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February 5, 2020

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REPLACE: Fairfax County Comprehensive Plan, 2017 Edition, Area II Volume, McLean Planning District, amended through 7-31-2019, McLean Community Business Center, with the following:

## **MCLEAN COMMUNITY BUSINESS CENTER**

### **LOCATION AND CHARACTER**

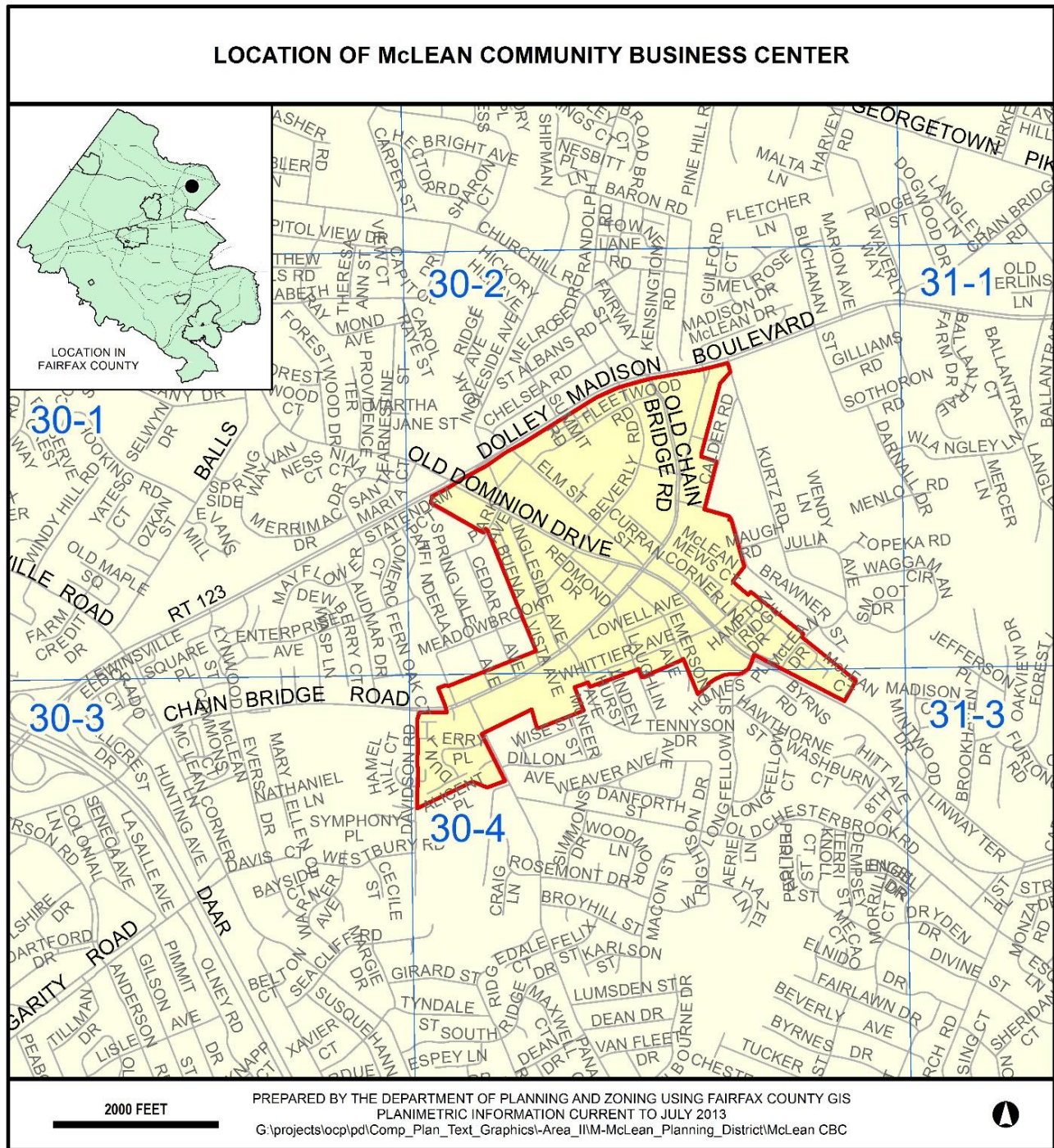
The McLean Community Business Center (CBC) is approximately 230 acres in size. The CBC is centered around the intersection of two major roadways, Chain Bridge Road and Old Dominion Drive, as shown on the Locator Map, Figure 1. The triangular land area bounded by Old Dominion Drive, Dolley Madison Boulevard, and Chain Bridge Road is in the M4 – Balls Hill Community Planning Sector, while the rest of the CBC is in the M3 – Kirby Community Planning Sector.

The CBC contains several neighborhood-serving shopping centers that are accessible from Chain Bridge Road or Old Dominion Drive. Dispersed between these centers are automobile service stations, banks, restaurants, and former residences converted to professional offices or small retail establishments. The converted offices or retail uses are in the west and southwest portions of the CBC, primarily located along Ingleside Avenue, the north side of Chain Bridge Road between Buena Vista Avenue and Pathfinder Lane, and the south side of Whittier Avenue. A concentration of professional offices is located along Elm Street and Beverly Road. Professional office complexes are also located at Curran Street and Chain Bridge Road and Old McLean Village Drive and Chain Bridge Road. McLean Professional Park is located in the southwestern portion of the CBC at Chain Bridge Road and Tennyson Drive.

