

# AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

**GENERAL LOCATION:** North of Elm Street, South of Fleetwood Road

**PLANNING AREA AND DISTRICT:** II, McLean

**SUB-DISTRICT DESIGNATION:** McLean CBC, Subarea 29

**PARCEL LOCATION:** 30-2((1))61, 30-2((10))(6)1

**SUPERVISOR DISTRICT:** Dranesville

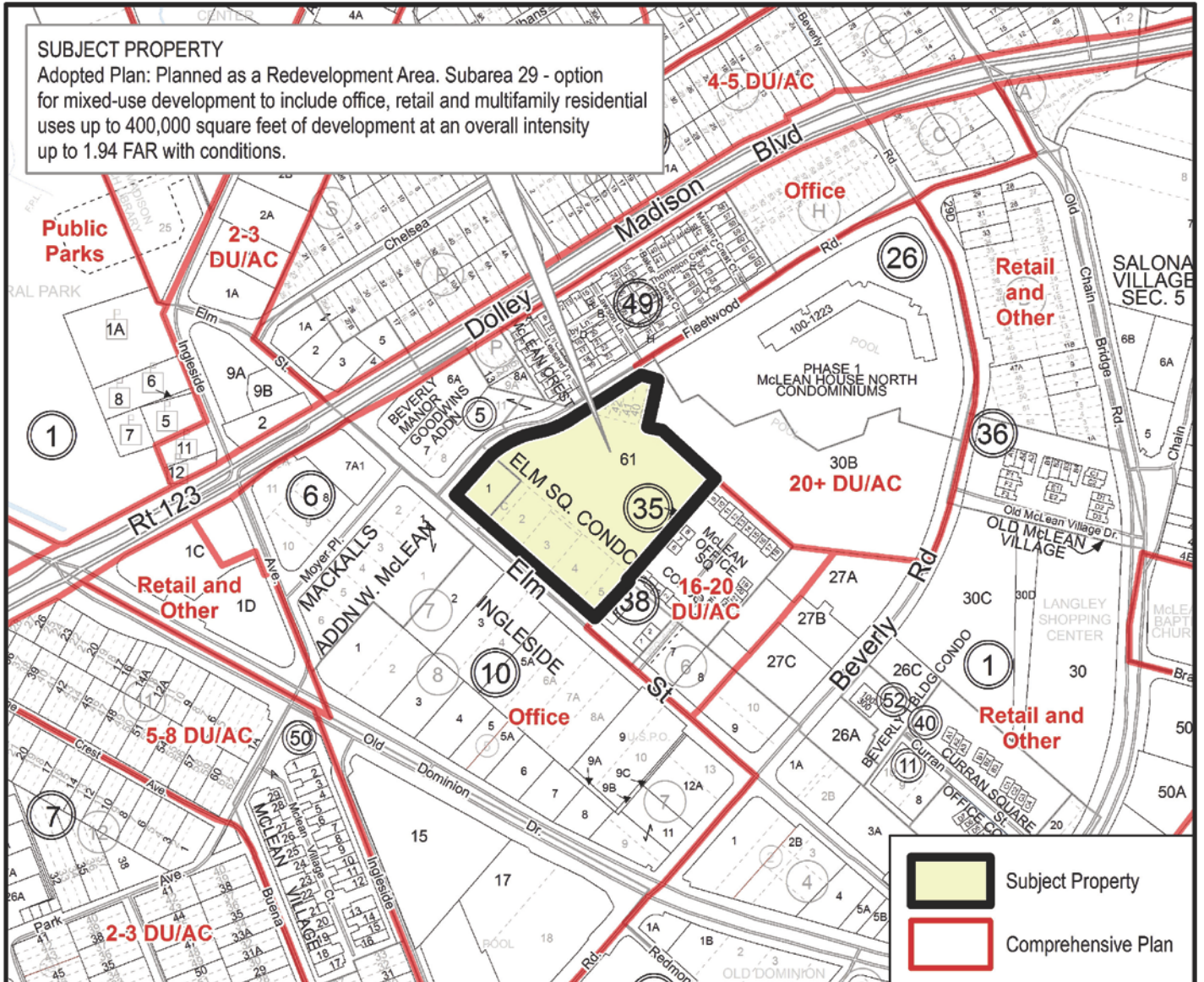
**ADOPTED:** March 25, 2014

**ITEM NO.** S13-II-M1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

## SUBJECT PROPERTY

Adopted Plan: Planned as a Redevelopment Area. Subarea 29 - option for mixed-use development to include office, retail and multifamily residential uses up to 400,000 square feet of development at an overall intensity up to 1.94 FAR with conditions.



