PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S13-II-M1
December 24, 2013

GENERAL LOCATION: South of Fleetwood Road, West of Beverly Road, North of Elm Street

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: Area II

PLANNING DISTRICT OR SPECIAL AREA: McLean CBC

SUB-DISTRICT DESIGNATION: Subarea 29

PARCEL LOCATION: 30-2((1))61 [formerly 30-2((1))61; ((10))(6)C, 2, 3, 4, 5 and ((4))(E)39-43] and 30-2((10))(6)1

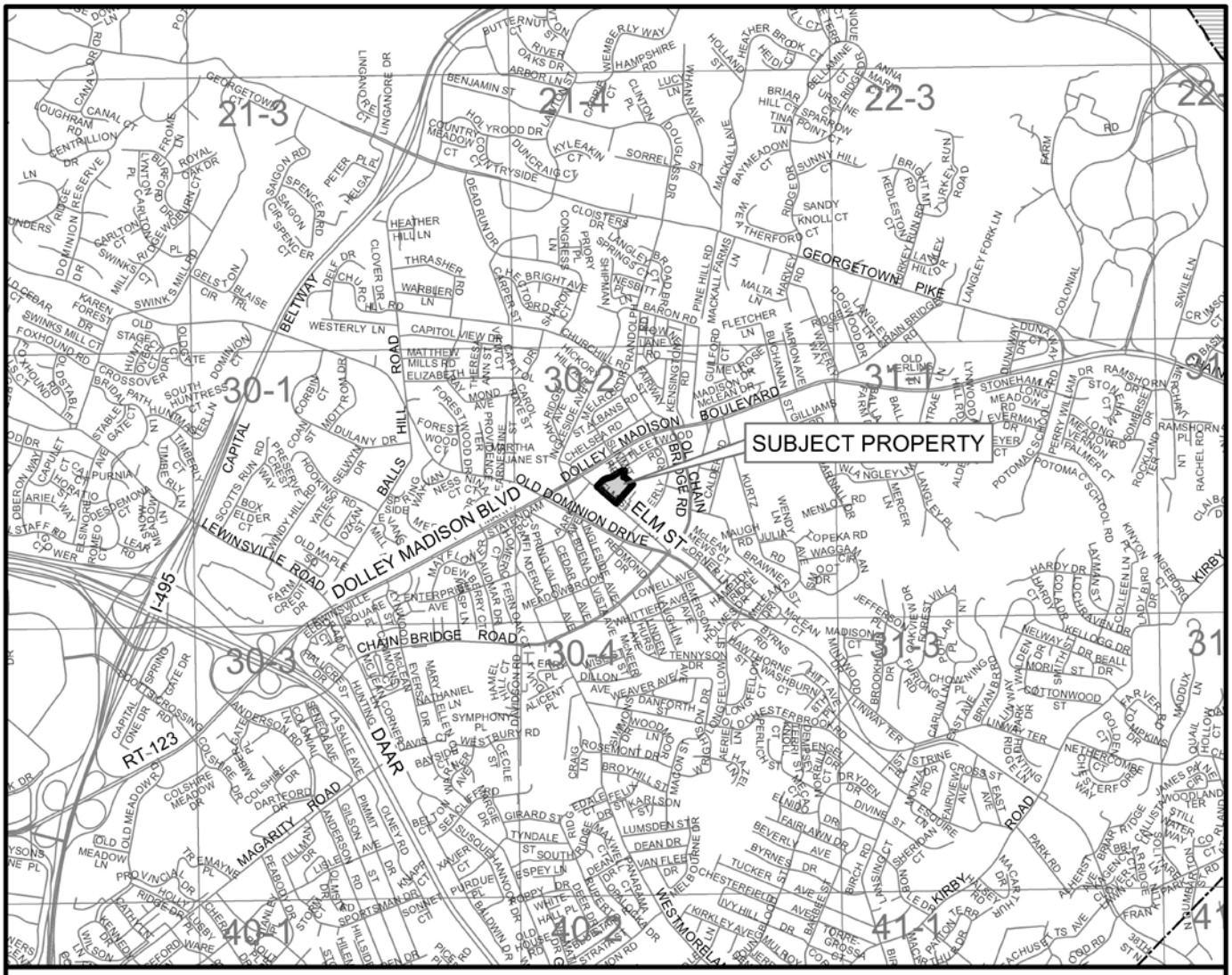
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING: Wednesday, January 8, 2014 @ 8:15 PM

BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, January 28, 2014 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.



