



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S13-II-M3
October 3, 2013

GENERAL LOCATION: Surrounding the intersection of Old Dominion Drive and Chain Bridge Road, south of Dolley Madison Boulevard (Route 123)

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: Area II

PLANNING DISTRICT: McLean

SPECIAL AREA:
McLean Community Business Center

PLANNING COMMISSION PUBLIC HEARING:
Thursday, October 17, 2013 @ 8:15 PM

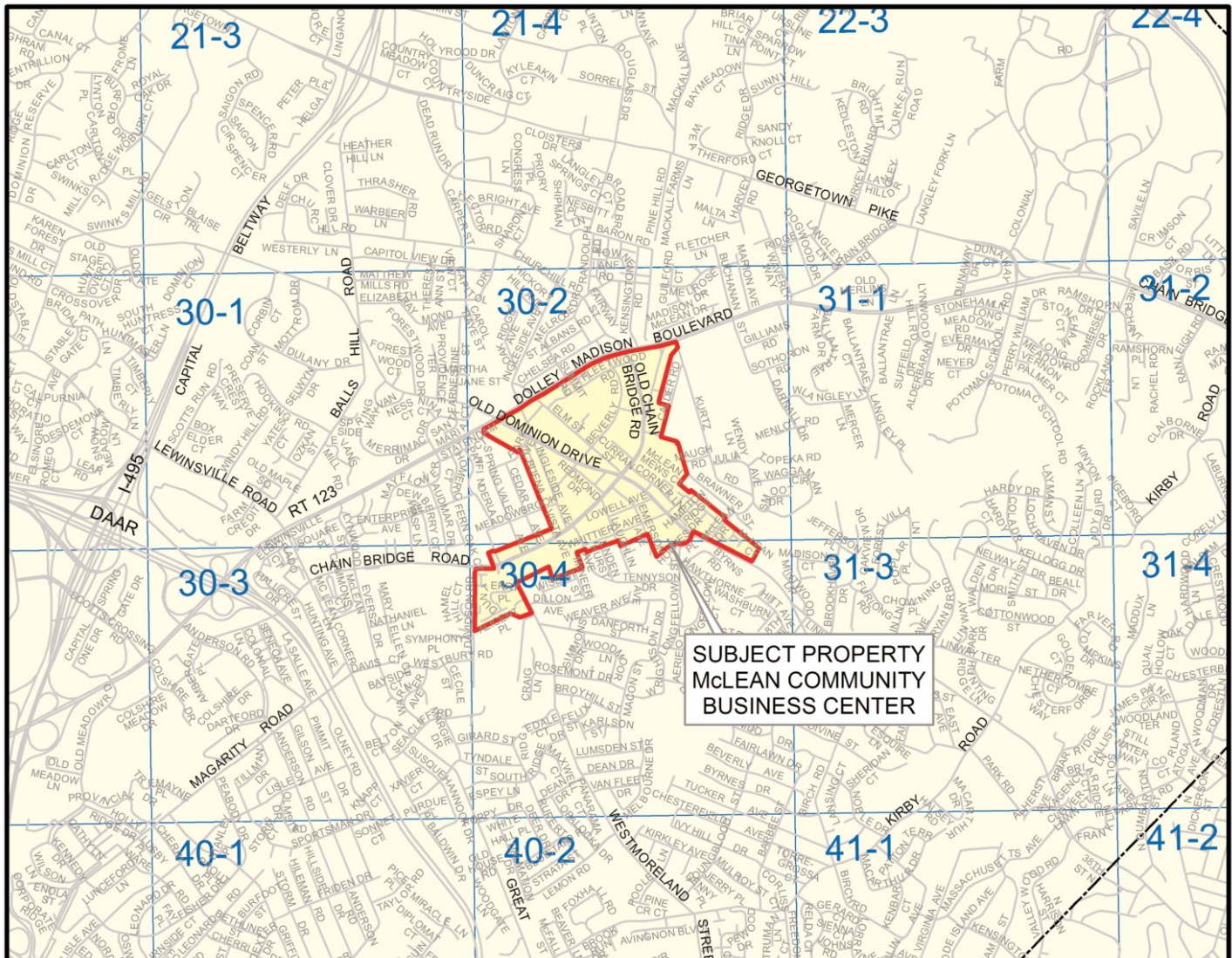
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, October 29, 2013 @ 4:00 PM

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.