Existing residential uses include mid- to high-rise multifamily, townhouses, and single-family detached residences. Multi-family residential developments are located along Fleetwood Road, Laughlin Avenue, and Lowell Avenues. Residential townhome communities are generally located along the edges of the McLean CBC. Single-family residential uses surround the CBC.

The CBC is located within two miles of the Tysons Urban Center (Tysons). In order to preserve the McLean CBC's identity as a community-serving business district, it is planned to provide for the needs of the immediate surrounding community and not the regional needs at the scale found in Tysons. Community services should continue to be accommodated under the CBC Plan. In addition to community-serving retail and commercial services, the CBC should include a variety of housing types. Mixed-use development that includes the majority of the recommended multi-family residential component is envisioned in the center of the CBC, with lower density development towards the edges that are of a compatible scale to existing neighborhoods and other low intensity uses.

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**FIGURE 1**



REVITALIZATION CONSIDERATIONS

The McLean Commercial Revitalization District (CRD) was designated by the Board of Supervisors (Board) on October 12, 1998 and coincides with the boundary of the McLean CBC. The Board's revitalization policy supports the expedited and concurrent processing of development proposals and Comprehensive Plan amendments to generate investment activity in CRDs and Commercial Revitalization Areas (CRAs).

PLAN HISTORY

The first McLean Central Area Plan was adopted in 1970 to provide an attractive shopping, working, and living environment. The objective of the Plan was to encourage the stability of surrounding residential neighborhoods while promoting the success of downtown McLean as a community shopping district.

In 1988, the McLean Central Business District Study was completed by consultants for Fairfax County and the McLean Planning Committee. The primary purpose of the study was to establish parameters for new development; to identify ways to continue the existing service functions of downtown McLean; and, to address the perception that McLean lacks an identity and attractiveness which sets it apart as a community. The study's recommendations were incorporated into the Comprehensive Plan as part of the Fairfax Planning Horizons process in 1991 at which time the study area became known as the McLean Community Business Center (CBC). The study's public space and building design guidance became part of the Plan by reference.

In 1997, a series of public meetings and design charrettes were sponsored by the county and the McLean Planning Committee to review the goals and objectives of the local residents, land owners, and business owners for the purpose of revitalizing the McLean CBC. This process culminated in a series of plans and recommendations identified in the document entitled "McLean, A Vision for the Future."

On October 27, 1997, the Board authorized a McLean CBC Special Study to consider changes to the Comprehensive Plan that would support community revitalization efforts. This effort resulted in the development of a vision plan. As part of the implementation of the Plan, the McLean Revitalization Corporation was formed in 1998 to facilitate public, private, and volunteer efforts in the development and execution of the Plan. A Comprehensive Plan amendment was adopted in 1998.

On April 10, 2018 the Board authorized a Comprehensive Plan amendment to review the recommendations of the McLean CBC and consider land use, transportation, and urban design alternatives. Staff worked with a consultant and a community task force to review and develop new land use, transportation, parks and open space, and urban design recommendations. These included a more urban form in the CBC, the introduction of additional residential uses in the CBC, a form-based approach to development in most of the CBC, a priority for a central open space, and conceptual multimodal street cross-sections.

CONCEPT FOR FUTURE DEVELOPMENT

The countywide Concept for Future Development defines CBCs as older community-serving commercial areas that emerged along major roadways. Redevelopment in CBCs is recommended to include a higher intensity mix of uses focused in a defined core area such as a town center or a main street. Site design in CBCs should prioritize the pedestrian experience .

Transitions in intensity and compatible land uses should protect surrounding stable residential neighborhoods. Revitalization efforts are recommended to sustain the economic vitality of these commercial centers by promoting reinvestment in strategic locations within the CBC and fostering a sense of place.

## VISION AND GUIDING PLANNING PRINCIPLES

The community's vision for the McLean CBC is to create a vibrant and walkable place in the center of the CBC focused around a central public park as the major placemaking element. The vision encourages a mix of uses with a more urban form and character in the central portion of the CBC. The plan incentivizes redevelopment by offering flexibility in land uses and intensity guided by a form-based plan for the majority of the CBC, while also maintaining the character of existing development along the edge of the CBC to ensure appropriate transitions to low density uses.

### Planning Principles

In addition to the guidance provided above, the following planning principles are intended to guide future development in the McLean CBC.

- New development focused in the center of the CBC should create a sense of place and enhance the identity of McLean.
- Locate a major urban public park that can support community events in the center of the CBC, and other urban parks throughout the CBC.
- Streets should be designed to provide safe and convenient travel for pedestrians and bicyclists within the CBC, and streetscapes should have a unified theme and appearance.
- Common urban design elements should be incorporated for sites that have frontage along the same street to provide a sense of continuity and cohesion.
- The stability of adjacent residential areas should be preserved by establishing well-designed transitional areas and focusing redevelopment in the center of the CBC.
- Housing affordable to a range of income levels should be provided in the CBC in accordance with adopted Fairfax County policies and ordinances.
- The retention of existing local businesses is encouraged, although they may take on a more urban form in some instances.
- Adverse impacts of development on the natural environment and water and air quality are minimized by using best practices in stormwater management, natural resource conservation, and site design.
- Heritage resources are identified through surveys and research, with mitigation of impacts on resources considered during redevelopment.

