PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2016-II-M2
September 22, 2016

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

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: Area II

PLANNING DISTRICT:
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

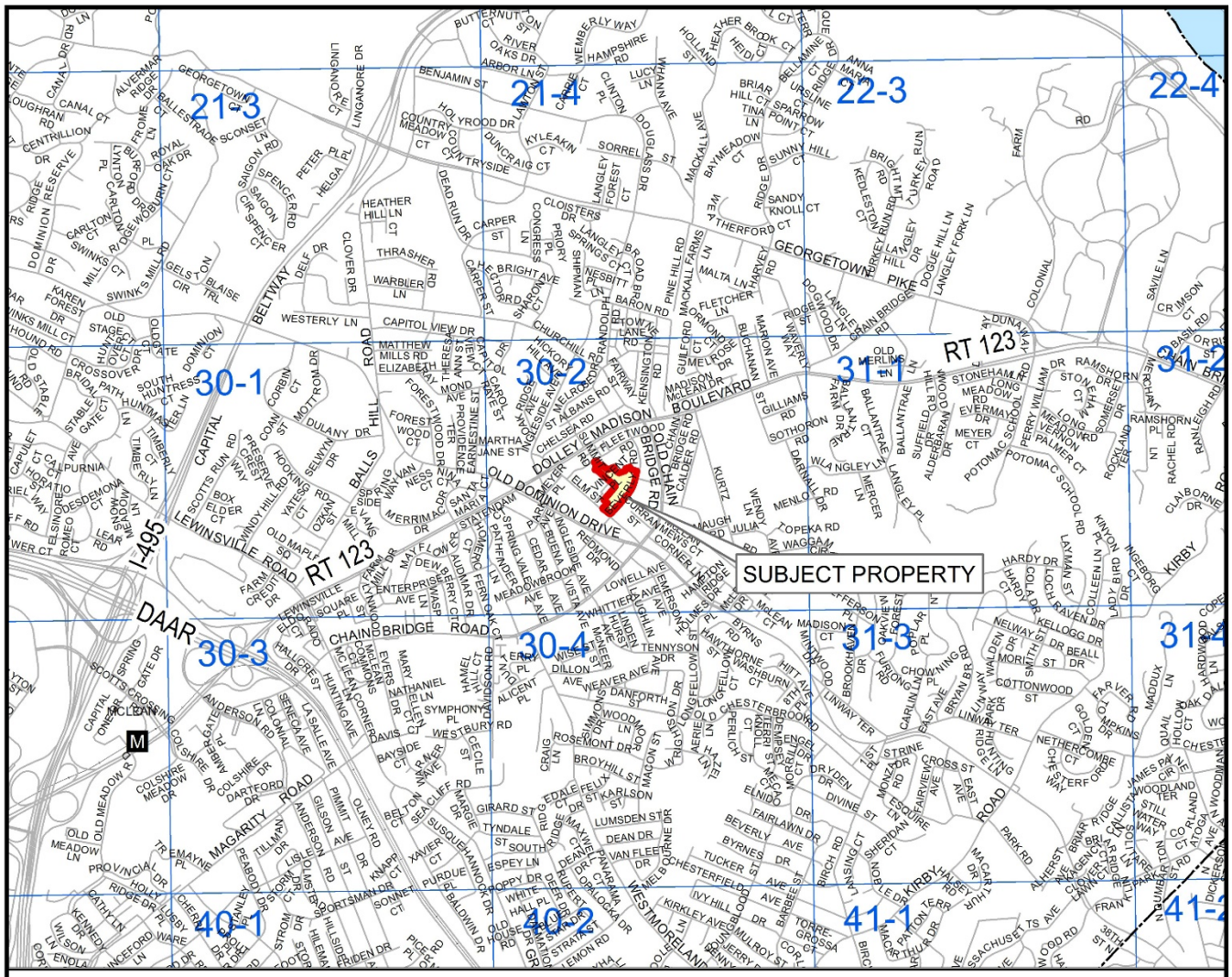
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Thursday, October 6, 2016 @ 8:15 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, November 1, 2016 @ 4:00 PM