For additional information about this amendment call (703) 324-1380.



**SUBJECT PROPERTY
McLEAN COMMUNITY
BUSINESS CENTER**


3000 FEET

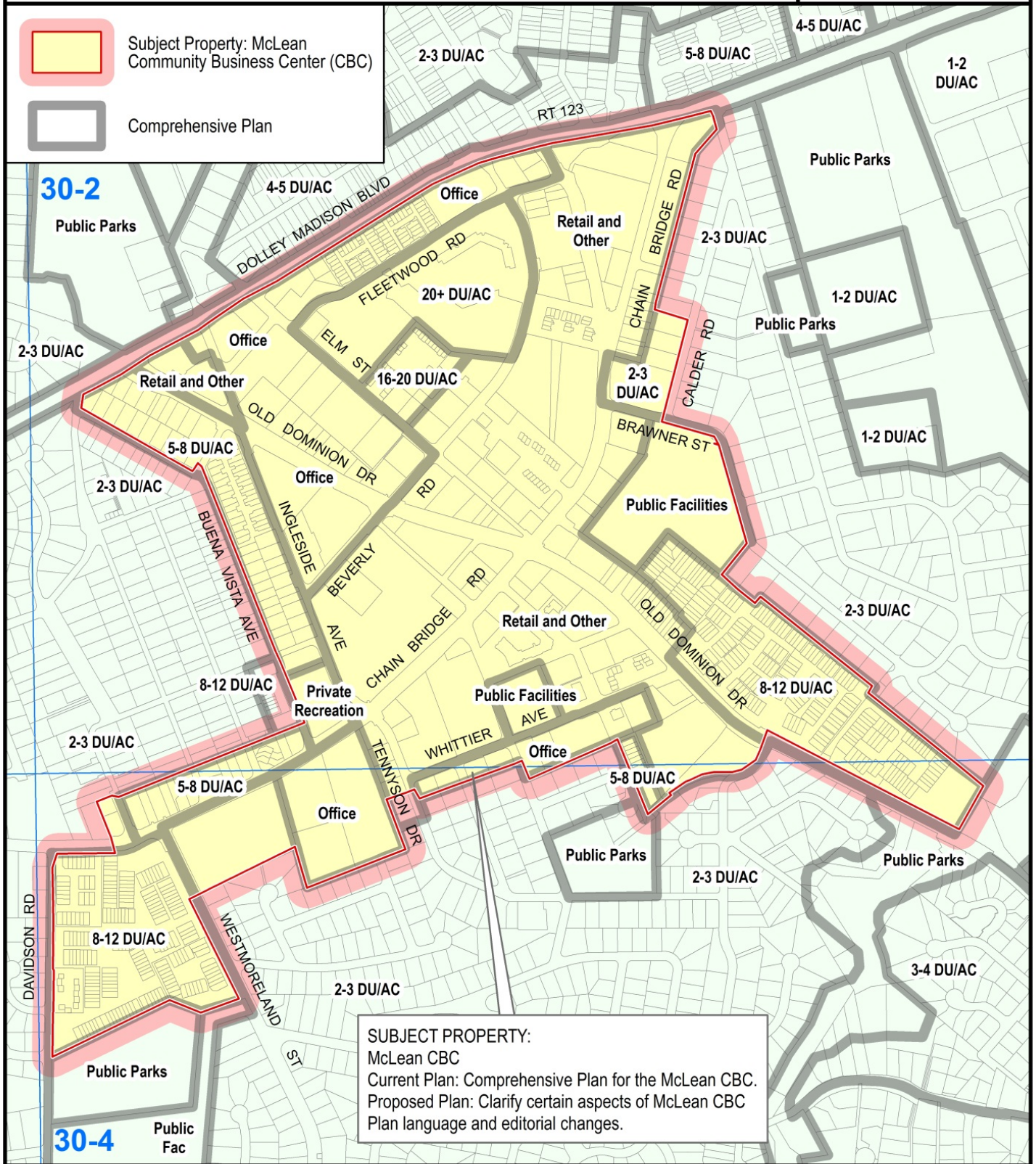
PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS



