# *McLean Main Street Public Forum*

## *Follow-up*

***Sponsored & Hosted by***

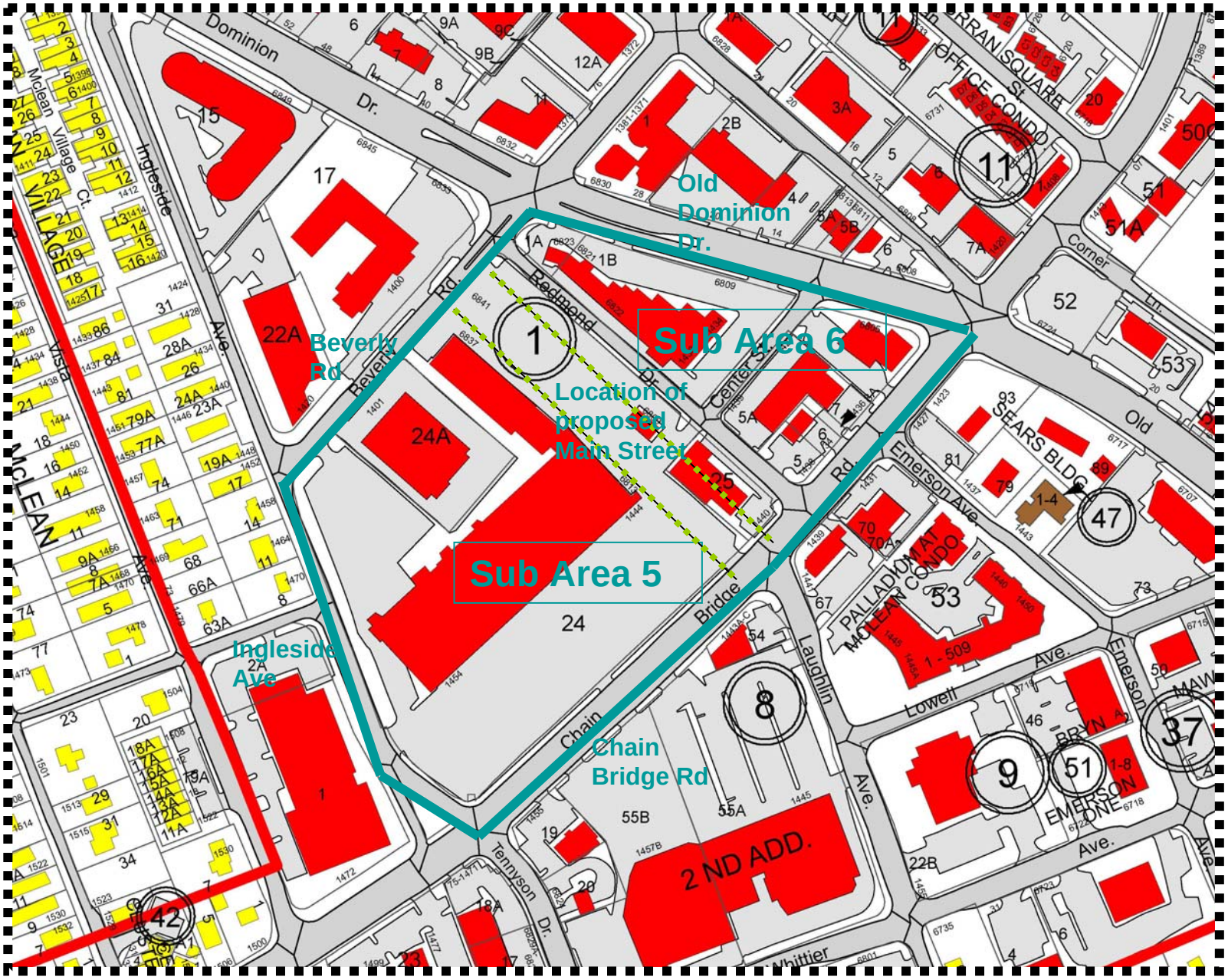
***John W. Foust, Dranesville District Supervisor***