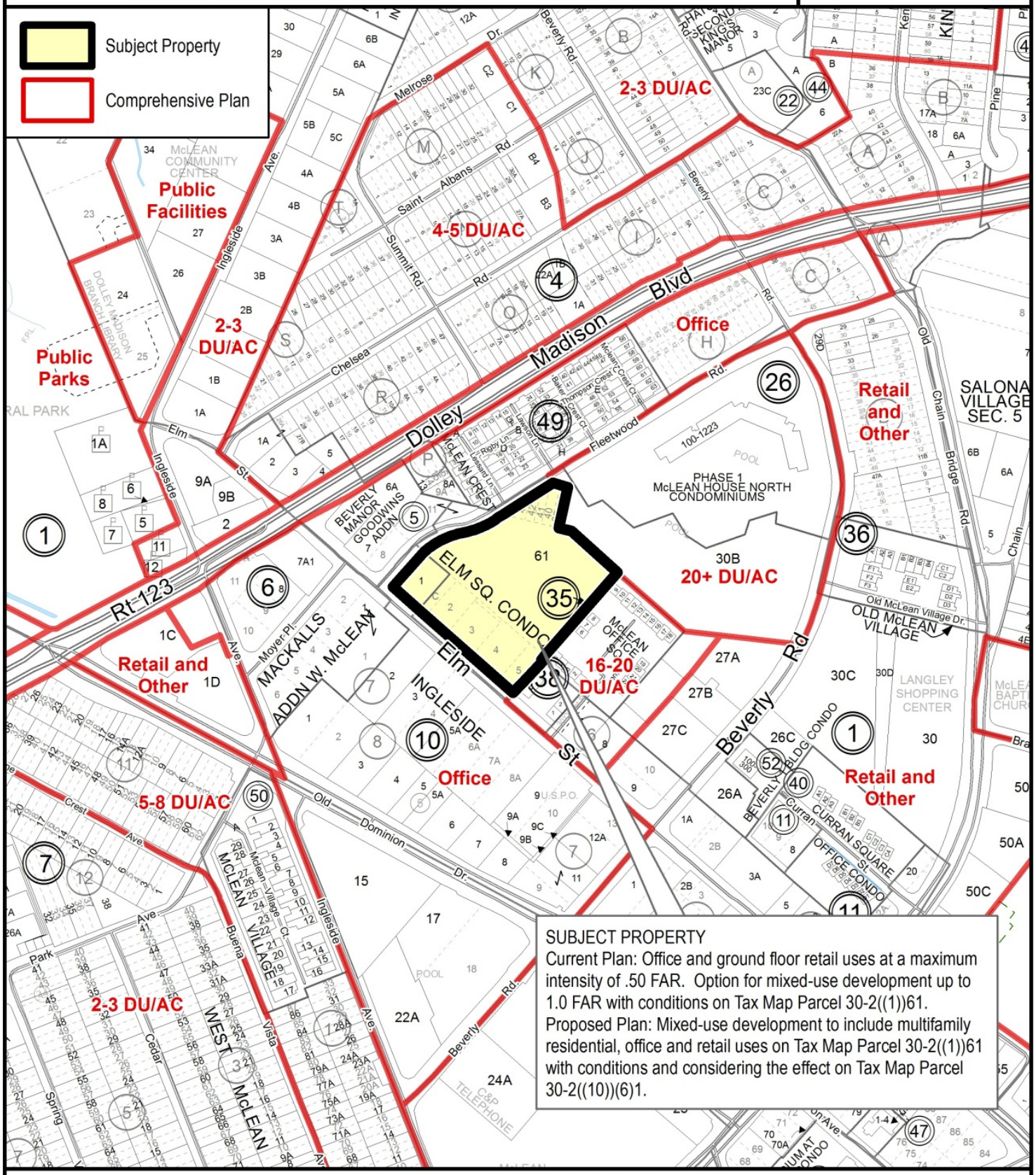
3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS

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: S13-II-M1
December 24, 2013



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PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO DECEMBER 2013
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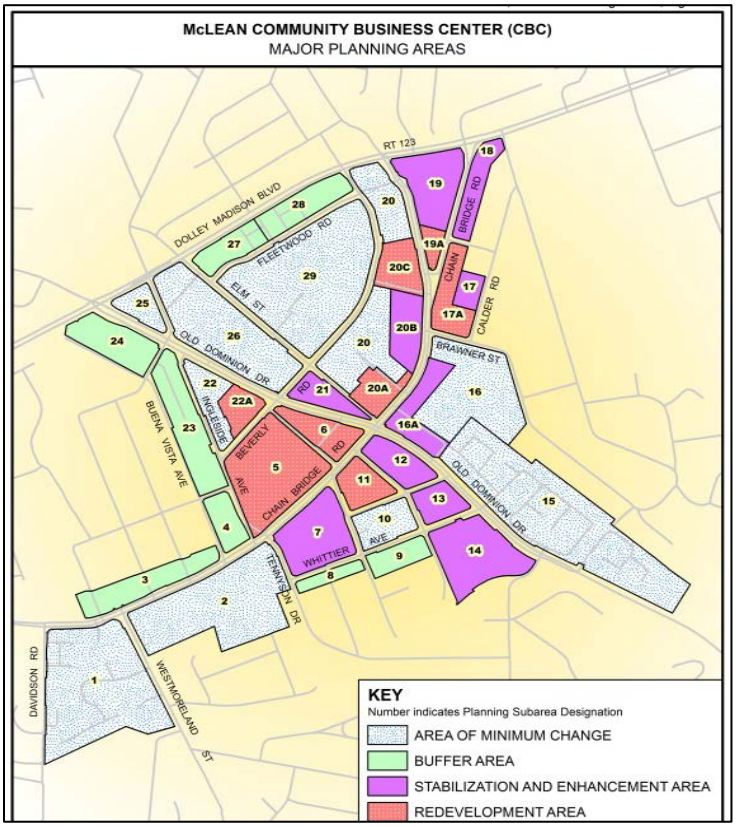
STAFF REPORT FOR PLAN AMENDMENT S13-II-M1
ELM STREET

BACKGROUND

On January 29, 2013, the Board of Supervisors authorized Plan Amendment (PA) S13-II-M1 for the properties located at 6862 Elm Street, McLean, VA 22101 (Tax Map Parcel 30-2((1))61) and 6870 Elm Street, McLean, VA 22101 (Tax Map Parcel 30-2((10))(6)1) within the McLean Community Business Center (CBC). The authorization directed staff to evaluate mixed-use development on Tax Map Parcel 30-2 ((1)) 61 to include office, multifamily residential, and ground floor retail uses, and consideration of the effect on Tax Map Parcel 30-2((10))(6)1. The review of the Plan amendment is concurrent with Rezoning/Final Development Plan (RZ/FDP) 2012-DR-019, which proposes to rezone the Tax Map Parcel 30-2((1))61 to Planned Residential Mixed-Use (PRM) District to infill residential and retail uses around an existing eight-story office building. Concurrent review of a Plan amendment and rezoning is consistent with county policy for Commercial Revitalization Districts (CRD), in which the subject area is located.

CHARACTER OF THE SITE



The approximately 4.7 acre subject area for PA S13-II-M1 includes an eight-story, approximately 193,000 square foot (SF) office building on Tax Map Parcel 30-2((1))61 (approximately 4.4 acres) and a three-story, approximately 9,400 SF office building on Tax Map Parcel 30-2((10))(6)1 (approximately 0.30 acres), surrounded by surface parking lots. The area is located within Subarea 29 of the McLean CBC in the adopted Comprehensive Plan and classified as an Area of Minimum Change, where some infill may occur. The subarea is planned for office and ground floor retail uses at an intensity up to .50 Floor Area Ratio (FAR). The Plan also recommends an option for Tax Map Parcel 30-2((1))61 for mixed-use development at an intensity up to 1.0 FAR provided that at least one-third of the proposed gross floor area is residential use. The recommendation also states that the residential use could include independent living or assisted living for the elderly.