Zones

The organizing feature of the land use plan for the McLean CBC is the three zone concept of Center, General, and Edge Zones as show in Figure 2. The purpose of the zones is to distinguish between the most urban form and character in the Center Zone and a transition to a less urban environment in the General Zone, with retention of the existing character in the Edge Zone. Each zone is further divided into land units that retain their base plan recommendations, described in the Land Unit section of the text. The preferred vision is recommended as an optional level of development above the base plan, using a form-based approach that encourages flexibility in the mix of uses within a total amount of development potential for the Center and General Zones. The zones are shown in Figure 2 and the maximum building heights are shown in Figure 3.

3 Transect Zones with modifications through 1/13/20

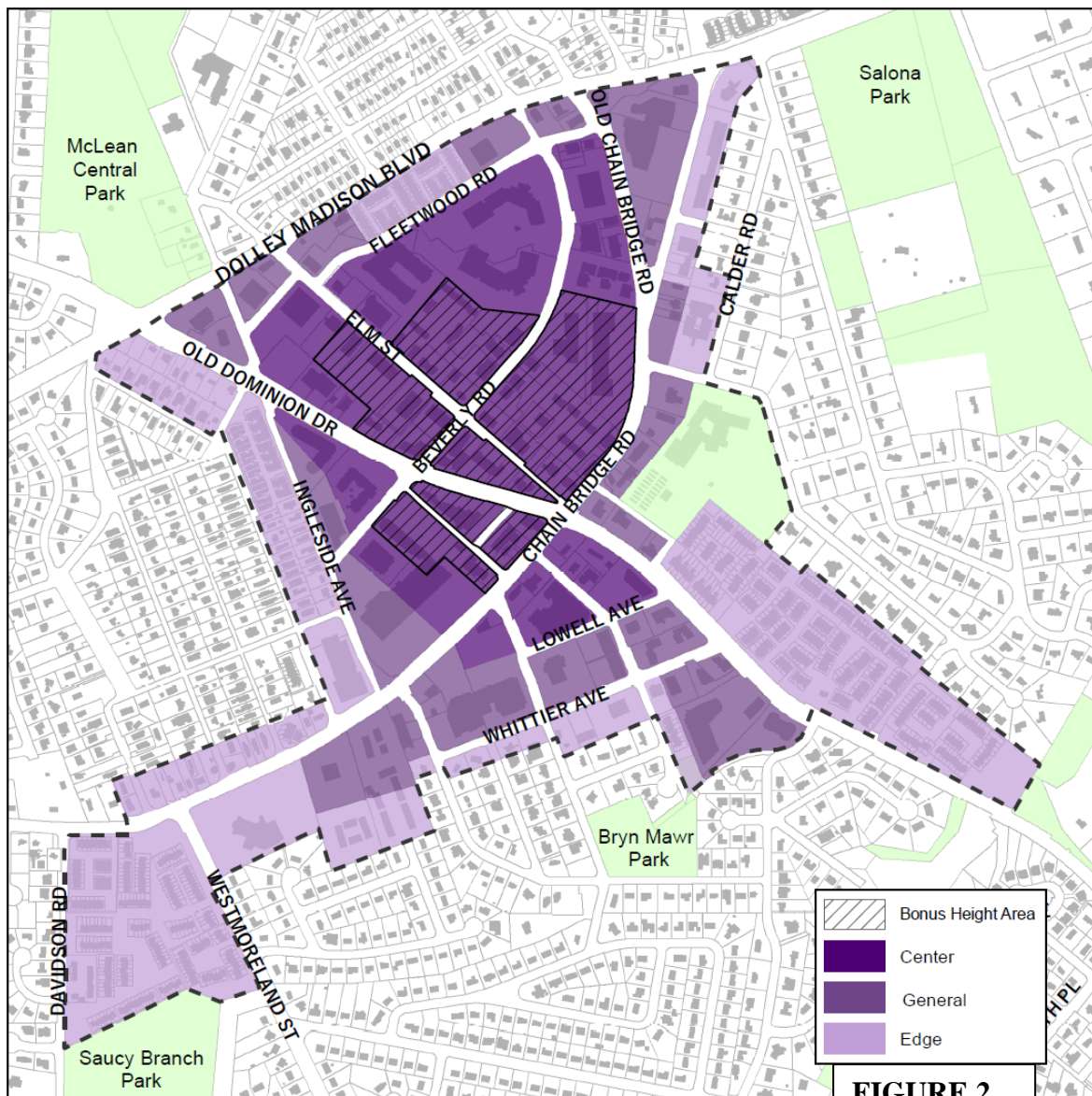
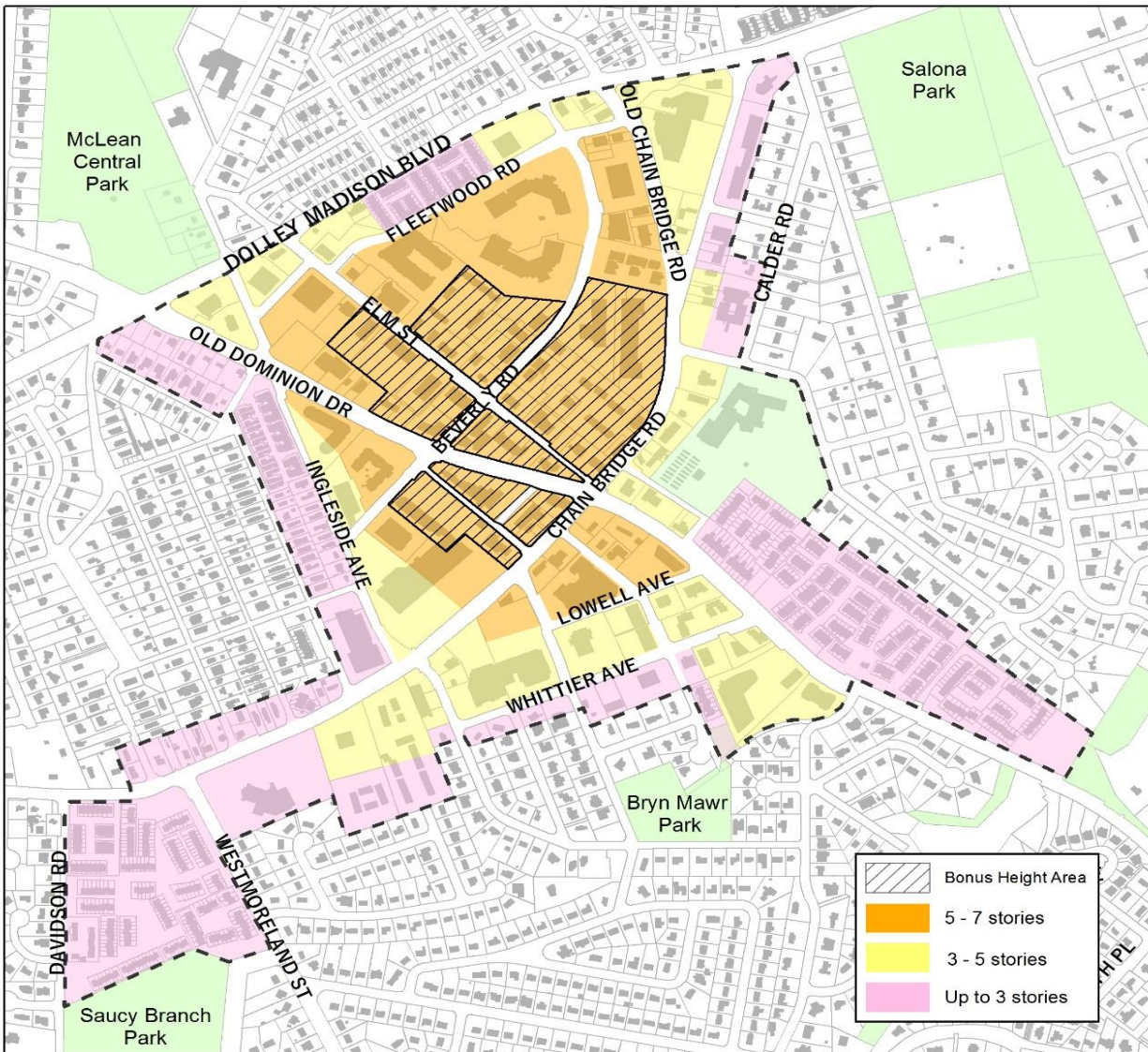