***McLean Planning Committee***

***Fairfax County Office of Community Revitalization and Reinvestment***

***April 30, 2008***

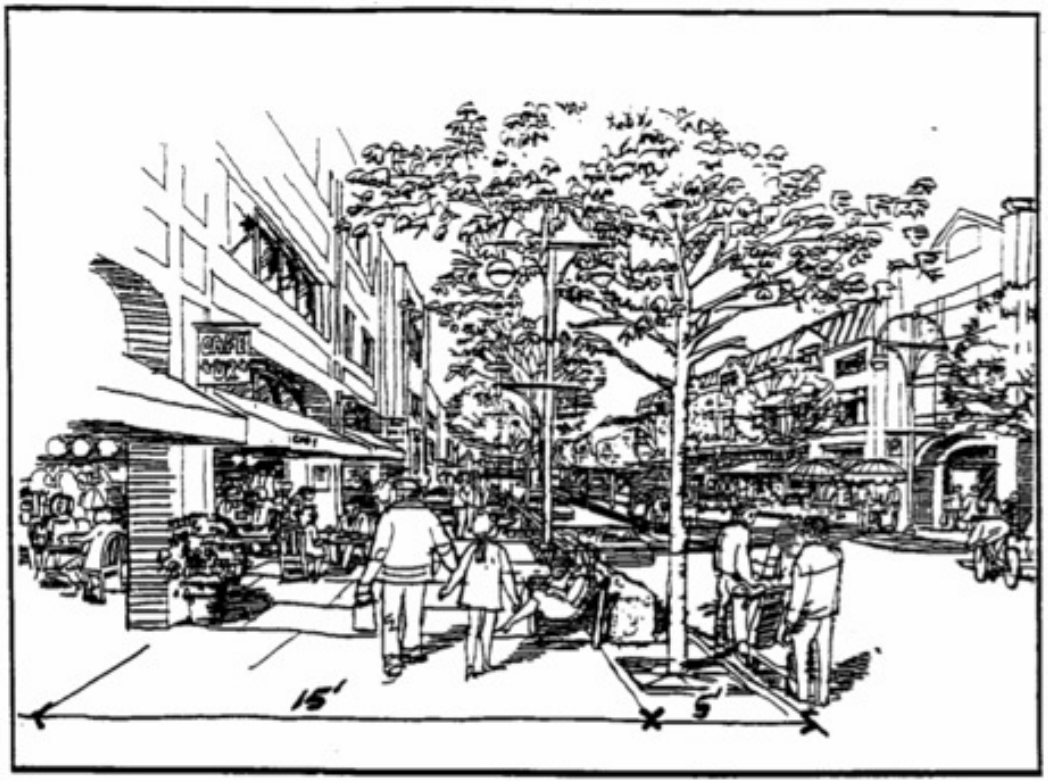
# THE SITE & EXISTING CONTEXT

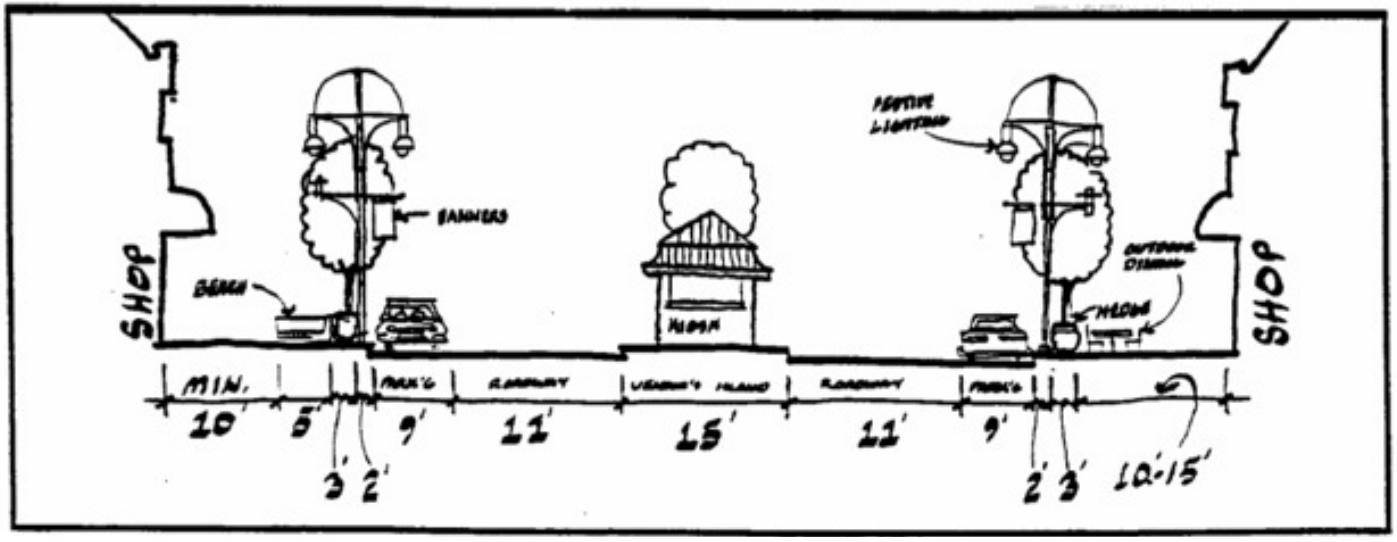



*Main Street Study Area*

Old
Dominion
Dr.
Beverly
Rd
Location of
proposed
Main Street
Sub Area 6
Sub Area 5
Ingleside
Ave
Chain
Bridge Rd

*Chain Bridge Center*




*Main Street Vision in Comprehensive Plan*

The “Main Street” is a new, primarily pedestrian-oriented street between Chain Bridge Road and Beverly Street, which encourages leisurely window shopping as well as outdoor seating and dining. This new street should provide two traffic lanes and parallel parking, with the potential at the northern end for a vendor’s island. The pedestrian concourses along either side should be 20 to 25 feet between buildings and the street’s curb. Each concourse should have a minimum 2-food refuge strip adjacent to the road, a minimum 5-food planting strip to accommodate privacy hedges and shade trees, and a pedestrian area for walking and dining ranging from 13 to 18 feet in width. Shade tree spacing should be approximately 30 feet apart, and be coordinated with the location and lighting fixtures

*Main Street Public Forums April 3 and 4*

# THE PUBLIC FORUMS
# April 3 and April 4

*Main Street Public Forums April 3 and 4*

*Main Street Public Forums April 3 and 4*

## QUESTION 1:

**What does Main Street mean to you?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • A redevelopment that would create the core for a "Downtown McLean" | | | ● | ● | ● | | | | | | | ● |
| • A pedestrian-only street | | | ● | | ● | ● | | | ● | | | ● |