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO MARCH 2014 - 6862 ELM STREET



**AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)**

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strikethrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, Concept for Future Development: Vision for McLean CBC, page 23:

**“CONCEPT FOR FUTURE DEVELOPMENT: VISION FOR MCLEAN CBC**

...

The **Redevelopment Areas** are those which are most likely to change and for the most part are concentrated around two major cores of the CBC...”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, Recommendations, Land Use, A. Redevelopment Areas, page 26:

**“A. Redevelopment Areas**

...

To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 20a, 20c, ~~and~~ 22a and Tax Map Parcels 30-2((1))61 and 30-2((10))61 of Subarea 29) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 19a, 20a, 20c, ~~and~~ 22a and 29 (pt.)), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities, including the placement of utilities underground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.”

**ADD:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, Recommendations, Land Use, A. Redevelopment Areas, page 28, a new recommendation (#6):

“6. The northwestern portion of Subarea 29 is planned for mixed-use redevelopment to include multifamily residential, office, and ground-floor retail uses. The redevelopment should support the existing and planned

commercial uses in the core of the CBC, improve internal and external pedestrian and bicycle connections, and create a more active streetscape along Elm Street and Fleetwood Road. Publicly accessible open space areas should distinguish the redevelopment. The open space areas should provide passive and active recreation facilities, as well as pedestrian walkways consistent with the Urban Park Framework.”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, Recommendations, Land Use, D. Areas of Minimum Change, page 31:

**“D. Areas of Minimum Change**

Areas of Minimum Change comprise the existing built up sectors of the CBC. Primarily recent construction, these areas are centered along the office corridor of upper Old Dominion Drive, Elm Street, and Beverly Road, and the large residential concentrations at the southeast and southwest CBC boundaries. These areas (i.e., Subareas 1, 2, 10, 15, 16, 20, 22, 25, 26, and 29 (part)) represent the concentration of new development which has occurred within McLean and which can be anticipated to remain for the foreseeable future. Although some new infill development may occur within these areas, essentially no change is expected. Any future development should follow the McLean CBC Design Standards.”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, Recommendations, Urban Design, page 32:

**“Urban Design:**

...

1. Establishing magnets for community gathering such as the “North and South Villages” as described in the Concept for Future Development and Land Use Recommendations 1-56 under the Redevelopment Areas subheading;”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, page 73:

**“McLEAN CBC SUBAREA GUIDELINES**

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

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**Guidelines**

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<b>Planning Objective</b>	Establish as the core area of CBC office <u>and residential</u> development.
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<b>Land Use Objective</b>	<p>Office and ground-floor retail <del>uses</del> <u>with a</u> maximum intensity of .50 FAR. Eastern portion of subunit planned for housing development. As an option, on Tax Map <u>Parcels 30-2((1))61 and 30-2((10))(6)1</u>, mixed-use <u>development to include office, retail and multifamily residential uses up to 400,000 square feet of development at an overall intensity up to 1.94 FAR</u> may be appropriate, subject to the following conditions: <del>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.</del></p>
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- Consolidation of Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1. If consolidation is not achievable, inter-parcel access should be established and a coordinated and continuous streetscape design created;
- Ground-floor retail uses and/or community amenity spaces are provided;
- Building façades are articulated with the upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area, where appropriate;
- A maximum building height of 75 feet is not exceeded;
- Surface parking is minimized, and above ground parking structures are discouraged in favor of underground parking. Underground parking is preferred in order to minimize visible impacts and create a pedestrian-oriented environment. Creative approaches, such as shared parking should be considered;
- Urban design elements that incorporate the recommendations of the McLean Open Space Design Standards and features such as urban parks and plazas, landscaped open space, active recreational amenities and public art are provided;
- A thorough traffic impact analysis of the proposed development is conducted with appropriate mitigation measures identified;
- A coordinated pedestrian and bicycle circulation system is provided that improves internal circulation and connects to neighboring properties and the existing and planned pedestrian and bicycle routes;
- Accommodate public transit facilities through such features as bus shelters at transit stops;

- The stormwater management system is designed to control total volume of runoff and peak hour volume of runoff during the 2-year 24-hour storm and stormwater runoff is controlled such that the total phosphorus load for the subject property is no greater than for new development as specified by the county's Stormwater Management Ordinance. As an alternative, the stormwater management system can be designed to attain the Rainwater Management credits of the most current version of LEED for New Construction or LEED for Core and Shell. As an additional alternative, the stormwater management system can be designed to optimize site-specific and/or downstream improvements that are consistent with adopted watershed management plans;
- Non-invasive plantings and landscaping materials are used to reduce the spread of invasive species.