PLANNING STAFF <u>DOES</u> RECOMMEND THIS ITEM FOR PLAN AMENDMENT

Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

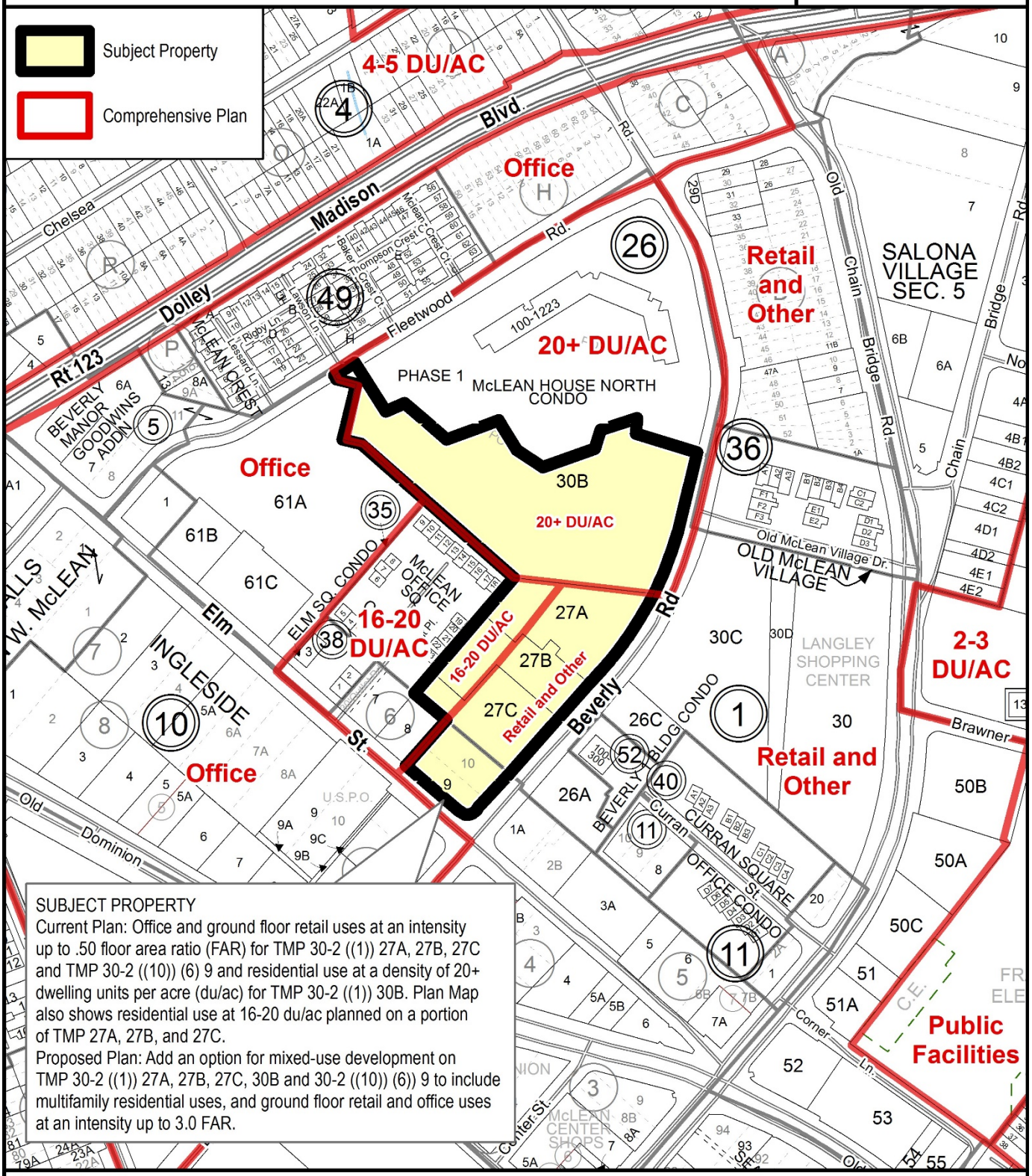


PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
McLean Community Business Center, Beverly Road

CURRENT PLAN AND PROPOSED CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM:
PA 2016-II-M2



300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO SEPTEMBER 2016
G:\projects\ocp\pd\OTPA_GRAPHICS - McLean Community Business Center, Beverly Road

STAFF REPORT FOR PLAN AMENDMENT 2016-II-M2

BACKGROUND

On July 12, 2016, the Board of Supervisors (Board) authorized the consideration of Plan Amendment (PA) 2016-II-M2 for 1350, 1356, 1360, 1364 and 1368 Beverly Road, (Tax Map Parcels 30-2((1)) 27A, 27B, 27C, 30B and 30-2((10))(6) 9) in the McLean Planning District, McLean CBC, Dranesville Supervisor District. The Board directed staff to consider redevelopment at an intensity up to 3.0 floor area ratio (FAR) for properties along Beverly Road in Subarea 29 of the McLean CBC. Staff may consider subdividing Subarea 29 as part of the amendment to aid in the clarity of the proposed amendment.