If elderly housing is not developed, residential use should be limited to 50 dwelling units. Conditions for the residential use option include compatible transitions to abutting residential uses, provision of onsite recreational facilities, a building height limit of 75 feet with the top story incorporated into the roof's design, and a landscaped buffer provided between new construction and existing commercial uses. The site is zoned C-2 (Limited Office District) and C-3 (Office District) within the Highway Corridor (HC), Sign Control (SC), and CRD overlay districts.

CHARACTER OF THE AREA

Subarea 27 of the McLean CBC is located northwest of the subject area across Fleetwood Road. The subarea contains two-story and three-story office buildings and the McLean Crest townhomes and is zoned C-2, Planned Development Housing (PDH)-20, CRD, SC, and HC. The area is planned for medium intensity office and potential restaurant uses with an option for townhouse-style residential use at a density of 12-16 dwelling units per acre (du/ac). The Ashby Apartments abuts the subject property to the northeast and contains a 12-story multifamily residential building and surface parking. The Ashby Apartments are planned within Subarea 29 of the CBC for residential development at a density of 20+ du/ac as shown on the Comprehensive Land Use Plan Map and zoned PDH-40, CRD, SC and HC. The density/intensity of the development is approximately 60 du/ac and 2.0 FAR. The two-story, townhouse-style McLean Office Square is located to the east of the subject area, planned for office use up to an intensity of .50 FAR within Subarea 29, and zoned C-2, CRD, SC and HC. Office uses with ground-floor retail uses are located southwest of the subject area and planned for their existing uses at an intensity up to .50 FAR within Subarea 26 of the CBC and zoned C-2, C-3, CRD, SC and HC.

PLANNING HISTORY

A Plan amendment was adopted for the subject property during the 2004 North County Area Plans Review. The adoption of Area Plan Review Nomination 04-II-2M added the option for non-elderly housing limited to 50 units and conditions for redevelopment related to building height, onsite recreation facilities, and buffering.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, page 25:

> "The final subarea type, **Areas of Minimum Change**, represent recently constructed or built up areas in which new development is unlikely, although some infill development or redevelopment with consolidation may occur."

Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, pages 31:

> "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) 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."

Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean CBC Subarea Guidelines, page 73:

"McLEAN CBC SUBAREA GUIDELINES

Subarea #29:	Elm Street, Beverly Road, and Fleetwood Road.
<u>Guidelines</u>	
Planning Objective	Establish as the core area of the CBC office development.
Land Use Objective	Office and ground-floor retail; maximum intensity of .50 FAR. Eastern portion of subunit planned for housing development. As an option, on Tax Map 30-2((1))61, mixed-use up to 1.0 FAR may be appropriate if a significant residential component (i.e. at least one-third of the gross floor area), which could include independent or assisted living for the elderly. Future housing development should provide a compatible transition to the abutting residential uses, provide onsite recreational facilities, and limit building height on the northern portion to approximately 75 feet (with the top story incorporated into the roof's design). A landscaped buffer should be provided between new construction on the southern end and existing commercial uses. If elderly housing is not developed, residential use should be limited to 50 dwelling units.
Building Relationships	Building mass should frame space of all surrounding streets. Parking to be set behind building at center of block.

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."

PROPOSED PLAN AMENDMENT

The proposed Plan amendment evaluates mixed-use development on Tax Map Parcel 30-2 ((1)) 61 to include multifamily residential use with ground floor retail and office uses and considers the effect on the future plan for Tax Map Parcel 30-2((10))(6)1 which is developed with a three-story office building. The amendment also assesses pedestrian and vehicular connections from the subject property to surrounding properties and consistency with the McLean CBC Open Space Design Standards, among other considerations. The Plan amendment uses the land use scenario and site design of concurrent RZ/FDP 2012-DR-019, as of December 18, 2013, as a basis for analysis. The RZ/FDP proposes adding approximately 240 multifamily residential units, retaining approximately 105,000 square feet (SF) of office use, and adding approximately 13,000 SF of ground floor retail and/or amenity uses in the office and residential buildings, for a total of approximately 376,000 SF on Tax Map Parcel 30-2 ((1)) 61.

ANALYSIS

Land Use

The underlying Comprehensive Plan for the McLean CBC was adopted in 1998 to foster redevelopment within an aging commercial area, but has resulted in few redevelopment projects in the CBC since that time. The authorization of the proposed Plan amendment presents an opportunity to create a high quality residential development that may serve as a catalyst for future redevelopment in the CBC. The redevelopment would add new residents that may 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 reducing surface or visible structured parking also would contribute to a more active streetscape.

The proposed intensity would be similar to the current densities of the adjacent McLean House and the Ashby Apartments to the northeast of the subject area. Building height in the range of six stories would provide an acceptable transition to surrounding development. However, overall mass and scale of the proposed new 267,000 square foot building, as shown on conceptual plans for RZ/FDP 2012-DR-019, as of December 18, 2013, is not consistent with the Plan recommendation for the subject area as an Area of Minimum Change, where minimal infill is expected. Recognizing that the proposal offers opportunities that align with broader policy, such as encouraging redevelopment within the county's mixed-use activity centers, replanning the subject area as a Redevelopment Area may be appropriate. Replanning would allow for the consideration of more intense development on the subject area as higher levels of intensity (greater than a 0.70 FAR) can be considered in these areas, if several criteria are fulfilled. The criteria for Redevelopment Areas define how the proposed redevelopment should contribute toward revitalization goals and relate to building height, mixture of land uses, reduced surface

parking, pedestrian improvements, and substantial landscaping and streetscaping. These issues should be addressed as the Plan amendment is evaluated.

Consolidation

The Comprehensive Plan encourages redevelopment to consolidate parcels to promote high quality site design and prevent nearby properties from becoming unable to develop as recommended by the Plan. Ideally, Parcel 30-2 ((10))(6)1, should be consolidated with Parcel 30-2((1))61 to create a cohesive redevelopment. If consolidation is not possible, redevelopment on Parcel 30-2((1))61 is encouraged to prepare for future integration of Parcel 30-2((10))(6)(1). Providing future interparcel access, a coordinated and continuous streetscape design, and shared parking would improve circulation and present an impression of a unified redevelopment.

Building Design

New development should respect the height of adjacent buildings to encourage compatibility with the adjacent uses, particularly the 2-story office condominiums to the east and the townhouses to the northwest across Fleetwood Road. Facade articulation and setting back the upper floors of any new development would help reduce the bulk and mass of new buildings to the neighboring developments.