| • A pedestrian-oriented street with vehicular access and limited on street parking | ● | ● | ● | | ● | ● | | ● | | ● | ● | |
| • A vehicular-oriented street with accommodations for pedestrians & bicyclists | | | | | ● | | | ● | | | | |
| • Other | | | | | | | ● | | | | | |

## QUESTION 2:

**Which of the following uses should be on the site?**

| | 1 | 2 | 3 | 4 | 6 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Retail, shopping, and dining establishments similar in scale and type to existing | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● |
| • Offices (professional services, corporate, etc | ● | ● | ● | | ● | ● | ● | ● | | ● | | ● |
| • Residential (condos, townhouses) | ● | ● | ● | | | | ● | ● | | ● | | ● |
| • Civic/community (Teen and Senior Center/Supervisor's Office, etc.) | | ● | | | | ● | ● | ● | | ● | | ● |
| • Arts (theater, gallery) | ● | ● | | | ● | ● | ● | ● | | ● | | ● |
| • Plazas and outdoor open spaces | | ● | | | ● | ● | ● | ● | | ● | | |
| • Other | | | ● | | | | | | | | ● | |

## QUESTION 3:

**Is it important that the following modes of transportation to the site are accommodated?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Walking | ● | ● | ● | ● | ● | ● | ● | | ● | ● | ● | | ● |
| • Biking | ● | ● | ● | | | ● | ● | ● | | | ● | | ● |
| • Driving | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | | ● |
| • Taking public transportation | ● | ● | ● | | | ● | ● | ● | | | ● | | ● |
| • Other | | | | | | | | ● | | ● | ● | ● | |

