

PROPOSED PLANNING COMMISSION ALTERNATIVE PLAN LANGUAGE

McLean CBC Study – Comprehensive Plan Amendment 2018-II-M1

Recommended modifications are shown as underlined for text to be added and as ~~striketrough~~ for text to be deleted.

Modify: Appendix A of the Staff Report, dated April 7, 2021, Page 74:

“Street Network

The street network should provide access to, through and within the McLean CBC. Several modifications to the existing street network are recommended to achieve these goals. These modifications are reflected on Figure 6, Transportation Recommendations and are stated below:

- Improve Old Dominion Drive, Chain Bridge Road, and Old Chain Bridge Road, while maintaining them as four-lane roads. Improvements may include but are not limited to narrowing of vehicle lane widths and the addition of sidewalk or curb and gutter enhancements. Pending further study, it may be appropriate to designate two travel lanes and two parking lanes on portions of Old Dominion Drive and Chain Bridge Road during off-peak hours.
- Improve Elm Street and Beverly Road, while maintaining them as two-lane roads. Improvements may include but are not limited to narrowing of vehicle travel lane widths and providing sidewalk or curb and gutter enhancements.
- Prioritize pedestrians and bicyclists on Beverly Road and Elm Street. Treatments that reduce vehicle operating speeds, minimize crossing distances, and shorten block lengths should be implemented.
- Close the intersection of Elm Street at Chain Bridge Road to vehicles to improve safety and operations at the Old Dominion Drive and Chain Bridge Road intersection. However, access to the southern portion of Elm Street should be maintained for pedestrians and bicyclists. The remaining portion of Elm Street from Beverly Road to Chain Bridge Road may be repurposed as a pedestrian mall with redevelopment on both sides of the street, permitting limited vehicular access. Closing this road segment should be coordinated with the property owners when redevelopment is proposed adjacent to this street segment.
- Realign Redmond Drive to Laughlin Avenue at Chain Bridge Road to improve intersection spacing and connectivity. Coordinate this improvement with adjacent property owners to ensure that access is maintained as redevelopment occurs.
- ~~Close the intersection of Center Street and Old Dominion Drive or relocate Center Street further from Chain Bridge Road to improve intersection spacing. Direct public pedestrian and bicycle access between Redmond Drive and Old Dominion Drive should be maintained. Coordinate this improvement with adjacent property owners to maintain access as redevelopment occurs.~~
- Improve the intersection of Chain Bridge Road and Westmoreland Street to increase vehicular capacity, and to provide safe crossings for all road users.”

Modify: Appendix A of the Staff Report, dated April 7, 2021, Page 78:

Parking Management

~~Parking strategies should be considered to avoid over parking and maximize use of parking spaces. These strategies, which may include shared and timed parking can reduce the cost of providing parking, encourage the use of active transportation modes like walking, biking and transit, and increase the turnover of available parking. Parking management strategies should consider potential impacts to adjacent neighborhoods and avoid overflow parking in those areas. The following recommendations apply:~~

- ~~• Explore opportunities for consolidated or shared parking.~~
- ~~• Explore the potential to designate areas for off peak, on street parking (e.g., rush hour restricted parking) along Old Dominion Drive and Chain Bridge Road, in coordination with the Virginia Department of Transportation (VDOT).~~
- ~~• Designate on street loading zones to facilitate deliveries and drop offs on blocks where on street parking is present and where loading and delivery areas cannot be accommodated on site.~~

Modify: Appendix A of the Staff Report, dated April 7, 2021, Page 104:

General Zone: Land Unit G-2

Land Unit G-2 is developed with non-residential uses, including retail, office and institutional uses.

Base Plan

The baseline recommendation is for non-residential uses, including community-serving retail and office uses at an intensity up to 0.35 FAR at a maximum height of 40 feet. The mini-park on Chain Bridge Road should be retained.

Optional Level of Development – Special Considerations

Land Unit G-2 is bounded by Franklin Sherman Elementary School and McLean Baptist Church along the eastern and northern edge. A maximum height of 40 feet is recommended for Land Unit G-2, parcels adjacent to the school, bounded by Old Dominion Drive, Chain Bridge Road, and Brawner Street (Tax Map Parcels 30-2 ((34)) 50A, 50B, 50C, 51, 51A, 52, 53, 54, and 55). Additionally, transitions between new development and the school, as well as to Land Units E-4 and E-5 should be carefully designed, particularly as related to height.

Modify: Addendum to Staff Report, dated May 12, 2021, Page 9:

~~“Milestone Residential Development Level for the Center and General Zones~~

~~To implement the first 10-year increment of the vision for the McLean CBC, a Milestone Residential Development Level for the Center and General Zones was established consisting of 1,660 residential units. This reflects the projected 10-year demand for residential units (960 units) in addition to the existing residential development as of 2021 (700 units) in those zones. Development in the CBC should be monitored and evaluated in 2031, or when 1,660 residential units are built or entitled in the Center and General Zones, whichever occurs first. The evaluation should review the impacts of the new development on the multi-modal transportation system, schools and other public facilities impacts and whether adjustments to the maximum residential potential should be considered.”~~

Milestone Residential Development Level

The vision plan was developed for a 10-year horizon, while the Comprehensive Plan plans for a longer horizon. A Milestone Residential Development Level of 1660 units (existing as of 2021 and proposed) in the Center and General Zones was established as a means of evaluating how the plan for the McLean CBC is being implemented. An analysis of development and associated infrastructure improvements that have occurred should be completed before the Milestone Residential Development Level number of units has been entitled. The findings and recommendations from the analysis should be reported to the Dranesville District Supervisor, who will work with the community and staff to determine next steps.

The analysis should review the impacts of new development on the multi-modal transportation system, schools and other public facilities and assess whether those impacts have been mitigated, and whether similar planned mitigation measures will be sufficient to support the maximum residential development potential for the CBC of 3,850 residential units. If sufficient, the maximum residential development potential may be achieved if consistent with other Plan goals.

If the analysis determines that the existing and planned transportation, schools, and other public facilities infrastructure is not adequate to mitigate the impacts of the residential development, additional mitigation measures should be implemented, or the maximum development potential adjusted (lowered) to align with the ability of the public facilities to support the planned level of development.

(Delete Figure)

~~“Figure 16: Milestone Residential Development Level~~

<u>Zone</u>	<u>Plan Potential</u>
<u>Center and General Zones</u>	<u>1,660 dwelling units</u>
<u>Edge Zone</u>	<u>700 dwelling units</u>
<u>Total</u>	<u>2,360 dwelling units”</u>