Transportation

Trip Generation

The proposed Plan amendment, based on RZ/FDP 2012-DR-019 would generate approximately 10 and 47 vehicular trips more than the current Comprehensive Plan for the morning (AM) and afternoon (PM) peak hours, respectively, and approximately 588 daily total trips more than the current Plan. Currently, Elm Street and Beverly Road have two-lane cross sections, and the Transportation Plan recommends a 4-lane cross section for Beverly Road. In addition, the Tysons Neighborhood Study (draft, expected completion date of March, 2014) recommends additional improvements in and around the CBC to accommodate increased future traffic volumes that are expected to occur as a result of growth in Tysons Corner.

Transit Service

Planned bus service in proximity to the subject area and in other areas of the CBC will provide adequate service to Tysons Corner, to existing Metrorail stations in West Falls Church, Ballston-MU and Rosslyn, and to the future McLean Metrorail Station. The Tysons Metrorail Station Access Management System includes projects that establish future pedestrian and bicycle connections to the McLean Metrorail Station. A transportation demand management package that encourages the usage of transit, as per county policy would be expected at the time of rezoning.

Circulation

The creation of a safe and comfortable pedestrian environment throughout the subject area and to adjacent properties is an important goal. The Trails Plan Map shows a major regional trail planned along Fleetwood Road and a minor paved trail planned along Elm Street. A trail exists along the northern boundary of the subject property. An enhanced network of pedestrian walkways, crossings, and traffic calming features should be provided in conformance with the McLean Open Space Design Standards. A north-south connection should be established that enables at least pedestrian movement from Elm Street through the subject area to abutting properties. Building placement should not preclude this connection. Surface parking should be minimized through use of parallel parking and underground parking, and vehicular access points from Fleetwood Road and Elm Street should be consolidated to minimize conflicts between cars and pedestrians.

Schools

Within the next six years, Longfellow Middle School (MS) and McLean High School (HS) are projected to have capacity enrollment deficits, while existing capacity for new students is available at Franklin Sherman Elementary School (ES), as shown on the following table. The 2014-2018 Capital Improvement Program does not recommend any projects to alleviate the deficits at McLean HS at this time. Renovations were recently completed at Longfellow MS for the 2011-12 school-year to address capacity issues, however, this expansion will not be sufficient to handle projected enrollment deficits in the out-years (2017-2018).

School	Capacity 2012/2017	Enrollment (9/30/12)	2013-14 Projected Enrollment	Capacity Balance 2013-14	2017-18 Projected Enrollment	Capacity Balance 2017-18
Franklin Sherman ES	428/428	423	367	61	326	102
Longfellow MS	1347/1347	1277	1346	1	1473	-126
McLean HS	1986/1986	2087	2043	-57	2217	-231

In addition, Longfellow MS and McLean HS are also receiving schools for several other significant developments that have been approved or expected to be approved in the near future in the nearby Tysons Corner area and student yields from these developments are likely to affect receiving schools.

The 240 multifamily units proposed in RZ/FDP 2012-DR-019, would generate 14 students at the elementary level, 5 students at the middle level and 8 students at the high school level, for a total of 27 new students, based on the current countywide student yield ratio. By comparison, the current Plan recommendation for non-age restricted multifamily housing would yield 3 elementary, 2 middle, and 2 high school students respectively for a total of 7 students.

Any new development should offset the impact that new student growth will have on surrounding schools, based on the Residential Development Criteria, as adopted in Appendix 9 of the Land Use section of the Policy Plan.

Parks and Recreation

According to the Urban Parks service level standard of 1.5 acres of need per 1,000 residents (based on a typical urban multifamily unit size of 1.75 persons per household) and 1 acre per 10,000 employees, the overall need generated would be approximately 1.25 acres of parkland located within a 10 to 15 minute walk, based on RZ 2012-DR-019. The table below considers impacts for residents only as the number of retail employees is relatively low.

New Units	New Residents (units * 1.75)	Park Need Generated (1.5 acres per 1,000 residents)
240	420	0.63

Using the same level of service standard, the maximum number of dwelling units recommended by the current Plan would yield a need for 0.24 acres of parkland. Any new development should ensure pedestrian connections and intra-parcel connectivity and provide onsite urban-scale park areas and active recreational amenities designed using CBC Plan guidance and the Urban Park Framework. Non-invasive plantings and landscaping materials, Best Management Practices (BMPs), and/or underground stormwater detention should be utilized to protect the environmental health of nearby parkland and the Dead Run Watershed. Finally, open space/park space and trails should be provided in coordination with surrounding development and redevelopment.

Green Buildings

The proposed Plan amendment is located within the McLean CBC, and in support of Policy Plan guidance on green buildings, any new development should seek Leadership in Energy and Environmental Design (LEED) or other third party certification.

Stormwater Management

Very little vegetation currently exists on the subject property. Redevelopment could improve this condition by removal of impervious surface and replacement with landscaping, trees and other design amenities.

1. The total volume of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm should be at least 25% less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25% less than the existing condition peak runoff rate for the same storm.

2. Stormwater runoff associated with the development should be controlled such that either (a) the total phosphorous load for the property is no greater than what would be required for new development pursuant to Virginia's Stormwater Regulations/the county's Stormwater Management Ordinance; or (b) an equivalent level of water quality control is provided.

3. As an alternative to items 1 and 2, stormwater management measures may be provided sufficient to attain the Rainwater Management credit(s) of the most current version of the Leadership in Energy and Environmental Design for New Construction or Core and Shell (LEED-NC or LEED-CS) rating system (or equivalent of this/these credit(s)).

As an alternative to the guidelines above, stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and/or stream protection/restoration efforts, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals.

CONCLUSION

The proposed Plan amendment represents an opportunity to achieve county policy goals including encouraging redevelopment within a mixed-use activity center, providing new residents that would support existing and future commercial development in the McLean CBC, and is consistent with the overall Main Street concept described in the CBC's Concept for Future Development. The proposed Plan amendment would create additional benefits for the community including removing a large area of surface parking, creating additional open space and recreation areas for new and existing residents, and enhancing pedestrian connectivity within the subject area and the surrounding area. The proposed Plan amendment is projected to have minimal impact on the transportation network, and will include the modernization of the subject property's stormwater management infrastructure that will improve the quantity and quality of stormwater runoff from the site to the Dead Run Watershed.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as <u>underlined</u> and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, Concept for Future Development: Vision for McLean CBC, page 23:

"The **Redevelopment Areas** are those which are most likely to change and <u>for the most part</u> are concentrated around two major cores of the CBC…"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, page 26:

"A. Redevelopment Areas

. . .