## QUESTION 4:

**How high should the buildings be?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • 2-3 stories | | | | | | | ● | ● | | ● | | |
| • 3-4 stories | | | | ● | ● | | ● | | | | | ● |
| • 4-6 stories | | | | | | | | | | | | |
| • Range of heights, varying from 2-6 stories | ● | ● | ● | ● | ● | | ● | | | ● | | ● | |
| • Over 6 stories | | | | | | | | | | | | |

## QUESTION 5:

**How important is it to retain the space for current stores, restaurants and amenities?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Very important to retain in the new development | ● | ● | | | | ● | ● | ● | ● | ● | | | |
| • Important to promote/encourage existing businesses to lease space in new development | ● | ● | ● | | | | | | | | | | |
| • Important to relocate within the McLean Central Business District | | | | ● | ● | | | ● | | | ● | | |
| • Nice, but less important than making Main Street "special" | | | | | | | | | | | | ● | ● |
| • Not important | | | | | | | | | | | | | |

## QUESTION 6:

**If the implementation of the Main Street design requires the demolition of the Old Firehouse, would you be in favor of this demolition?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Yes | | ● | ● | ● | | ● | ● | ● | | | ● | |
| • Yes, as long as some of the building elements are retained for use elsewhere | ● | ● | | | ● | ● | | | ● | | | |
| • Yes, as long as some of the building activities are relocated | ● | | | | ● | ● | | | | ● | ● | ● |
| • No | | | ● | | ● | | ● | ● | | | | |

*Main Street Public Forum Question Charts April 3*

# THE QUESTION CHARTS & SURVEYS

## QUESTION 1:

**What does Main Street mean to you?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • A redevelopment that would create the core for a "Downtown McLean" | | | ● | ● | | ● | ● | | | ● | ● | |
| • A pedestrian-only street | | ● | ● | | | | ● | | | | | ● |
| • A pedestrian-oriented street with vehicular access and limited on street parking | | ● | ● | ● | ● | ● | ● | | | ● | ● | |
| • A vehicular-oriented street with accommodations for pedestrians & bicyclists | | | | | | | | | | | | |
| • Other | | | | | | | | | | | | |

## QUESTION 2:

**Which of the following uses should be on the site?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Retail, shopping, and dining establishments; similar in scale and type to existing | | ● | ● | ● | ● | ● | ● | | | ● | ● | ● |
| • Offices (professional services, corporate, etc.) | | ● | | | ● | ● | | | | ● | | ● |
| • Residential (condos, townhouses) | | ● | | ● | ● | ● | ● | | | ● | ● | ● |
| • Civic/community (Teen and Senior Center/Supervisor's Office, etc.) | | ● | ● | ● | ● | ● | ● | | | ● | ● | ● |
| • Arts (theater, gallery) | | ● | ● | ● | ● | ● | ● | | | ● | | ● |
| • Plazas and outdoor open spaces | | ● | ● | | ● | ● | ● | | | ● | ● | ● |
| • Other | | | | | ● | ● | | | | ● | | |

## QUESTION 3:

**Is it important that the following modes of transportation to the site are accommodated?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Walking | | | ● | ● | ● | ● | ● | | | ● | ● | ● |
| • Biking | | | ● | | ● | ● | ● | | | ● | ● | |
| • Driving | | | ● | ● | ● | | ● | | | ● | ● | ● |
| • Taking public transportation | | | | | ● | | ● | | | ● | ● | |
| • Other | | | | | | | | | | ● | ● | |

## QUESTION 4:

**How high should the buildings be?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • 2-3 stories | | | | | ● | | | | | | ● | |
| • 3-4 stories | | | | | ● | | | | | | ● | ● |
| • 4-6 stories | | | | ● | | | | | | | | |
| • Range of heights, varying from 2-6 stories | | ● | ● | ● | | ● | ● | | | ● | ● | |
| • Over 6 stories | | | | | | | | | | | | |

## QUESTION 5:

**How important is it to retain the space for current stores, restaurants and amenities?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Very important to retain in the new development | | | | ● | ● | ● | ● | | | ● | ● | |
| • Important to promote/encourage existing businesses to lease space in new development | | | | ● | | ● | | | | ● | ● | ● |
| • Important to relocate within the McLean Central Business District | | | ● | ● | | | ● | | | | ● | |
| • Nice, but less important than making Main Street "special" | | ● | ● | | | | ● | | | | | |
| • Not important | | | | | | | | | | | | |