FIGURE 2





**FIGURE 3**

### Center Zone and General Zone Form-Based Approach

Implementation of the Plan options in the Center and General Zones will follow a form-based approach. A form-based approach uses building form, design, and height to inform the development potential of properties in lieu of a maximum floor area ratio (FAR) or dwelling units per acre (du/ac). A maximum total development potential for the Center and General Zones is recommended in terms of residential units and non-residential square feet. The Plan allows for flexibility among the square footage for types of non-residential uses, provided that the total amount of recommended non-residential use is not exceeded. The total can be found in the Land Unit section of this plan (see chart on last page-this will be embedded when finalized). The form-

based recommendations provide flexibility for individual proposals so they may best achieve the vision of the community and respond to the market.

#### *Center Zone*

The Center Zone is approximately 75 acres in size and is generally bounded by Fleetwood Road to the north, Old Chain Bridge Road to the east, Lowell Avenue to the south, and parcels between Ingleside Avenue and Old Dominion Drive to the west. The Center Zone is planned for the highest intensity and tallest building heights of the three zones. A central public park should be located in the Center Zone as a major placemaking element for the CBC. A mix of uses should be provided to optimize vibrancy and increase opportunities for activity throughout the day. There should be a particular focus on the pedestrian experience, including active ground floor uses such as retail, and wide and continuous sidewalks. Block size should foster a walkable environment. Larger blocks should provide mid-block crossings to maintain a pedestrian scale.

Buildings should reflect an urban form and character and should be located close to the street, with most parking accommodated in structures or underground. Residential uses should be multi-family. Single-family detached and attached residential units are discouraged. A limited number of stacked townhomes (“two-over-two” townhomes) may be appropriate as a transition generally along the edge of this zone, as long as the site layout, height, and design reflect the desired character of the Center Zone. Development is expected to yield public benefits such as new public spaces, improved access and mobility, and consolidated and focused development.

Building heights are recommended to be a maximum of seven stories; however, included within the Center Zone is a smaller Bonus Height Area in which a consolidation of four to six acres may be developed with building heights up to ten stories. The consolidated area may achieve the maximum ten story height if the development provides a vibrant, mixed-use, pedestrian-oriented place with a central signature public park that is a minimum of 2/3 acres. Active ground floor uses should surround the park. If a central public park that can support community events exists at the time that this consolidation is proposed, alternative park configurations such as a common green, a civic plaza, or a recreation-focused urban park may be considered. Contributions to a larger park may also be considered.