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, ~~and~~ 22a and Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1 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, ~~and~~ 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."

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, Recommendations, page 28:

"6. The southwestern 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 Beverly 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, Amended through 11-19-2013, McLean Community Business Center, page 31:

"**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."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, Urban Design, page 32:

"1. Establishing magnets for community gathering such as the "North and South Villages" as described in the Concept for Future Development and Land Use Recommendations 1-~~5~~6 under the Redevelopment Areas subheading;"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, page 73:

"**McLEAN CBC SUBAREA GUIDELINES**

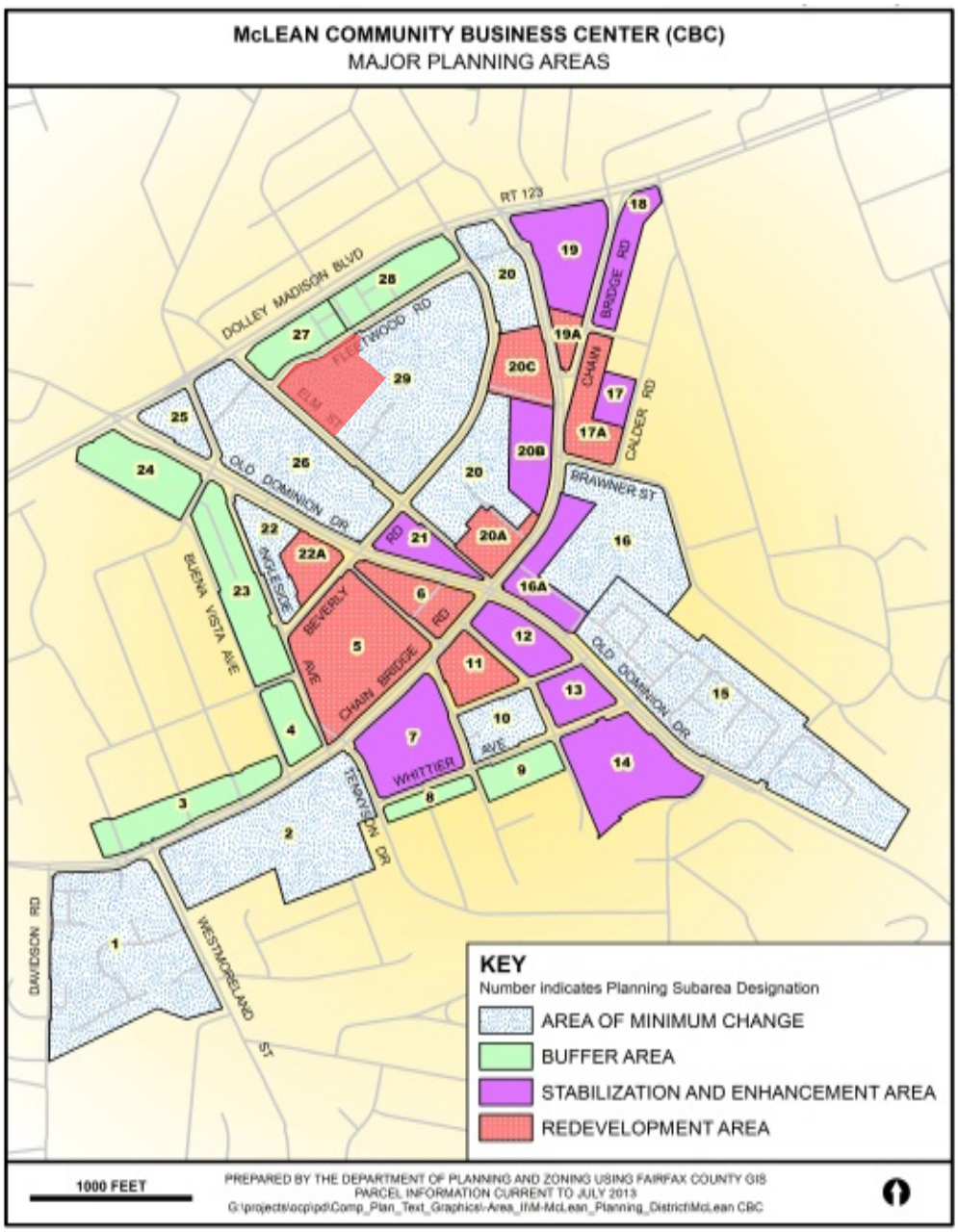
Subarea #29: Elm Street, Beverly Road, and Fleetwood Road.

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: ~~up to 1.0 FAR may be appropriate if a significant residential component (i.e. at least one-third of the gross floor area), which could include independent or assisted living for the elderly. Future housing development should provide a compatible transition to the abutting residential uses, provide onsite recreational facilities, and limit building height on the northern portion to approximately 75 feet (with the top story incorporated into the roof's design). A landscaped buffer should be provided between new construction on the southern end and existing commercial uses. If elderly housing is not developed, residential use should be limited to 50 dwelling units.~~ • 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; • A maximum building height of 75 feet is not exceeded; • Surface parking is minimized in favor of structured or underground parking, with underground parking preferred 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 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; • 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.
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 ~~with PRM or PDC~~through a rezoning application.
Parking Requirement	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 ~~to be~~ 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 and tree planting."