## QUESTION 6:

**If the implementation of the Main Street design requires the demolition of the Old Firehouse, would you be in favor of this demolition?**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Yes | | ● | | ● | | | | | | | | |
| • Yes, as long as some of the building elements are retained for use elsewhere | | ● | | | ● | ● | | | | | | ● |
| • Yes, as long as some of the building activities are relocated | | ● | ● | | ● | ● | ● | | | ● | ● | ● |
| • No | | | | | | | | | | | | |

*Main Street Public Forum Question Charts April 4*

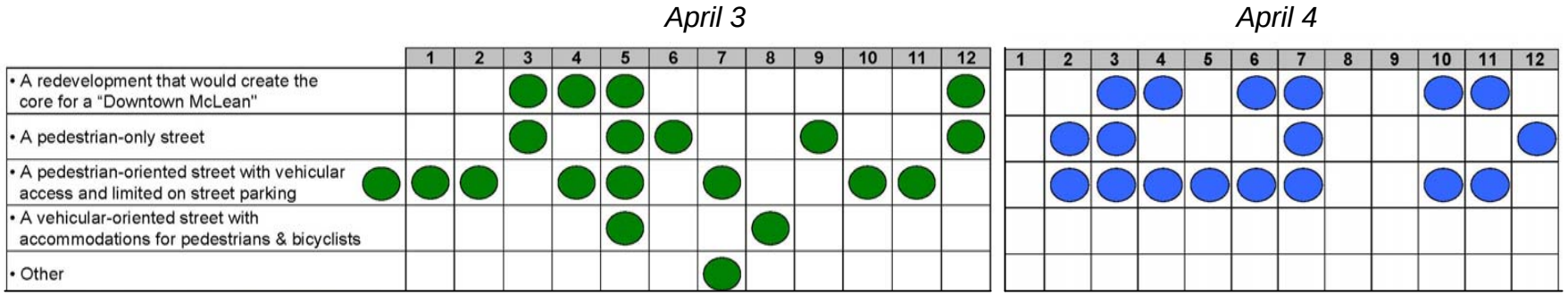
# SURVEYS

- 317 persons submitted surveys on-line as of April 29
- 107 persons submitted surveys in person or by fax as of April 29
- Surveys are continuing to be received
- Although there was some repetition of comments and a broad spectrum of opinions, generally the survey results reflected the key trends indicated in the Question Charts

# KEY TRENDS EVOLVING FROM THE QUESTION CHARTS & SURVEYS

# QUESTION 1:

## What does Main Street mean to you?




**Key Trends**

- A coordinated mixed-use development should be created as a core for McLean

- Main Street should be pedestrian-oriented with vehicular access and convenient, limited on-street parking

*"It would be nice to have a place in McLean that allowed for a gathering or coming together of residents in a public setting."*

*"McLean needs a new look."*

# QUESTION 2:

## Which of the following uses should be on the site?

*April 3*

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Retail, shopping, and dining establishments; similar in scale and type to existing | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● |
| • Offices (professional services, corporate, etc | ● | ● | ● | | ● | ● | ● | ● | | | ● | | ● |
| • Residential (condos, townhouses) | ● | ● | ● | | | | ● | ● | | | ● | | ● |
| • Civic/community (Teen and Senior Center/Supervisor's Office, etc.) | | ● | | | | ● | ● | ● | | | ● | | ● |
| • Arts (theater, gallery) | ● | ● | | | ● | ● | ● | ● | | | ● | | ● |
| • Plazas and outdoor open spaces | | ● | | | ● | ● | ● | ● | | | ● | | |
| • Other | | | | ● | | | | | | | | ● | |

*April 4*

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | ● | ● | ● | ● | ● | ● | | | ● | ● | ● |
| | ● | | | ● | ● | | | | ● | | ● |
| | ● | | ● | ● | ● | ● | | | ● | ● | ● |
| | ● | ● | ● | ● | ● | ● | | | ● | ● | ● |
| | ● | ● | ● | ● | ● | ● | | | ● | | ● |
| | ● | ● | | ● | ● | ● | | | ● | ● | ● |
| | | | | ● | ● | | | | ● | | |