#### TASK FORCE ALTERNATIVE

Building heights are recommended to be a maximum of seven stories; however, included within the Center Zone is a smaller Bonus Height Area in which a consolidation of four to six acres may be developed with building heights up to ten stories. The consolidated area may achieve the maximum ten story height if the development provides a vibrant, mixed-use, pedestrian-oriented place with a central signature public park. that is a minimum of 2/3 acres. If a consolidation of 4-5 acres is provided, a minimum 1/2 acre public park is recommended. If a consolidation of 5-6 acres is provided, a minimum 2/3 acre public park is recommended. Active ground floor uses should surround the park. If a central public park that can support community events exists at the time that this consolidation is proposed, alternative park configurations such as a common green, a civic plaza, or a recreation-focused urban park may be considered. Contributions to a larger park may also be considered.



*General Zone*

The General Zone surrounds the Center Zone. It is approximately 54 acres in size and is generally bounded by Dolley Madison Boulevard to the north, Chain Bridge Road to the east, Whittier Avenue to the south, and Ingleside Avenue and Old Dominion Drive to the west. Development in this zone is intended to provide a transition from the Center Zone to the Edge Zone. In order to provide a transition, this area is recommended to be developed with a more suburban form and character than the Center Zone. A mix of uses is appropriate in the General Zone. Single-family attached or stacked townhomes (“two-over-two” townhomes) may be considered along the periphery of the General Zone as a transition to the Edge Zone. Parking in the General Zone should support neighborhood-serving retail. If structured parking is proposed for commercial uses, a limited number of surface teaser parking spaces to serve those uses may be appropriate.

For mixed-use development, active ground floor uses such as retail should be considered where appropriate, such as developments fronting along major roadways. Building heights are recommended to be a maximum of five stories. Development is expected to yield public benefits such as new public spaces, improved access and mobility, and consolidated and focused development. Since the General Zone is located between the Center and Edge Zones, well-designed transitions should be incorporated and may result in building heights less than the recommended maximum. Special care should be taken with regard to establishing compatible building height, mass, and design features when General Zone parcels abut the Edge Zone.

*Edge Zone*

The Edge Zone is approximately 85 acres in size and comprised of primarily residential developments along the outer boundary of the CBC. This zone is planned for the lowest intensity development within the CBC. The Edge Zone provides a buffer between the edge of the CBC and residential neighborhoods and is generally not envisioned for intensification of existing uses. In addition to residential development, the Edge Zone includes some low intensity commercial and institutional uses, and the Franklin Sherman Elementary School. The preservation of small-scale commercial and community-serving uses is encouraged. Maximum building heights of three stories is recommended to be consistent with the lower-density development and to reflect existing building heights. The Edge Zone recommendations are provided as a residential density range and/or square feet of non-residential use for each land unit in the Edge Zone.

TASK FORCE alternative would expand form-based approach to include the Edge Zone. Descriptions would be revised accordingly.

**HOUSING**

Fairfax County policies encourage the provision of housing affordable at a range of income levels located close to employment opportunities including mixed-use areas. The McLean CBC is well situated to provide a diversity of housing types to support households with a range of ages, income levels, and abilities.

In the McLean CBC, development projects with a residential component should provide housing for a variety of income levels in accordance with the Affordable Dwelling Unit (ADU) Ordinance contained in the Zoning Ordinance, and the Guidelines for the Provision of Workforce Housing (WDUs) in the Policy Plan. The development potential for the CBC does not include bonus intensity associated with the ADU Ordinance or WDU Policy. ADUs or WDUs are

preferred to be provided on-site. The units should accommodate households of different sizes, for people of all ages and abilities. Consideration may be given to deviations from the total number of units that should be provided if projects meet additional housing needs that have been identified. Examples may include proposals that include a higher proportion of units for the lowest income tiers or units with more bedrooms than would otherwise be expected. Such proposals would be evaluated on a case-by-case basis.

A list of existing assisted housing in the McLean Planning District is contained in the McLean District Overview Section, District-Wide Recommendations, Housing, Area II Volume of the Comprehensive Plan.

## PARKS AND RECREATION

As the McLean CBC redevelops, the need for publicly accessible parks and recreation facilities will increase. Most of the recommended redevelopment is multifamily residential units which will not have private yards; as such, the provision of public open spaces is critical. Parks and recreational opportunities provide significant benefits: they promote health and fitness, social connections, and community building; support placemaking efforts that attract residents, businesses, employees, and customers; improve air quality; and, capture stormwater runoff.

### *Current Conditions*

Much of the Center and General Zones in the McLean CBC are dominated by retail and office uses. The long-standing commercial nature in these portions of the CBC has resulted in a lack of a community-serving and centrally-located public park. A majority of the existing public parks that serve current residents are located outside of the CBC including McLean Central Park, Salona Park, and Bryn Mawr Park. Franklin Sherman Elementary School in the Edge Zone contains a diamond field and a playground that are available for community use.

### *Urban Parks Framework*

The Urban Parks Framework recommends a formula based on park acreage standards for residents and employees to estimate park needs generated by development proposals, which is applied to all redevelopment projects. Publicly accessible parks can be publicly owned, privately owned, or provided through public-private partnerships. Publicly accessible urban parks should be integrated with development projects to provide for the diverse needs of the community. The Urban Parks Framework describes five types of urban parks: pocket parks, common greens, civic plazas, recreation-focused parks, and linear parks. These park types span a continuum of purposes, uses, sizes, and features that can accommodate a broad spectrum of activities.

