

Address/Tax Map: 1350 Beverly Drive, McLean; Tax Map Parcel 30-2 ((1)) 30B
 Submitter: Greg Riegler

Supervisor District: Dranesville
 Planning Area: Area II
 Planning District: McLean – McLean Community Business Center (CBC)
 Related Plan Amendments: PA S13-II-M2, PA S97-CW-3CP (McLean CBC Plan)
 Acreage: 4.27

Current Plan: Residential use at 20+ dwelling units per acre (du/ac)

Proposed Amendment: An amendment currently scheduled on the 2013 work program proposes to add an option for mixed use up to a 3.0 floor area ratio (FAR); the submission proposes to retain this amendment on the work program

Considerations:

The subject parcel is located to the west of Beverly Road and south of Fleetwood Road within the McLean CBC. The property is currently planned for and developed with a multifamily residential apartment building at a density of 20+ du/ac within a designated Area of Minimum Change within the CBC. In these areas, existing uses are planned to be maintained and moderate redevelopment is anticipated. The property is surrounded with a wide range of planned land uses, including office, residential/residential mixed-use, and retail uses. Plan Amendment (PA) S13-II-M2, which is currently scheduled on the 2013 work program, proposes mixed-use infill redevelopment up to an intensity of 3.0 FAR on the subject parcel. The proposed intensity is significantly greater than the surrounding land use intensity, and the Plan amendment was deferred until an areawide review of the CBC can be undertaken. In 1998, PA S97-CW-3CP led to the adoption of the McLean CBC Plan guidance. PA S13-II-M2 was authorized to evaluate Subarea 29 of the McLean CBC for residential mixed-use development, and is still pending.

Preliminary Staff Recommendation:

WP16-017 is not recommended to be scheduled on the 2016 work program unless an areawide review of the McLean CBC that evaluates modifications to the concept for future development of the CBC, including land use intensity changes, is undertaken. Evaluating this proposal through an areawide study with more input from the community may result in a redevelopment proposal that is more appropriately scaled to the surrounding area and the CBC as a whole.