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, page 24:

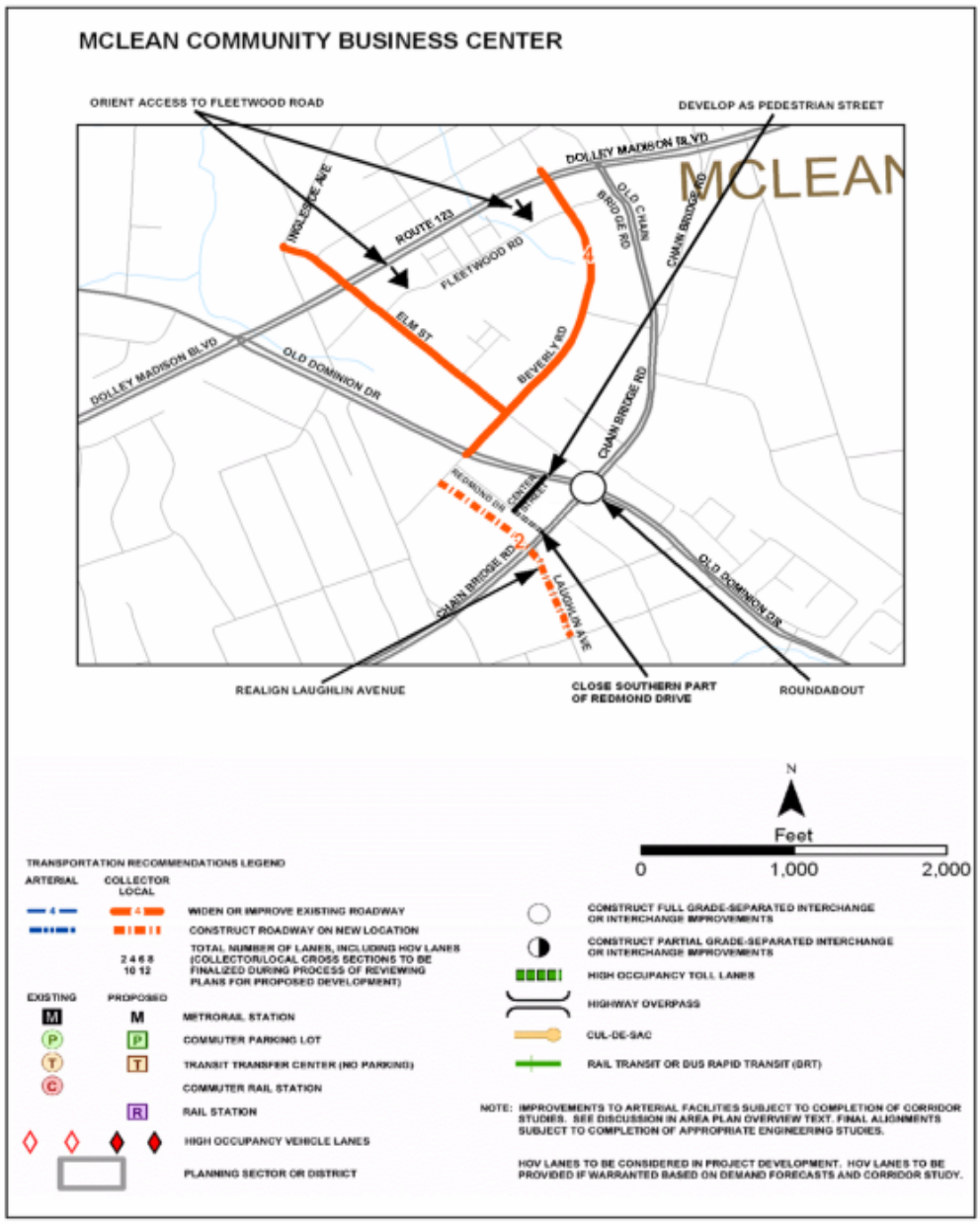
Figure 9, McLean Community Business Center Major Planning Areas. Within Subarea 29, depict Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1 as a Redevelopment Area.



Note: Proposed figure amendment may not be exact.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, page 34:

Figure 10, Transportation Recommendations, McLean Community Business Center, M3, M4 Community Planning Sectors. Elm Street should be shown as planned for two lanes.



Note: Proposed figure amendment is not shown.

PLAN MAP: The Comprehensive Plan map for a portion of Subarea 29, Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1 will change from 20+ DU/AC to Mixed-Use.

ATTACHMENT 1

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, Amended through 6-4-2013, McLean Community Business Center, pages 27-33:

"CONCEPT FOR FUTURE DEVELOPMENT: VISION FOR MCLEAN CBC

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, and 22a) 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, and 22a), 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 under ground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.

The generally three-story structures are intended to preserve the modest scale of the McLean CBC and encourage pedestrian activity. It is critical to establish these design and land use guidelines at the core areas where development may first occur, since they can serve as a model for future development elsewhere in the CBC.

With a base FAR of .35, a method has been established to achieve the higher level of intensity noted for certain subareas. To exceed a .35 FAR all of the following elements should be addressed:

- Utilities are placed underground, where applicable, or a contribution is made

to help offset the cost of placing utilities underground in the future;

- Public amenities are provided per the McLean CBC Design Standards;
- Open space and public areas are provided per the McLean CBC Design Standards;
- Parking is screened with either evergreen landscape planting or masonry fencing to at least three feet high from street(s), as applicable, and with adequate pedestrian cross throughs being provided;
- Vehicular inter-parcel access is provided, wherever possible;
- Architectural features are provided, such as materials, roof line, facade, and massing that distinguish the project as above the ordinary;
- Urban Design features and focal points are provided, such as those described in the McLean CBC Design Standards and in the Urban Design section;
- Pedestrian oriented public space and enhanced pedestrian circulation are provided within and through the site; and
- Compatibility with the surrounding community is ensured in terms of both the architectural design and density.

Where core redevelopment abuts an existing or planned residential community, there should be no significant impact, and full adherence to the McLean CBC Design Standards is strongly recommended. The Subarea Guidelines, which are incorporated as part of this Plan contain specific recommendations for development, including base and maximum intensities in terms of floor area ratio (FAR), public space guidelines, and special considerations.

The following recommendations describe the Plan objectives for each of the Subareas in the Redevelopment Areas of the CBC:

1. The block bounded by Ingleside Avenue, Beverly Road, Redmond Drive and Chain Bridge Road (Subarea 5) should continue to serve as a shopping center, but should be encouraged to accommodate the “Main Street” concept as illustrated in the Concept Plan diagram (See Figure 9). A new “Main Street” should run parallel to Redmond Street between Beverly Road and Chain Bridge Road. “Main Street” will be created by the reuse of existing retail facilities in conjunction with added retail buildings. This urban space will be defined by 2-3 story, mixed-use buildings of varied and articulated facades and roof lines. “Main Street” should provide for small kiosks, parallel parking, and 15'0" to 25'0" wide decorative sidewalks with ample provision

for outdoor dining, street trees and other streetscape amenities. The creation of public parking on Tax Map 30-2((1))24A could be provided in order to replace the parking that will be displaced by "Main Street." The "Old Firehouse" and the areas around it should be planned for a public gathering space. The building should be maintained as an historic structure and adaptive reuse should be considered.