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**Implementation Strategy**

Existing zoning, except for the residential option on parcels 30-2((1))61 and 30-2((10))(6)1 which may be implemented through a rezoning application.

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**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

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**Building Envelope Guidelines**

Freestanding Retail type I or Mixed-Use Shopping Center type J.

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**Building Relationships**

Building mass should frame space of all surrounding streets. Parking ~~is to be set behind building at center of block~~ or underground.

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**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.

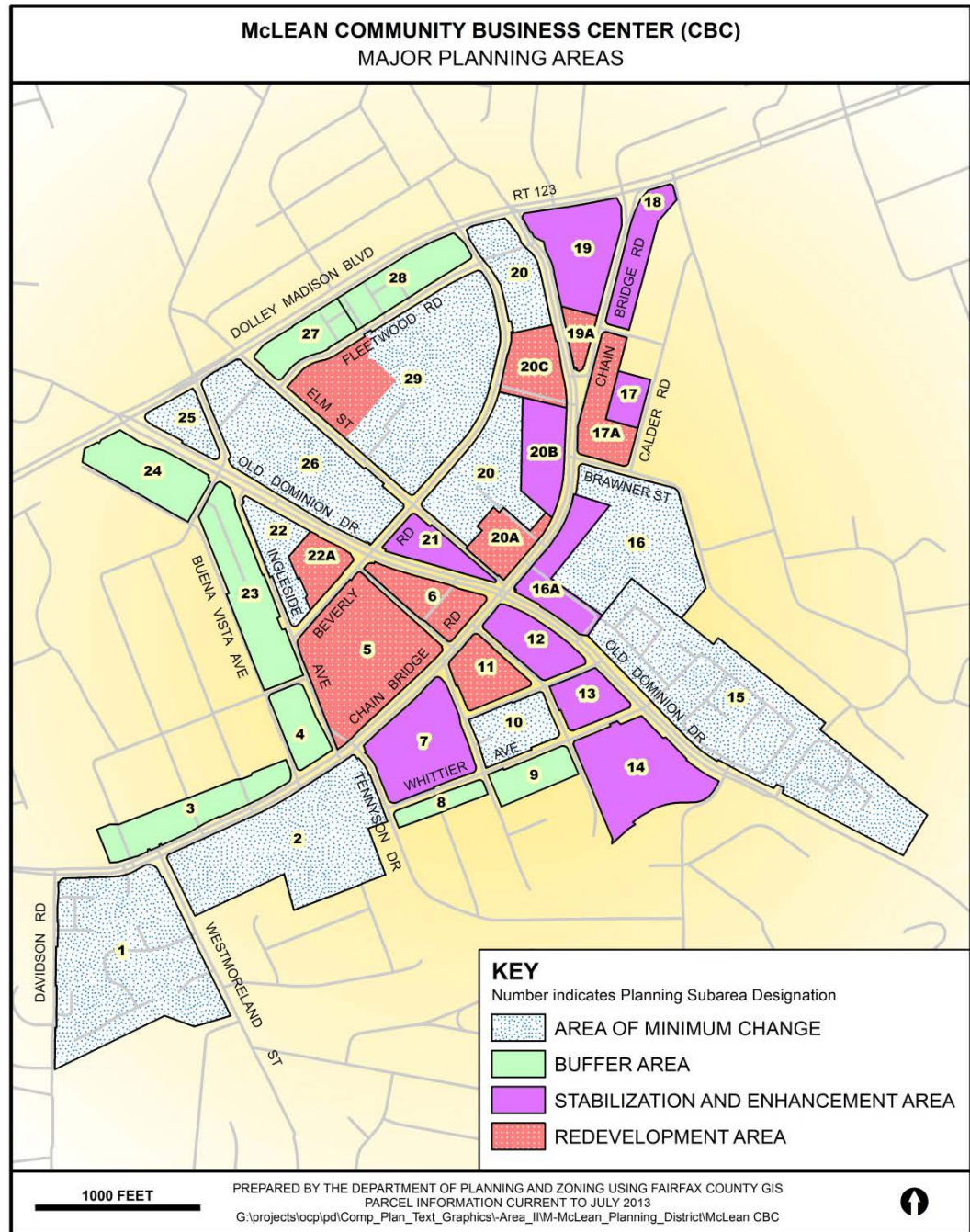
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**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through 3-4-2014; McLean Community Business Center, Figure 9 – McLean Community Business Center (CBC) Major Planning Areas, page 24, to change the portion of Subarea 29 represented by the Subject Area to a Redevelopment Area.



**PLAN MAP:** The Comprehensive Plan map will not change.