CURRENT PLAN AND PROPOSED CHANGE
 PARCEL LOCATION MAP SHOWING CURRENT PLAN FOR
 SUBJECT PROPERTIES AND ADJACENT AREAS

ITEM: S13-II-M3
 October 3, 2013

-  Subject Property: McLean Community Business Center (CBC)
-  Comprehensive Plan



1000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO JULY 2013
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STAFF REPORT FOR PLAN AMENDMENT S13-II-M3

INTRODUCTION

On April 30, 2013, the Fairfax County Board of Supervisors (Board) directed staff to prepare a Plan amendment (PA) for the McLean Community Business Center (CBC). The CBC encompasses approximately 230 acres generally surrounding the intersection of Old Dominion Drive and Chain Bridge Road, south of Dolley Madison Boulevard (Route 123). At the Board's direction, the amendment would clarify and strengthen Plan guidance regarding mix of land uses, character of development, urban design, pedestrian connectivity, streetscape design, parking, buffering and screening. The amendment also would include editorial changes such as formatting text and converting black and white maps to color maps.

REVIEW PROCESS

The McLean Planning Committee (MPC), a community group representing homeowner associations in and surrounding the McLean CBC, the McLean Citizens Association, the Greater McLean Chamber of Commerce, and the McLean Commercial Landowners Association, convened a subcommittee in August 2012 to review the Comprehensive Plan for the McLean CBC. The goal of the review was to update and clarify the intent of Plan recommendations for the CBC. Subsequently, Department of Planning and Zoning staff worked with the MPC subcommittee to develop text that would satisfy the community's desire for clearer Plan guidance while maintaining the Plan's role as a general guide for future land use decisions. The MPC unanimously endorsed the subcommittee's draft recommendations.

ADOPTED COMPREHENSIVE PLAN TEXT

The adopted McLean CBC Comprehensive Plan text, as part of the Fairfax County Comprehensive Plan, Area II, McLean Planning District, 2013 Edition, as amended through 6-4-2013, pages 20-75, can be found at the website:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/mclean.pdf>

CONCLUSION

The proposed changes to the McLean CBC plan clarify existing Plan guidance. Substantive changes to land use intensity, mix of land uses, and character of development are outside the scope of this Plan amendment and are not proposed.

RECOMMENDATION

Staff recommends revising the McLean CBC section of the Area II volume of the Comprehensive Plan as shown below.

Proposed Revisions to Comprehensive Plan Text:

Text proposed to be added is shown as underline and text proposed to be deleted is shown as ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, Area II, McLean Planning District, McLean Community Business Center, 2013 Edition, as amended through 6-4-2013, page 20-22:

“CHARACTER

...

~~Recent~~ Development within the CBC has been primarily infill office structures, although a large townhouse development has been completed between Old Dominion Drive and Salona Village in the southeast quadrant. Since a number of underutilized sites remain in the CBC which are considered prime for redevelopment, it is anticipated that new office and retail projects will continue to develop.

PLAN HISTORY

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On October 27, 1997, the Board of Supervisors designated the McLean CBC as a Special Study area for the purpose of considering changes to the Comprehensive Plan that would support community revitalization efforts. The McLean Planning Committee and planning staff worked together to translate the concepts described in the vision plan into proposed Comprehensive Plan text, which resulted in the following Concept for Future Development and Plan Recommendations, presented below. As part of the implementation of the Plan, a non-profit entity was formed in 1998 ~~which will~~ to facilitate public, private, and volunteer efforts in the development and execution of the Plan.”