2. The area defined by Old Dominion Drive, Chain Bridge Road, Redmond Drive, and Center Street (Subarea 6) is suitable for redevelopment with office or retail over ground floor retail. Mass, height and style should be compatible with the existing building at the corner of Chain Bridge Road and Old Dominion Drive. With the recommended closing of Center Street, adjacent private properties should be redesigned to provide parking access and a public space as described by the McLean CBC Design Standards; vehicles would be permitted for access and service. The closure of the southern portion of Redmond Drive to vehicular traffic is recommended, provided that a landscaped pedestrian plaza is installed and connected to other pedestrian ways. All development should respect the historic integrity of the existing "Old Firehouse" at the southeastern corner of Subarea 5.

3. The southeastern corner of the block defined by Old Dominion Drive, Beverly Road and Ingleside Avenue (Subarea 22a) should act as the northernmost anchor for the proposed "South Village," incorporating an extended-stay inn, hotel, or other mixed use that will serve the local residents and businesses of McLean and act as an after-work hours activity generator. In Addition, this development should have four to five stories in order to establish the visual and spatial terminus to "Main Street," and include a public plaza and main entrance facing Beverly Road. The building should include ground floor restaurants and shops.

4. The block bounded by Chain Bridge Road, Emerson, Lowell and Laughlin Avenues (Subarea 11), which is mostly vacant, should be developed as a "Civic Place" to anchor the southern end of "Main Street" with a mix of community-oriented retail, service retail, office, senior housing, or other appropriate public uses. Street level retail, service uses and/or other uses which encourage the public to gather are recommended to be oriented around a plaza or park on the "Main Street" side of this subarea. This subarea is intended to include plaza in a park-like setting for general gathering and performances. The closing of a section of Lowell Avenue alongside the fire station is encouraged for additional public gathering space. Property consolidation is strongly encouraged, although the objectives of this Plan could still be realized with two to three development parcels. Parking could also be incorporated onto neighboring parcels. Its design should address the public's safety and convenience concerns about such facilities. The short pedestrian route to and from such parking should be interesting and engaging.

Here, blank walls are to be avoided, preferably replaced by small specialty shops or services, activity areas, and a police satellite station, if possible. The site should also interconnect with the pedestrian network, especially between Laughlin and Emerson Avenues at mid-block and offer the opportunity to develop public spaces and building design features.

5. Subareas 17A, 19A, and 20C, which abut the fork intersection of Chain Bridge Road and Old Chain Bridge Road should be developed to achieve the "North Village" of the McLean CBC. This area should provide pedestrian access to link the existing high density housing and offices on Beverly Road to the existing retail along Chain Bridge Road and to extend and enhance the existing "parklets" into a "Linear Town Green" leading to Franklin Sherman Elementary School. Such access should provide an integrated architectural facade between any proposed parking structure and existing or renovated buildings and encourage retail uses to face the pedestrian corridor. Property consolidation is strongly encouraged, especially in subarea 19A in order to improve the streetscape, place utilities underground, improve traffic circulation, and visually anchor the area. Consolidation of parcels at the southern tip of the block is encouraged with the aim of establishing a focal point "apex" park at the intersection with a complementing focal point building. A significant building at this apex site could be three to four stories tall with an articulated and variegated roof line befitting its focal point location.

   The building mass should be set back from and mitigated by the street trees and trees in the relocated public plaza at the apex. Nolte Street and adjacent private properties should be coordinated for parking access and public space treatment. Consolidation of parcels between Nolte Street and Brawner Street is encouraged as part of coordinating for access and public use treatment at Nolte and part of Chain Bridge Road.

B. Stabilization & Enhancement Areas

Stimulating redevelopment within the CBC needs to be balanced with preserving and enhancing the existing large shopping center sites and the main thoroughfares and intersections of McLean. The overall physical character of the CBC will also be enhanced as the design standards are implemented.

The primary objective of Stabilization and Enhancement areas is to preserve and enhance the existing shopping centers, enhance and clearly mark the four main CBC entry points, and improve the visually prominent intersection of Chain Bridge Road and Old Dominion Drive.

Despite being generally profitable, the shopping centers are older structures which occupy a low percentage of their allowable building area and, unlike the rest of the CBC, represent large assemblies of land in single ownership. If redevelopment is to

occur, the most important criteria must be to ensure that a critical mass of retail use, especially convenience retail, will be replaced on the site. One valuable aspect of redevelopment will be the opportunity to implement other planning and design objectives recommended by this Plan and to tie the shopping center sites to the community's enhancement objectives and other community objectives of the Plan.

One intent of this Plan is to retain the large shopping centers at their present locations and encourage their upgrading through private, public and volunteer initiatives. Coordination and support for these stabilization and enhancement efforts should be a primary task of the McLean Planning Committee's proposed implementation and fund raising entity.

1. The block bounded by Tennyson Drive, Whittier Avenue, Laughlin Avenue and Chain Bridge Road (Subarea 7) should continue to serve as a shopping center. Public sector programs for retail retention and private sector building and public space improvements are encouraged. As redevelopment occurs, projects should conform to the guidelines defined by this Plan including realignment of Laughlin Street with the proposed "Main Street". All development should connect to and enhance the pedestrian network within the CBC including clustering of buildings along Laughlin Street to visually and functionally extend "Main Street."

2. The block bounded by Old Chain Bridge Road, Dolley Madison Boulevard and Chain Bridge Road (Subarea 19) should continue to serve as a shopping center. Public sector programs for retail retention and private sector building and public space improvements are encouraged. As redevelopment occurs, projects should conform to the McLean CBC Design Standards. All development should provide connections to and enhancement of the pedestrian network within the CBC.

3. Properties along Chain Bridge Road between Curran Street and Dolley Madison Boulevard (Subarea 17, 18 & 20B) should continue to serve a predominantly retail function, especially the Langley and Salona Village Shopping Centers. Public sector programs for retail retention and private sector building and public space improvements are encouraged. As redevelopment occurs, projects should conform to the McLean CBC Design Standards. All development should connect to and enhance the pedestrian network within the CBC.