### *Parks, Recreation, and Connectivity Concept*

The concept for a park system proposes a comprehensive network of well-distributed and connected parks and open spaces throughout the CBC, with emphasis on the provision of a destination park in the Center Zone. Nearby existing parks and new well-distributed smaller urban park spaces also comprise the concept for the parks and open space network. The Conceptual Parks and Open Space Map (**in development**) shows the general location of the central signature park space and potential general locations of a series of urban parks. These locations should not preclude alternative or additional park spaces. A pedestrian corridor from McLean Central Park to Franklin Sherman Elementary School is envisioned, and should include a series of urban park spaces with pedestrian and bicycle facilities along the length of roadway(s) that connect these destinations. The concept plan also indicates other connections to link future parks in the CBC. As applicable, developments should include connections between the urban parks and other built elements, and that result in safe pedestrian and bicycle-friendly pathways throughout the CBC and

the surrounding residential neighborhoods.

Center Zone Signature Park Space

A destination park space in the Center Zone is a major feature of the parks and open space concept for the McLean CBC.

**Staff Rec:** The public space should be a minimum of 2/3 acres in size. A four to six acre consolidated redevelopment within the bonus height area of the Center Zone is expected provide the major public space; if the development is phased, at a minimum, a substantial portion of the space should be delivered with the initial phase of development. Flexibility may be granted in the size of the public space as long as it can still meet the primary goals of supporting community-wide events and serving as a feature of the community.

**Task Force Rec:** A four to five (4.9?)-acre consolidated development within the Bonus Height Area of the Center Zone is expected to provide a minimum 1/2 acre public space. A five to six acre consolidated development within the bonus height area of the Center Zone is expected to provide a minimum 2/3 acre public space. If development is phased, at a minimum, a substantial portion of the space should be delivered with the initial phase of development. Flexibility may be granted in the size of the public space as long as it can still meet the primary goals of supporting community-wide events and serving as a feature of the community.

In addition to accommodating events, the space should provide opportunities for both active and passive activities. The design of the surrounding land uses and/or streetscape should ensure the public space is inviting for park users of all ages and abilities. Other characteristics of the park space are as follows:

- Welcoming, visible from the public realm, and accessible for users of all ages and abilities;
- Provides connections to surrounding pedestrian and bicycle infrastructure, with access supported by wayfinding signage as needed;
- Contains a variety of seating options and shade elements;
- Includes an area designed for community gatherings such as farmer's markets, art exhibitions, festivals, concerts, fitness classes, and other events;
- Designates space(s) for unscheduled uses such as unstructured play;
- Incorporates focal points, which may include but are not limited to water features and public art; and
- Includes elements for users to engage in physical activity which may include but are not limited to facilities for structured play and physical fitness.

Additional Parks Guidance for the McLean CBC

The McLean CBC parks and recreation strategy includes the following:

1. Identify potential park space opportunities that are appropriately located and well distributed and connected. This can include repurposing existing public land, where available, as well as expanding and connecting existing and future public spaces.



2. Protect, connect, and enhance existing park facilities in and near the McLean area.
3. Use the urban parks and facility standards and the urban park typologies in the Urban Parks Framework to guide future development, and the types of parks created.
4. Address active recreation needs through a combination of on-site improvements, providing new recreation facilities, or funding improvements at existing parks and at other sites within the service area.
5. If a development is under consideration that is adjacent to a previously approved application, or if two or more applications are under review at the same time, the development(s) under consideration should demonstrate how their urban park or open space can connect to and enhance the previously approved or proposed urban park or open space.

Parks and recreation facilities should be located to best serve the overall needs of the residents, visitors and employees in McLean. Creative solutions to providing parks and recreation facilities in the McLean CBC should be pursued in addition to the strategies mentioned above for those areas indicated on the concept plan. Developments are encouraged to demonstrate resourcefulness in their application of recreation spaces which could include non-traditional locations. Creative urban park initiatives may include rooftop parks, unique programming areas, recreation facilities and redevelopment at nearby existing parks. Indoor program space within private buildings is also desirable. This may include space for exercise and fitness classes or educational workshops. With any of these approaches, visual and physical accessibility to the public is essential.

## **PUBLIC FACILITIES**

The existing public facilities and those anticipated to be needed to accommodate the future growth of the McLean CBC are described in the following section. Since growth rates will vary over time, the thresholds referenced below may be reached in different years. Actual growth levels should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land needed for public facilities and/or identification of additional resources to support the provision of public facilities should be completed in advance of the estimated need. Tables listing existing public facilities for the Planning District are provided in the Overview section of the McLean Planning District in the Area II volume of the Comprehensive Plan.

### **Schools**

The McLean CBC is served by four public schools: Franklin Sherman Elementary, Kent Gardens Elementary, Longfellow Middle School, and McLean High School using attendance areas for School Year 2019 – 2020. Using the year 2020 student generation ratio and the Comprehensive Plan buildout, capacity deficits exist for Kent Gardens ES, Longfellow MS, and McLean HS. Student membership projections and individual school capacity evaluations are based on five-year increments and updated annually, while the Comprehensive Plan considers a 20-year horizon. To address the shorter term student and school capacity projections while also considering student needs over the longer term planning horizon, numerous strategies may be considered to ensure appropriate improvements are phased with new development.

