

**McLEAN CBC SUBAREA GUIDELINES**

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

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**Guidelines**

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**Planning Objective**                      Establish as the core area of 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.

**Implementation Strategy**              Existing zoning, except for the residential option on parcel 30-2((1))61 which may be implemented with PRM or PDC.

**Parking Requirement**                  As required by zoning ordinance.

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**Design Objective**

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

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