4. The two blocks bounded by Old Dominion Drive, Lowell Avenue, Emerson Avenue and Holmes Place (Subareas 13 and 14) should continue to serve a predominantly retail function. Public sector programs for retail retention and private sector building and public space improvements are encouraged. As redevelopment occurs, projects should conform to the McLean CBC Design Standards. All development should connect to and enhance the pedestrian

network within the CBC.

5. The triangular block bounded by Old Dominion Drive, Elm Street and Beverly Road (Subarea 21) is planned for office over ground floor retail uses. Consolidation of properties into one development site is strongly recommended. The land at the tip of the block at the Elm Street and Old Dominion Drive intersection should be developed as a focal point for the CBC in coordination with a possible roundabout.

6. The properties at the southeast corner of Chain Bridge Road and Old Dominion Drive (Subarea 16A) provide opportunities for enhancement. Consolidation of properties is strongly encouraged in order to create unified development. Surface parking lots should be interconnected and located at the rear of the properties, with Corner Lane serving as an access street. New projects should be office over ground floor retail uses.

7. The area bounded by Chain Bridge Road, Old Dominion Drive, Emerson Avenue and Lowell Avenue (Subarea 12) is appropriate for office over retail uses. Development should provide for a pedestrian orientation to Emerson Avenue between Lowell and Chain Bridge Road with limited vehicular traffic.

C. Buffer Areas

The McLean CBC, as a community-serving center, gains much of its prosperity and economic strength from the close interaction of its commercial uses with the surrounding residential areas. The objective of this Plan is to concentrate intensity in the "North and South Villages," and thus maintain lower densities and heights adjacent to the CBC's borders. Potential effects on surrounding neighborhoods should be considered when reviewing new development or redevelopment within the CBC.

The buffer areas are equally affected by both the land use direction within the CBC and the need to protect surrounding neighborhoods. Although both commercial and residential are considered appropriate uses at the buffer areas, the recommendations of one use instead of another is primarily based upon its potential impact beyond the CBC boundary. A critical planning issue has always been the need to restrict commercial uses within the CBC such that their unchecked expansion may not adversely affect adjacent neighborhoods. Therefore, the proposed treatment for each buffer area responds to the specific conditions of that neighborhood.

In order to encourage and facilitate redevelopment in the CBC in accordance with the Comprehensive Plan, special exceptions and special permit uses in Buffer Areas should be limited to interim uses that do not create permanent disincentives to redevelopment. Such uses in Buffer Areas should only be allowed when they are housed in structures with a well maintained, residential appearance; when applicants demonstrate that the proposed use does not create a negative traffic impact upon the

adjacent neighborhood; when parking is screened from adjacent properties with landscaping and decorative fences and/or walls; and when existing healthy, mature trees are maintained.

1. The area bounded by Chain Bridge Road, Pathfinder Lane, Buena Vista Avenue, and the rear property lines of land fronting Chain Bridge Road (Subarea 3) should develop in medium density residential townhouses to serve as a buffer between CBC commercial uses and single- family residential uses in West McLean. A base density range of 5-8 dwelling units per acre would be appropriate provided that: complete blocks are consolidated; an innovative layout of townhouses is provided with no direct vehicular access to Chain Bridge Road, streetscape improvements are made according to the McLean Design Standards, including street trees and a landscaped median; building heights are limited to a maximum of 35 feet; appropriate buffering to adjacent single-family residential is provided; five-foot wide sidewalks wrapping to side streets are installed; and, a bus shelter on Chain Bridge Road is provided.

2. The block bounded by Chain Bridge Road, Ingleside, Buena Vista and Meadowbrook Avenues, (Subarea 4) should remain in private recreation uses. If redevelopment occurs, infill of low intensity commercial or medium intensity mixed-use with no retail would be appropriate, provided building heights do not exceed three stories; all offices access to Ingleside Avenue; and extensive landscaped buffering to residential uses is provided. An on-street bikeway should be provided along Ingleside Avenue and a primary pedestrian connection to West McLean should be enhanced along Meadowbrook Avenue. If developed with office uses, an urban park should be provided.

3. Subareas 23 (Ingleside, Meadowbrook, Buena Vista and Park Avenues) and 24 (Old Dominion Drive, Park Avenue, Pine Crest Avenue and Dolley Madison Boulevard) should develop in medium density townhouses. In order to contain future commercial growth within the CBC, to provide additional housing within the CBC, and to establish a residential buffer for West McLean, future development should be townhouse residential at a base range of 5-8 dwelling units per acre. A mid range density of 8-12 dwelling units per acre could be achieved provided there is consolidation of minimum areas of one acre; pedestrian amenities include five foot wide sidewalks on all streets with mid block pedestrian connections; landscaped buffers between single-family residential are included; innovative design and architectural compatibility with single-family detached areas is achieved; and buildings are limited to 35 feet in height. Parking should be below ground, in structures, or screened. An overlay density range of 12-16 dwelling units per acre can be achieved along Ingleside Avenue or Old Dominion Drive only, with complete block consolidation, provision of affordable dwelling units, and all design elements listed above. Development along Pine Crest Avenue and Buena Vista Avenue is encouraged to be residential detached single-family housing.

4. The area bounded by Tennyson Drive, Laughlin Avenue, Whittier Avenue and the southern border of the CBC (Subareas 8 and 9) would be appropriate for residential development but is zoned for commercial use. Sensitive commercial development such as low density townhouse office would be appropriate in this two-block area since commercial development already exists on adjacent blocks. Development should be carefully screened from surrounding residential properties.

5. The area bounded by Dolley Madison Boulevard, Beverly Road, Fleetwood Road and Elm Street (Subareas 27 and 28) should develop as low-rise commercial. Future development should be carefully sited to face toward Dolley Madison Boulevard with access from Fleetwood Road. This area is intended as a transition from the higher density commercial core along Elm Street to the residential neighborhood beyond the CBC boundary. As an option, townhouse-style residential use at 12-16 dwelling units per acre may be appropriate contingent upon substantial and logical parcel consolidation; high quality design and landscaping; to the extent practical preservation of existing specimen trees along the periphery of the site; the provision of pedestrian connections to adjacent properties; and vehicular access limited to Fleetwood Road.

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) 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."