An impetus for this Plan amendment is the Proffer Reform Bill effective July 1, 2016 (VA Code Section 15.2-2303.4) that restricts proffers related to new residential development and new residential use in a mixed use development. The provisions of the legislation do not apply to areas where certain criteria are met. The McLean Community Business Center (CBC) meets three of four required criteria, but does not meet the requirement that a density of at least 3.0 FAR be recommended by the Comprehensive Plan. As a result, the Proffer Reform Bill will severely limit the ability to implement the Plan recommendations for McLean such as sidewalks, landscaping and off-site infrastructure that the community has come to expect as part of development.

To address this concern, and in furtherance of the county's economic success strategy for the continued revitalization of the McLean CBC, at the direction of the Dranesville District Supervisor, a subcommittee of the McLean Planning Committee (MPC) was formed to consider which subarea(s) or portions of subarea(s) might be considered appropriate for a development intensity of up to 3.0 FAR. The subcommittee also invited members of the McLean Revitalization Corporation and McLean Citizen's Association to participate in subcommittee meetings. On June 15, 2016 the subcommittee passed a resolution that proposed replanning Tax Map Parcels 30-2((1)) 27A, 27B, 27C, 30B and 30-2((10))(6) 9 for mixed-use development up to 3.0 FAR.

CHARACTER OF THE SITE

The 7.6-acre subject area is designated as an Area of Minimum Change in the McLean CBC (see Figure 9 in Attachment I). The designation reflects areas where a limited amount of infill development or redevelopment may occur, but recommends no large-scale new development. On a parcel level, the area is planned for and developed with a variety of land uses including office, retail and high-rise multifamily residential uses. The adopted Comprehensive Plan text for the subject area recommends office and ground-floor retail uses at an intensity up to .50 FAR for parcels 30-2((1)) 27A, 27B, 27C and 30-2((10))(6) 9 within Subarea 29 of the McLean CBC. The Plan Map also shows residential use at 16-20 dwelling units per acre for a portion of parcels 27A, 27B, and 27C. Parcels 27A, 27B and 27C are zoned C-2 Commercial District and are developed with three office buildings; parcel 9 is zoned C-6 Commercial District and developed

with two single-family homes that contain a veterinary hospital and retail uses. Parcel 30B is planned for the existing residential development (the Ashby Apartments) and shown as residential use at a density of 20+ du/ac on the Comprehensive Land Use Plan Map; the parcel is zoned Planned Development Housing District at 40 dwelling units per acre (PDH-40).

CHARACTER OF THE AREA

The McLean CBC is characterized by community-serving commercial uses at a modest scale with a limited amount of residential use. Redevelopment is envisioned in the CBC to be focused around two main, pedestrian-oriented village areas, the South Village or "Main Street" and the North Village centered on an apex park. Subarea 29 of the CBC, in which the subject area is located, is outside these village areas but recommended as a core area of office and residential development. The subarea is bounded by Beverly Road, Elm Street, and Fleetwood Road and is designated for the most part as an Area of Minimum Change within the CBC, as mentioned previously.

The subarea includes a multifamily residential condominium building planned for residential use at 20+ du/ac and zoned PDH-40 to the north of the subject area and office and retail uses planned for office and retail uses up to an intensity of .50 FAR and zoned C-2 Commercial District. The Plan Map shows that the office townhouses to the west of the subject area are planned for residential use at 16-20 du/ac. The western corner of Subarea 29, Tax Map Parcels 30-2((1))61 and ((10))(6)1 are designated as one of the Redevelopment Areas within the CBC, recognized as a core area with the highest intensities planned in the CBC. These parcels have an option for mixed-use development to include office, retail and multifamily residential uses at an intensity up to 1.94 FAR. Parcel 1 is zoned C-2 District and parcel 61 is zoned Planned Residential Mixed-Use District (PRM).