During the development review process, impacts on public schools should be mitigated. A variety of measures to mitigate the impacts of new development on school capacity should be considered, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed. Property owners and developers in the McLean CBC should collaborate with Fairfax County Public Schools (FCPS) to identify appropriate strategies to address schools impacts, preferably in advance of approval of applications for new residential developments to maintain and improve the county's high standards for educational facilities and to not impact current levels of service provided by the public school system.

Developers proposing residential use should contribute to the provision of suitable land or building(s), as may be practical, to accommodate flexibility in future school facility needs. Contributions might include more innovative solutions such as repurposing buildings, locating school facilities with parks, or within buildings serving other uses. For reuse of a building(s), the applicant in coordination with FCPS may select a building(s) that provides access, safety, security, and meets play space requirements. Alternatively, developers could make contributions toward land acquisition and school construction based on a contribution formula determined by FCPS and Fairfax County.

Additions to existing facilities, interior facility modifications, use of temporary classrooms to accommodate short-term capacity deficits, program changes, and/or potential boundary adjustment with schools having a capacity surplus can also be pursued by FCPS. FCPS also may evaluate other possible "in-kind" school impact mitigation strategies.

The FCPS' Capital Improvement Program (FCPS CIP) contains more detailed information on student membership and facilities data. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need.

#### Libraries

There are currently no community or regional libraries within the boundaries of the McLean CBC; however, six Fairfax County public libraries serve the CBC and surrounding area: Tysons-Pimmit Regional Library, Dolley Madison Library just outside of the CBC, Great Falls Library, Patrick Henry Library, Thomas Jefferson Library, and Woodrow Wilson Library. These libraries will be able to serve additional residents that could result from the growth recommended by the Comprehensive Plan without the need for additional facilities within the CBC. Fairfax County Public Libraries (FCPL) does not anticipate the need for additional library facilities in or near the McLean CBC.

#### Police and Fire and Rescue

There is no police station within the McLean CBC. The area is served by the McLean District Police Station, co-located with the Dranesville District Supervisor's Office. It is anticipated that there will continue to be sufficient police coverage by the McLean District Police Station.

Emergency and other fire and rescue services are primarily provided by the McLean Volunteer Fire and Rescue Station 1 located within the McLean CBC. Several other fire and rescue stations provide service to the McLean CBC, including the Tysons Corner Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. Fire and Rescue Station 44 is planned to be constructed on Old Meadow Lane in Tysons by December 2020. There are plans to relocate the

existing Tysons Corner Fire and Rescue Station 29 to a larger facility on the site of the Tysons Transit site by 2025. The existing and planned facilities will continue to provide sufficient coverage as redevelopment occurs in the CBC.

#### Wastewater Management

Wastewater generated in the McLean CBC is treated at Blue Plains treatment plant, a regional facility located in Washington, DC. The service agreement Fairfax County has with Blue Plains is not adequate to handle the projected sewage flow beyond 2040. To alleviate the future treatment deficit for the Blue Plains service area, the county has purchased treatment capacity from Loudoun Water. The county is also rehabilitating the Difficult Run Pump station to allow the pumping of excess flow from the Blue Plain service area to the Norman M. Cole Jr. Pollution Control Plant. The McLean CBC is served by the Dead Run Sanitary Sewer Pump Station which will require an upgrade along with the sewer lines serving the CBC for adequate capacity to accommodate the development potential recommended by the Comprehensive Plan. Future coordination is recommended with county staff to address wastewater planning needs.

#### Fairfax Water

The McLean CBC is served by transmission water mains ranging in size from 4 to 30 inches in diameter. The existing facilities are sized appropriately to meet the proposed increase in demand that could result from development. Distribution water main sizing and alignments, distribution network improvements, and fire flow requirements will be evaluated concurrently with the review of development proposals.

### IMPLEMENTATION

Successful implementation of the Comprehensive Plan will require a commitment to the overall vision set forth in the Plan. Key components for the vision include a multimodal street network, building height maximums, and compatible transitions in scale, a mix of uses, and public parks. Implementation will occur primarily through the rezoning process, where reviews are conducted to evaluate the extent to which a development proposal achieves the Plan recommendations and whether a development's impacts are adequately addressed. Mechanisms to address development impacts include commitments to high quality design and other Plan objectives, and contributions towards transportation and/or public facility improvements that are needed to support new development.

#### Form-Based Development Flexibility

There is flexibility in the implementation of development in the Center and General Zones provided development proposals achieve the recommendations for multimodal connectivity, publicly accessible parks or open space, building heights and transitions, mix of uses, and pedestrian-oriented and active streets at the ground-floor level. The Plan recommends a maximum development potential for both residential and non-residential uses. The Plan allows for flexibility among the square footage for types of non-residential uses, provided that the total amount of recommended non-residential use is not exceeded. Monitoring approved rezonings and building permits is expected to track the amount of development that is implemented under the overall maximum development potential.

The initial projects that seek development under the form-based option should establish a sound framework for redevelopment that sets the stage for future developments. Priorities that



should be addressed in the phases of site planning include the provision of the appropriate segments of the transportation network, stormwater management, and publicly accessible park spaces and recreation.

#### Undergrounding of Utilities

Utilities should be placed underground and coordinated with future roadway and sidewalk improvements to promote a pedestrian-friendly and visually pleasing environment.

