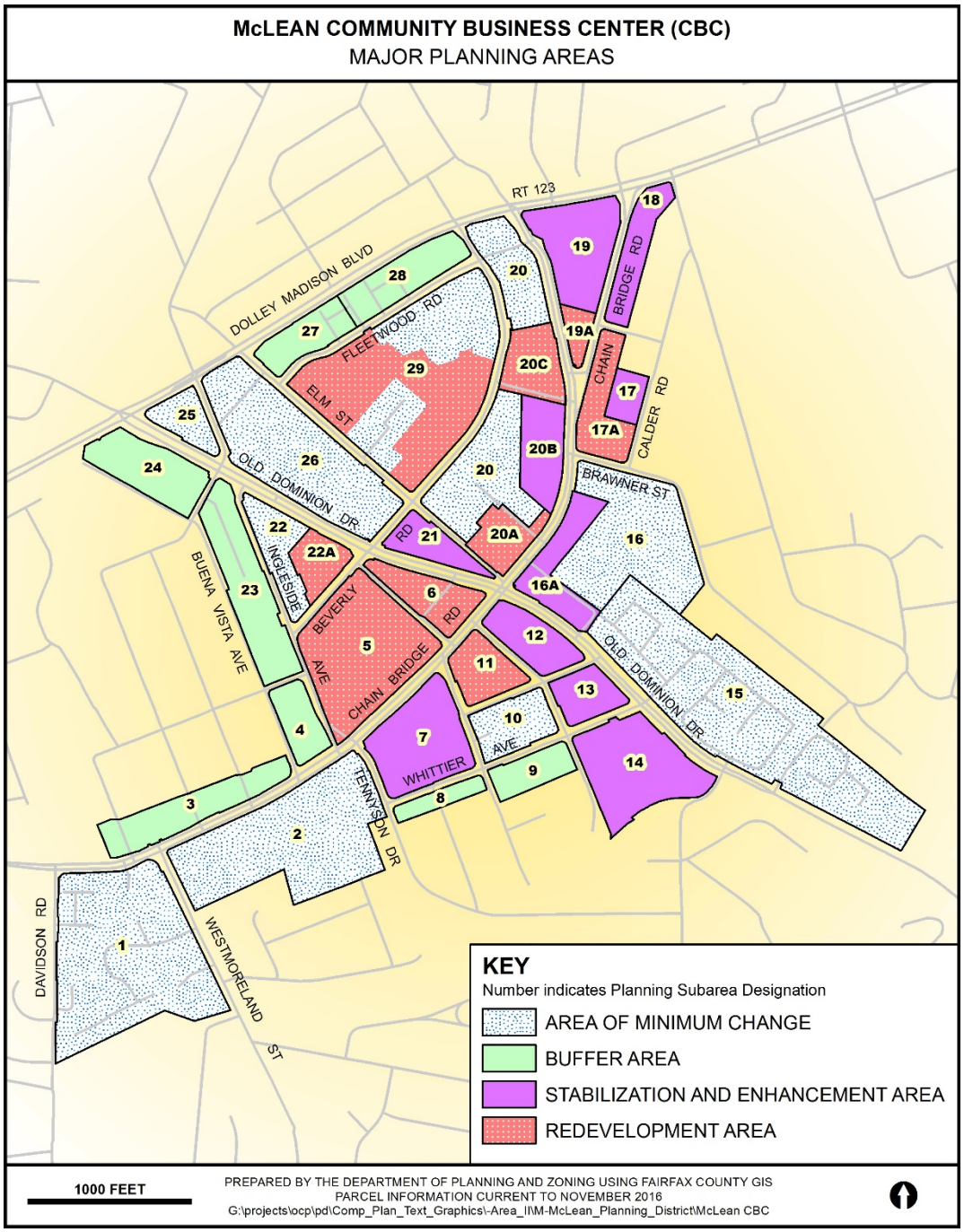


FIGURE 9

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Transportation Plan Map will not change.