Northwest of the subject area is a Buffer Area (Subareas 27 and 28) as designated on the Concept for Future Development. This buffer area is planned as a transition from the higher density commercial core along Elm Street to the residential neighborhood beyond the CBC boundary. Residential and community-serving retail and office uses should create an adequate transition to low-density residential areas outside of the CBC. There is an option for residential use at a density of 12-16 du/ac in this area with substantial and logical consolidation. The area is zoned PDH-20.

There is a variety of commercial uses planned and developed east of the subject area across Beverly Road. A self-storage facility and office and retail uses are located within Subarea 20c, a designated Redevelopment Area that is planned for community serving office and retail uses at an intensity up to .70 FAR. There is an option for office and personal storage uses at an intensity up to 1.25 FAR on parcels 30-2((4))(D)11B and 47A. The subarea is zoned C-6 Commercial District. Subarea 20 is designated as an Area of Minimum Change, planned for, and developed with community serving office and retail uses at an intensity up to .50 FAR. The area is zoned C-5 and C-6.

Subarea 21 is located directly south of the subject area and designated as a Stabilization and Enhancement Area. The primary objective of Stabilization and Enhancement Areas is to preserve and enhance the existing shopping centers, enhance and clearly mark one of the main CBC entry points, and improve the visually prominent intersection of Chain Bridge Road and Old Dominion Drive. Subarea 21 contains multifamily residential, retail and office uses planned for retail and office uses at an intensity up to .70 FAR and zoned within the C-6 and C-8 districts.

Subarea 26 is located to the southwest of the subject area across Elm Street and designated as an Area of Minimum Change. The area is planned for and developed with office and ground floor retail uses at an intensity up to .50 FAR. The area is zoned C-2, C-3 and C-6.

PLANNING HISTORY

One of the parcels subject to this Plan amendment parcel 30-2((1))30B, the Ashby Apartments was authorized for consideration of a Plan amendment (PA S13-II-M2) by the Board of Supervisors on January 29, 2013. The amendment proposed an intensity up to 3.0 FAR on the property, concurrent with rezoning application (RZ) 2013-DR-002. The rezoning application was revised to limit the proposed change to converting the second floor retail and office uses to residential units; however, public hearings have not been scheduled for the application, and the Plan amendment is no longer under review.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, amended through 10-20-2015, McLean Community Business Center, page 29.

> "6. The northwestern portion of Subarea 29 is 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 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."

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, amended through 10-20-2015, McLean Community Business Center, page 32.

> **"D. Areas of Minimum Change**
>
> Areas of Minimum Change comprise the existing built up sectors of the CBC. Primarily recent construction, these areas are centered along the office corridor of upper Old Dominion Drive, Elm Street, and Beverly Road, and the large residential concentrations at the southeast and southwest CBC boundaries. These areas (i.e., Subareas 1, 2, 10, 15,

> 16, 20, 22, 25, 26, and 29 (part)) represent the concentration of new development which has occurred within McLean and which can be anticipated to remain for the foreseeable future. Although some new infill development may occur within these areas, essentially no change is expected. Any future development should follow the McLean CBC Design Standards."

Additional Plan guidance specific to Subarea 29 can be found in Attachment I.

ANALYSIS

Land Use

Proffer Reform Bill

As mentioned in the Background section, McLean is not exempt from the recently adopted Proffer Reform Bill (Virginia Code Section 15.2-2303.4), unlike the other six county revitalization areas, because the CBC does not meet the criterion that it include a recommendation for intensity of at least 3.0 FAR. This will severely limit the ability of the McLean community to request or accept proffers associated with residential use for community amenities and facilities, such as off-site sidewalks and underground utilities, which are envisioned as part of areawide redevelopment within the CBC. The amendment proposes an option for a portion of Subarea 29 to be planned up to an intensity of 3.0 FAR with the goal of establishing a new high density residential zone along Beverly Road and would fulfill the final requirement needed to exempt the CBC from the proffer legislation.

Concept for Future Development

The proposed amendment would align with the broader policy of encouraging redevelopment within one of the county's mixed-use activity centers. The proposed amendment would re-designate the subject area from an Area of Minimum Change to a Redevelopment Area as these areas allow for the consideration of more intense development at higher levels of intensity, greater than a 0.70 FAR. A number of additional conditions would need to be fulfilled in order for redevelopment to be supported in a Redevelopment Area per adopted Plan guidance. These conditions, such as building height, mixture of land uses, parking, pedestrian improvements, and substantial landscaping and streetscaping, define how any proposed redevelopment would contribute toward revitalization goals and would be designed.