#### Interim Development Conditions

Proposals may be considered interim development under four scenarios:

- (1) Temporary conditions that are created when a project is constructed in phases and the development plan is not fully realized;
- (2) Developments, generally those smaller in scale and potentially for a limited duration, that do not strictly conform to the vision in the Plan;
- (3) Minor improvements to existing uses that do not strictly conform to the vision in the Plan; and
- (4) Temporary place-making efforts that can contribute to the vitality of the area on a short-term basis such as public art or pop-up commercial uses.

Any interim proposal should give particular consideration to the following, as applicable:

- 1) Provide a pedestrian plan to determine the facilities (e.g. parks, retail streets) that should include interim pedestrian connections and streetscape improvements within the site and to adjacent sites;
- 2) Provide streetscape improvements that conform to Plan recommendations and achieve continuity of the streetscape design;
- 3) Design buildings for the ultimate street cross-sections by siting them to be compatible with the alignment of the street network. As appropriate, provide façade articulation to each building face and treatments to ensure compatible transitions, and incorporate appropriately scaled entrances;
- 4) Demonstrate how interim parking adheres to parking design and phasing goals;
- 5) Show how interim stormwater facilities can be incorporated and address impacts of interim development conditions;
- 6) Provide landscaping improvements to enhance the aesthetics and functionality of spaces that are in transition;
- 7) Demonstrate how the proposed development will not preclude future redevelopment of the site or adjacent sites in conformance with the Plan; and,

For a phased project, interim conditions that enhance the urban character and contribute to place-making are encouraged for portions that will not be built until later phases. Examples include pop-up parks, interim recreational facilities, or low intensity temporary uses. It may also be acceptable to maintain existing uses in lieu of an interim use as long as they do not preclude the achievement of other priorities and Plan goals.

Interim development conditions should ensure that any adverse impacts associated with an interim state of redevelopment are mitigated as appropriate. Additional guidance on interim conditions can be found in the *Guidelines for Interim Improvement of Commercial Establishments*, Appendix 6 of the Land Use Element of the Policy Plan.

#### Phasing

Development in the McLean CBC will likely occur incrementally. Incremental development must be balanced with infrastructure and public facilities such as transportation, parks and recreation, schools, and others to support an increased population and employment base. Review of development proposals will include an assessment of appropriate phasing to the provision of these public improvements. Each phase of redevelopment is expected to construct and/or commit to the public facilities appropriate for each phase of development.

#### Transportation Infrastructure

All development proposals should include the planned road improvements as described in the Transportation or Urban Street Network sections. For new streets not built to their full cross-section, right-of-way should be provided for the ultimate cross-section as identified in the Plan. Additional street segments identified through future analysis that are necessary to maintain acceptable traffic circulation should be provided by that development.

Planning for and sequencing transportation infrastructure will need to take into account actual and projected growth for different land uses based on the development pipeline and forecasted growth. Major transportation improvements can take many years to design, fund, and construct. Therefore, the sequencing of such public improvements will require monitoring of approved rezonings, building permits, commuting patterns, demographic trends, and population and employment growth.

A pilot program to create a more bicycle and pedestrian friendly transportation network should be explored. Specifically, a pilot program is suggested along Old Dominion Drive from Beverly Road to Corner Lane, and Chain Bridge Road from the intersection with Old Chain Bridge Road southwest to the Tennyson/Ingleside intersection.

Cross-sections should be designed and constructed as described in this plan. Where implementation of those cross-sections will have significant impacts on existing land uses, flexibility in the design of the cross-section should be considered to mitigate those impacts while maintaining connectivity, and to the extent practical, continuity of similar facility types and streetscaping. In these cases, realization of the ultimate cross-section can be achieved through redevelopment.

#### Parcel Consolidation

Parcel consolidation should be in conformance with any areawide and site-specific recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, then any proposed parcel consolidation should further the integration of the development with adjacent parcels. Parcel consolidation should be logical and of sufficient size

to allow projects to function in a well-designed, efficient manner, and should not preclude nearby properties from developing as recommended by the Comprehensive Plan.

#### Coordinated Development Plans

Coordinated development plans may be an alternative to parcel consolidation, with the exception of the four-to-six acre consolidation recommended for the Bonus Height Area of the Center Zone. The following meets the criteria for a coordinated development plan:

- At least two concurrent and contiguous development applications that have a combined acreage equal or greater than specified in the consolidation guidance within the area wide or sub-unit recommendations. Coordinated development plans will need to ensure that projects function in a well-designed and efficient manner, have a similar architectural character and building materials, do not preclude adjacent parcels from developing in conformance with the Comprehensive Plan, and contribute urban parks per the Plan recommendations.
- A development application that demonstrates how the proposed new development integrates with previously approved development application(s) on an adjacent parcel that met the minimum consolidation requirements. These subsequent applications should have a similar architectural character and building materials as approved in earlier development applications, provide connections to established locations for inter-parcel access and open space areas as approved by earlier development applications, and should not preclude adjacent parcels from developing in conformance with the Comprehensive Plan. If a previously approved development application(s) includes urban park(s), the development application should demonstrate how their urban park or open space can enhance the approved urban park. Alternatively, the application should demonstrate a pedestrian connection to the approved urban park on the adjacent parcel(s).

Task Force Preferred Scenario		
	Residential Units	Non-Residential Sq.Ft.
Center/General Zone	3,150	2,704,920
Edge Zone	700	441,835
Total	3,850	3,146,755