Fairfax County Comprehensive Plan, Area II, McLean Planning District, McLean Community Business Center, 2013 Edition, as amended through 6-4-2013, page 23:

“CONCEPT FOR FUTURE DEVELOPMENT: VISION FOR MCLEAN CBC

The Concept for Future Development recommends downtown McLean as one of several areas designated as Community Business Centers, which are mixed-use centers that provide community-serving commercial uses as well as serve as a community focal point. To reinforce these community-serving characteristics and

ensure that the McLean CBC will continue its service function, the 1997 Concept Plan was formulated which envisions future development intensification to be focused in two areas, identified as a “North Village” and a “South Village.” The “South Village” generally encompasses a “Main Street” anchored by an extended-stay inn or hotel at its north end and by a “Civic Place,” which provides a mix of residential and commercial uses as well as a plaza for public gathering at its south end. The “North Village” concentrates commercial uses around an “apex” park and complementing focal point building. Other major elements of the Plan include a roundabout at the intersection of Old Dominion Drive and Chain Bridge Road and a general set of streetscape improvement recommendations (See Figure 9).

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The **Redevelopment Areas** are those which are most likely to change and are concentrated around two major cores of the CBC. Existing Community serving retail such as a grocery store within the large shopping center sites should be retained and is an essential component of new developments enhanced with and may include additional recreation, entertainment and supporting office uses. Particular emphasis should be given to redevelopment in the “North and South Villages.”

Fairfax County Comprehensive Plan, Area II, McLean Planning District, McLean Community Business Center, 2013 Edition, as amended through 6-4-2013, page 26-27:

“IMPLEMENTATION

To achieve the vision for the McLean CBC, an integrated program of implementation strategies is needed to address short- and long-term issues for the entire area and on a site-specific level. Such implementation strategies should to meet the major objectives for the CBC are and may be grouped into the following categories:

1. Citizen Involvement - The continued involvement of citizens is necessary to implement the McLean CBC Plan. For example, the McLean Planning Committee, composed of representatives from the McLean Citizens Association, the McLean Chamber of Commerce, the McLean Landowners Association, and the ~~S~~urrounding ~~C~~itizens ~~A~~ssociation, is an organization that has long been involved in planning activities within the CBC, which includes reviewing development proposals for consistency with the guidance provided for the McLean CBC within the Comprehensive Plan.
...
2. Review of Selected Zoning Ordinance and Site Plan Provisions - In some instances where the Plan recommends mixed use development with a pedestrian orientation, the McLean CBC Plan can be implemented by

rezoning and building under the regulations of the Planned Development or “P” Districts or under existing conventional zoning districts. For example, under a property’s existing conventional zoning district, Section 2-418 of the Zoning Ordinance allows administrative approval of reduction of yard requirements to encourage a pedestrian oriented environment,— in areas where the Comprehensive Plan provides specific design guidelines. Additional aspects of the Zoning Ordinance ~~should~~ such as the McLean Commercial Revitalization Overlay District be evaluated to determine if other amendments are necessary to better facilitate the implementation of the CBC’s urban design and development objectives. In addition, staff should consult the recommendations of the “McLean CBC Open Space Design Standards” in the Comprehensive Plan during the site plan review process.