Intensity

The McLean CBC is one of the county's seven revitalization areas that has long been planned for mixed-use development, including office, retail and residential uses. Currently, the highest planned development intensity is just under a 2.0 FAR. The proposed amendment would increase the highest planned intensity within the CBC by 50 percent to a 3.0 FAR. This would present an opportunity to create high quality development that may serve as a catalyst for future redevelopment in the CBC. The proposed intensity represents a continued shift in the subunit to a Redevelopment Area, as defined in the McLean Concept for Future Development. The

revision would be consistent with a recent proximate Comprehensive Plan amendment in the western portion of the subunit for a high intensity residential mixed-use development.

Land Use

The proposed primarily residential redevelopment would add new residents that could support the commercial components of the Main Street concept recommended in the Village Center areas of the CBC. The addition of ground-floor uses, such as retail and community uses, and reduced surface or visible structured parking also would contribute to a more active streetscape and serve the residents and employees on site and nearby areas.

Parcel Consolidation and Open Space

Redevelopment should consolidate the properties that comprise the subject area in order to achieve coordinated redevelopment, concentrate the most intense redevelopment along Beverly Road and provide the best options for internal circulation. Consolidation would create the greatest opportunity for a high quality site design, including consideration for access, circulation, building placement and orientation, parking, and the provision of urban parks and recreational spaces for residents, employees and visitors. However, if full parcel consolidation cannot be achieved a minimum acreage should be specified to support smaller redevelopment, if other Plan conditions can be met. A consolidation of three acres would avoid creating outparcels that may be difficult to ultimately integrate within the new development; could contribute to improved internal circulation; and, by providing access to the subject area to at least two streets, better distribute trips.

Publicly accessible open space is an essential element of a successful urban environment. Public places offer opportunities to play, socialize and relax. By also providing connections to the larger pedestrian network, public open space offers both practical and aesthetic benefits. The size and function of open space are aspects of an overall redevelopment proposal that are influenced by other recommended conditions, such as building height. For example, the Elm Street property under construction to the west, which is planned for an intensity of 1.94 FAR, with a building height of 75 feet, proffered at the time of rezoning to 35 percent open space. The open space includes the upper terrace of the residential building, intended for use by residents. Given the urban character and greater intensity proposed by this Plan amendment, publicly accessible open space in this same range may be appropriate.

Design

New buildings should include architectural treatments that reduce the visual impact of the building's height, mass and scale on the residential property to the north. Building heights that do not exceed a maximum of 90-feet with the tallest buildings located along Beverly Road would address this concern. Architectural treatments should include articulated building facades, windows, stepped back upper floors and/or other features. The proposed intensity would create the opportunity for utilizing underground parking structures and would be preferred over above-ground parking structures. Any above-ground parking structures should be treated in a manner that reduces their visual impact.

Affordable Housing

The proposed intensity of 3.0 FAR is recommended to be inclusive of affordable dwelling units (ADU's), which should be provided in accordance with the provisions of the Zoning Ordinance. The provision of Workforce Housing should be provided per the guidance in the Policy Plan.

Transportation

Trip Generation

As shown on Figure 1, the trip generation estimate indicates that the daily trips generated by the site would increase by 4,799, an 82 percent increase above the current Comprehensive Plan. The increase in trips could negatively affect the transportation facilities surrounding the area. The proposed Plan amendment would result in 314 additional AM trips, a 103 percent increase above the current Comprehensive Plan, and 435 additional PM trips, a 74 percent increase above the current Comprehensive Plan. Based on the comparison with the current Comprehensive Plan, the proposed Plan amendment would not require a Virginia Department of Transportation (VDOT) Chapter 870 traffic impact analysis and review.