### Key Trends

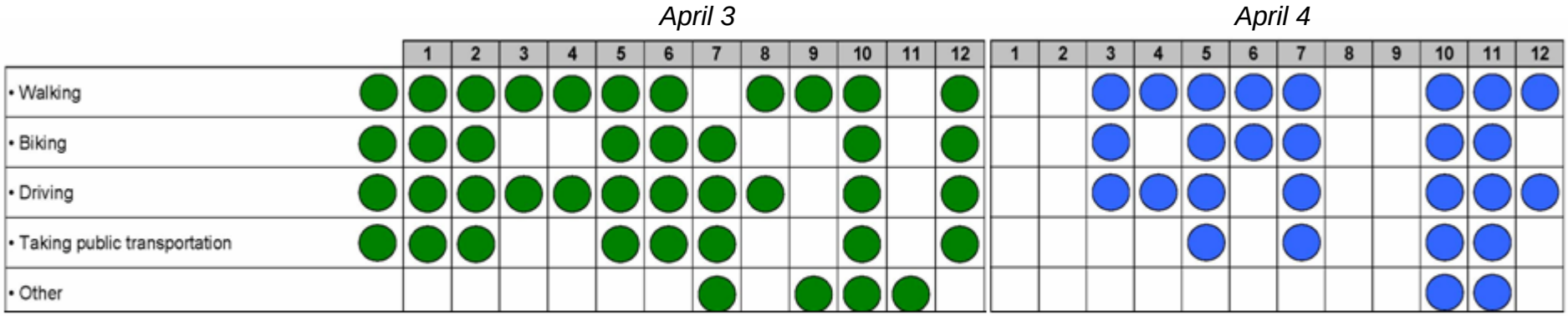
- A mixture of uses should be provided to serve McLean, including retail, residential, office, civic, entertainment, arts and recreational

- First floor uses should be retail, eating establishments and other similar uses

*"There must be a balanced mix. If it is all dining then what do people do after they eat? You need to allow for the opportunity to keep people in the space."*

# QUESTION 3:

## Is it important that the following modes of transportation to the site are accommodated?




**Key Trends**

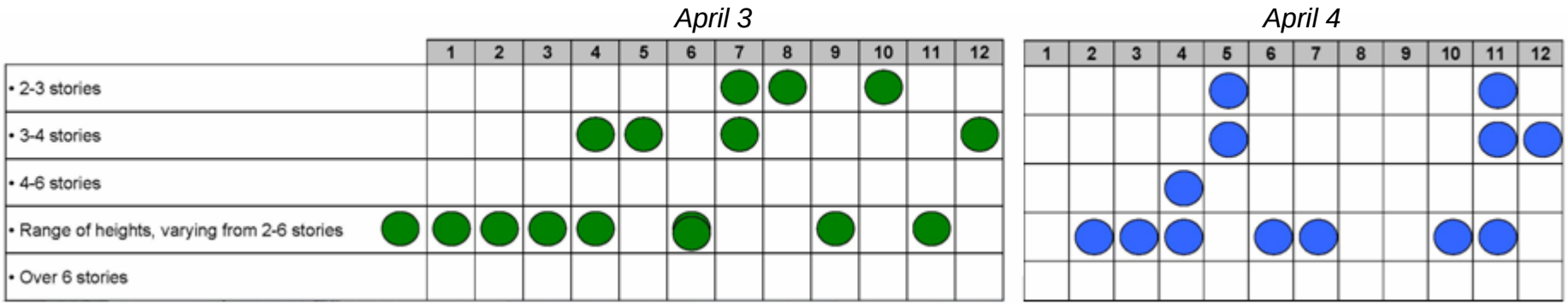
- Main Street should be accessible by all modes of transportation – on foot, bicycle, transit, automobile

*"We need to be able to get there without driving Need crosswalks & improved traffic signal."*

*"People aren't going to take a bus here but it would be nice to offer a shuttle service from the area retirement facilities so that there is a mix of users here."*

# QUESTION 4:

## How high should the buildings be?




**Key Trends**

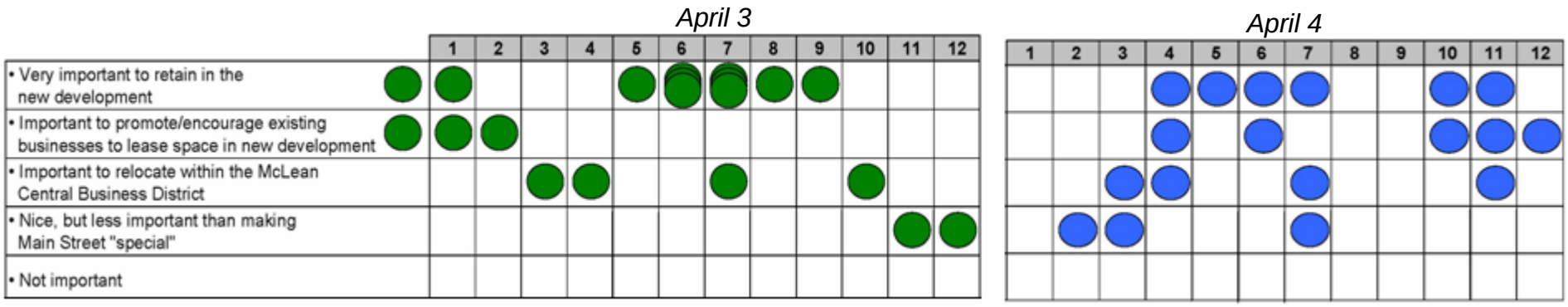
- Building heights should be varied and range from 2-6 stories, with any 6-story building being the exception rather than the norm

.

*"Strive for a small town or European village feeling. Limit the amount of 5 & 6 story components."*

# QUESTION 5:

## How important is it to retain the space for current stores, restaurants and amenities?




**Key Trends**

- Retention of locally owned and run businesses is encouraged
- Neighborhood-serving and convenience retail uses should be retained

*"If you demolish the Old Firehouse, you need to find a good alternative for the activities. "*

# QUESTION 6:

## If the implementation of the Main Street design requires the demolition of the Old Firehouse, would you be in favor of this demolition?

*April 3*

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Yes | | ● | ● | ● | | ● | ● | ● | | | ● | |
| • Yes, as long as some of the building elements are retained for use elsewhere | ● | ● | | | ● | ● | | | ● | | | |
| • Yes, as long as some of the building activities are relocated | ● | | | | ● | ● | | | | ● | ● | ● |
| • No | | | ● | | ● | | ● | ● | | | | |

*April 4*

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| • Yes | | ● | | ● | | | | | | | | |
| • Yes, as long as some of the building elements are retained for use elsewhere | | ● | | | ● | ● | | | | | | ● |
| • Yes, as long as some of the building activities are relocated | | ● | ● | | ● | ● | ● | | | ● | ● | ● |
| • No | | | | | | | | | | | | |

**Key Trends**

- If the Old Firehouse must be demolished to make way for Main Street, elements of the building should be retained and the use (Teen Center) should be relocated

*"Teen center is very necessary ….. but it needs to be in a different building."*

# ADDITIONAL CONSIDERATIONS

- The new development should have a “sense of place” unique to McLean

- Main Street should be enlivened with open spaces, plazas and public amenities such as art, fountains, street furniture, specialty paving, pedestrian scaled lighting, landscaping and outdoor dining opportunities, as envisioned in the current “Vision for the Future” for McLean and the Design Standards

- Convenient and accessible parking should be provided

- Roof heights should be varied, building heights should be stepped back and facades should be articulated to create indoor/outdoor sitting and meeting places

*“This is perhaps a once-in-a-lifetime opportunity to make a change to downtown McLean. Our efforts will echo through future generations. Let's do this comprehensively! I think we're already thinking 'Big Picture' so we are doing it right.”*

# EXAMPLES OF EQUIVALENT DEVELOPMENTS

*Santana Row, San Jose CA,*
*indicating 4 & 6 story buildings; and*
*focus building in median*

*Silver Spring: Downtown*

*Clarendon: Market Commons*

*Clarendon: Market Commons*

*Bethesda Row, MD*

*European examples*