Figure 1. Trip Generation Estimate for PA 2016-II-M2

			AM			**PM**		
Development Type	**Quantities**	**Daily Trips**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Current Plan								
Apartments (220)	256 DU	1675	26	103	129	103	55	158
Office (710)	71 KSF	1,009	128	17	145	27	131	158
Retail (820)	31 KSF	3,193	19	11	30	132	143	275
Total Trips Generated		**5,877**	**172**	**132**	**304**	**262**	**329**	**591**
Proposed Plan								
Apartments (220)	862 DU	5,347	85	341	426	320	172	492
Office (710)	70 KSF	1,001	127	17	144	27	130	157
Retail (820)	50 KSF	4,328	30	18	48	181	196	377
Total Trips Generated		10,676	242	376	618	527	499	1,026
Gross Impact Over Comp Plan		**4,799**	**70**	**244**	**314**	**266**	**169**	**435**

Access

The subject area has multiple access points on Beverly Road and a single access point on Fleetwood Road and Elm Street. These roads provide connectivity to major roads in the area, including Dolly Madison Boulevard (Route 123), Old Dominion Drive, and Old Chain Bridge

Road. If redevelopment occurs on the site, improved site access could be achieved by consolidating access points along Beverly Drive. With the increase in trip generation, consideration should be given for constructing turn lanes on Beverly Road, Elm Street, and/or Fleetwood Road, as well as improved internal circulation. Parcel consolidation, inter-parcel connections, or other options to improve external impacts resulting from the increase in trip generation would need to be pursued to minimize impact on surrounding transportation facilities, as mentioned previously in the Land Use section.

Transit

This site is proximate to both Fairfax Connector and Washington Metropolitan Area Transit Authority (WMATA) Metrobus routes, with stops on Old Chain Bridge Road and Old Dominion Drive. Fairfax Connector Route 721 (Chain Bridge Road-McLean) serves this area, connecting the site to the McLean Metrorail Station. Metrobus Routes 15K, 15L, 23 A and 23T all serve the CBC, connecting the site to other activity centers within the region. Routes 15K and 15L connect the site with both the East Falls Church and the Rosslyn Metrorail Stations, respectively. Route 23T connects the area with the Ballston, McLean, and Tysons Corner Metrorail Stations, as well as Tysons Corner Center and the Crystal City Metrorail Station.

Bicycle Facilities

The Fairfax County Countywide Bicycle Master Plan recommends Shared Roadways on Elm Street, Fleetwood Road and Beverly Road, which would connect to a cycle track, planned on Old Dominion Road, and bike lanes on Chain Bridge Road. Due to the extensive bicycle infrastructure planned in the McLean CBC, and the proximity to the McLean Metrorail Station, supportive facilities would need to be important components in any redevelopment of this area such as secured bike parking, onsite shower facilities, and high turnover bike parking, as per county policy.

Pedestrian Connections

The Plan amendment proposes intense residential, retail, and office uses. Adequate and safe pedestrian connections are an important part of the transportation infrastructure. The Countywide Trails Plan shows a minor paved trail on Elm Street and major paved trails on Old Dominion Road, Chain Bridge Road and Dolly Madison Boulevard. Safe pedestrian crossings at major intersections are necessary to facilitate access to and from the area.

Transportation Demand Management (TDM)

Any proposed development should implement TDM measures in order to mitigate peak-hour vehicle trip impacts and to encourage the use of transit, bicycles and create pedestrian connections, as per county policy.

Schools

School Capacities

The schools serving this area are McLean High, Longfellow Middle, and Franklin Sherman Elementary schools. The following chart shows the existing school capacity, enrollment, and projected enrollment.

Figure 2. Existing School Capacity Table for PA 2016-II-M2

School	Capacity 2015 / 2020	Enrollment (9/30/15)	Projected Enrollment SY16-17	Capacity Balance SY16-17	Projected Enrollment SY20-21	Capacity Balance SY20-21
McLean HS	1,967/1,967	2,089	2,046	**-79**	2,165	**-198**
Longfellow MS	1,347/1,347	1,342	1,404	**-57**	1,427	**-80**
Franklin Sherman ES	466/466	408	433	**33**	428	**38**

Capacities and Projected Enrollments based on the adopted 2017-21 Capital Improvement Program (January, 2016)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six-year timeframe, currently through school year 2020-21 and are updated annually. At this time, if development occurs within the next five years, McLean High School (HS) and Longfellow Middle School (MS) are projected to have capacity deficits. Franklin Sherman Elementary School (ES) is projected to have a surplus capacity. Beyond the six-year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2017-21 Capital Improvement Program (CIP) includes:

- McLean HS: Reassign McLean HS students to Langley HS. This option will provide capacity relief to McLean HS.

- Longfellow MS: Create a new Advanced Academic Programs (AAP) Center at Cooper MS. Reassign AAP students residing within the Cooper MS attendance area from Longfellow MS AAP Center and Kilmer MS AAP Center to the new AAP Center at Cooper MS. This option will provide capacity relief to Longfellow MS and Kilmer MS. It will create a full capacity middle school at Cooper MS. This new AAP Center will keep the Langley HS pyramid cohorts together in the middle school.

- Franklin-Sherman ES: Relocate a modular addition to Franklin Sherman ES. Create an additional AAP Center in the McLean HS pyramid at Franklin Sherman ES. Reassign AAP students who live closer to Franklin Sherman ES from the AAP Center at Haycock ES. This option will provide capacity relief to Haycock ES.

Development Impact

Based on the existing and proposed number of residential units for each option, Figure 3 indicates the number of anticipated students by school level based on the current countywide student yield ratios. A total of 61 new students are anticipated above the current Plan: 17 high school, 10 middle school and 34 elementary school students.

Figure 3. Development Impacts PA 2016-II-M2
Current Comprehensive Plan

School Level	High-rise Multifamily Ratio	# of Units	Student Yield
High	.028	256	7
Middle	.016	256	4
Elementary	.056	256	14
Total Student Count			**25**

Proposed Plan Amendment

School Level	High-rise Multifamily Ratio	Proposed # of Units	Proposed Student Yield
High	.028	862	24
Middle	.016	862	14
Elementary	.056	862	48
Total Student Count			**86**

Net Difference

School Level	High-rise Multifamily Ratio	Proposed # of Units	Proposed Student Yield
High	.028	606	17
Middle	.016	606	10
Elementary	.056	606	34
Total Student Count			**61**

2013 countywide student yield ratios (November 2014)

Parks and Recreation

As a consideration for future development, the Comprehensive Plan envisions integration of on-site park and recreation facilities to serve residents, visitors and workers. This proposal would allow for a potential increase of approximately 870 residents. Residents would need access to park and recreation facilities on-site or nearby. In addition to the residential development impact on recreational services and facilities, there will also be impacts from the proposed commercial development. Employees would have a need to access recreational amenities at lunchtime or after work. Retail customers would benefit from combining shopping trips with recreational activities. This proposal would allow for a potential increase in office and retail employees by approximately 60 employees. This combined growth could result in a need for up to 1.32 acres of additional urban parkland in the area.

Development of urban parks such as pocket parks, plazas, common greens and recreation focused urban parks would be encouraged, as per current county policy. Integration of publicly accessible urban parks in the overall development design would be critical to providing onsite recreation resources and would enhance the desirability of new development and contribute to a sense of place.

Plan text should support pedestrian-oriented development, pathways, open space amenities, and connectivity with the surrounding parcels and land uses including non-motorized connectivity between the proposed development and nearby McLean Central Park, schools, community center, library and recreational facilities. The Plan text should include provisions to offset park impacts through on-site recreation development and/or contributions to improve nearby parks. Specifically, onsite recreation facilities should be designed to meet safety and Americans with Disabilities Act (ADA) standards and be available to area residents, workers, visitors, and the public.

Environment

Noise
A noise study should be completed during the rezoning review process that includes any necessary mitigation measures to ensure that indoor and outdoor noise levels for residential properties and outdoor recreation areas are within acceptable levels, as per county policy.

Green Buildings
In support of the Policy Plan guidance on green buildings, any new development should seek Leadership in Energy and Environmental Design (LEED) certification or other equivalent program certification.

Water Quality and Stormwater Management
Stormwater management that achieves water quality and water quantity goals that exceed minimum requirements should be encouraged. Any redevelopment should apply low impact development (LID) techniques to reduce stormwater runoff volumes and peak flows, and to reduce the impact of runoff have on the county's streams. The use of infiltration landscaping within streetscapes should be maximized. Plan text should support the use of native plants in the landscape design of on-site stormwater best management practices (BMPs).

Heritage Resources

Few historic buildings in the area have been formally documented. The pre-1937 single family dwelling converted to commercial use at Tax Map Parcel 30-2 ((10)) (6) 9 should undergo more thorough evaluation. Houses once lined the length of Elm Street from Ingleside Avenue to Chain Bridge Road. This is the only remaining single-family detached house in the surrounding area. Consistent with Policy Plan guidance related to Heritage Resources, the evaluation should provide adequate information to determine if the property qualifies as an identified heritage resource.

CONCLUSION

The proposed intensity of 3.0 FAR creates an opportunity to promote continued mixed-use redevelopment in this subarea of McLean. This recommended option will bring new residents to the CBC, thereby cultivating a dynamic activity hub, and creating new urban park and outdoor

recreation spaces that could be focal points to complement nearby areas within the North Village. Improved streetscapes and continued progress on improvements such as utility undergrounding also can be achieved through proposed redevelopment.

The proposed Plan amendment presents an opportunity to address expectations regarding development commitments to achieve long-standing recommendations of the Concept for Future Development.

RECOMMENDATION

Staff recommends modifying the Comprehensive Plan as shown below.

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 10-20-2015, 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 10-20-2015, 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 10-20-2015, 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 10-20-2015, 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.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Transportation Plan Map will not change.

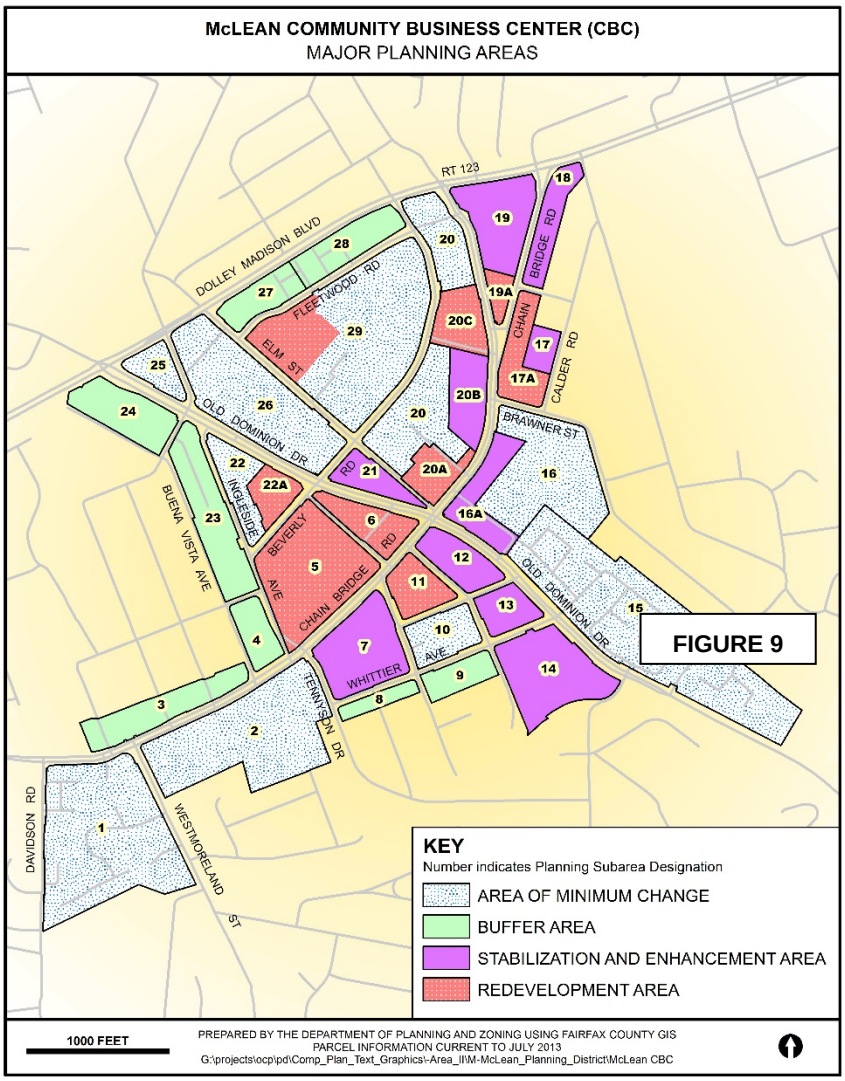
ATTACHMENT I

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, amended through 10-20-2015, McLean CBC Subarea Guidelines, page 73-74.

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.
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.
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 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. Through-block landscaped pedestrian facility connecting Post Office with existing pedestrian walkway along McLean House area. Provide public amenities, open space and tree planting.