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4. Special Concurrent Processing of Proposed Plan Amendments and Development Applications - ~~Future amendments to this Review of Plan Amendments~~ may be coordinated with rezoning applications to facilitate development if a development proposal demonstrates that it meets ~~most~~ many of the revitalization objectives of this Plan.”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, as amended through 6-4-2013, page 27-37:

“RECOMMENDATIONS

The McLean CBC Plan has three components providing ~~guidance~~ guidelines on future land use and character of development. The first component describes land use, urban design, and transportation concepts and recommendations for the CBC. The second component, the Subarea Guidelines, provides further guidance for the development of each of twenty-nine subareas generally one block in dimension. The third component, being a separate document entitled “McLean CBC Open Space Design Standards,” provides specific public space and building envelope design guidance, which relates to the recommendations in the Subarea Guidelines. ~~Any development proposal in the CBC should be in conformance with all three components.~~

Land Use

Land use recommendations are organized according to the four planning categories, or policy areas, as described in the McLean CBC Concept for Future Development. Within these four areas, specific recommendations for each of the subareas is given. Site development within all subareas will need to address a wide variety of planning issues including, but not limited to, transportation improvements, urban design amenities, and storm water management.

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~~With a base FAR of .35, a method has been established to achieve the higher level of intensity noted for certain subareas. To a .35 FAR may be exceeded a .35 FAR provided that all of the following elements should be addressed:~~

...

Where core redevelopment abuts an existing or planned residential community, ~~there should be no significant potential adverse impacts are to be mitigated by measures such as buffering and transitional screening and full adherence to the McLean CBC Design Standards is strongly recommended.~~ The Subarea Guidelines, which are incorporated as part of this Plan contain specific recommendations for development, including base and maximum intensities in terms of floor area ratio (FAR), public space guidelines, and special considerations.

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1. The block bounded by Ingleside Avenue, Beverly Road, Redmond Drive and Chain Bridge Road (Subarea 5) should continue to serve as a shopping center, but should be encouraged to accommodate the "Main Street" concept ~~as illustrated in the Concept Plan diagram (See Figure 9).~~ A new "Main Street" should run parallel to Redmond Street between Beverly Road and Chain Bridge Road. "Main Street" will be created by the reuse of existing retail facilities in conjunction with added retail buildings. This urban space will be defined by 2-3 story, mixed-use buildings of varied and articulated facades and roof lines. "Main Street" should provide for small kiosks, parallel parking, and 15-foot⁰" to 25-foot⁰" wide decorative sidewalks with ample provision for outdoor dining, street trees and other streetscape amenities. The creation of public parking on Tax Map 30-2((1))24A could be provided in order to replace the parking that will be displaced by "Main Street." The "Old Firehouse" and the areas around it should be planned for a public gathering space. The building should be maintained as an historic structure and adaptive reuse should be considered.

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B. Stabilization & Enhancement Areas

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~~One~~The intent of this Plan is to retain the large shopping centers at their present locations and encourage their upgrading through private, public and volunteer initiatives. Coordination and support for these stabilization and enhancement efforts should be a primary task of the McLean Planning Committee's proposed implementation and fund raising entity.

1. The block bounded by Tennyson Drive, Whittier Avenue, Laughlin Avenue and Chain Bridge Road (Subarea 7) should continue to serve as a shopping

center. Public sector programs for retail retention and private sector building and public space improvements are encouraged. As redevelopment occurs, projects ~~should~~ will demonstrate conformance with to the guidelines defined by this Plan including realignment of Laughlin Street with the proposed “Main Street”. It is expected that Aall development be designed to~~should~~ connect to and enhance the pedestrian network within the CBC including clustering of buildings along Laughlin Street to visually and functionally extend “Main Street.”

2. The block bounded by Old Chain Bridge Road, Dolley Madison Boulevard and Chain Bridge Road (Subarea 19) should continue to serve as a shopping center. Public sector programs for retail retention and private sector building and public space improvements are encouraged. As redevelopment occurs, new projects will demonstrate ~~should~~ conformance with to the McLean CBC Design Standards. It is expected that Aall new development ~~should~~ provide connections to and enhancement of the pedestrian network within the CBC.
3. Properties along Chain Bridge Road between Curran Street and Dolley Madison Boulevard (Subarea 17, 18 & 20B) should continue to serve a predominantly retail function, especially the Langley and Salona Village Shopping Centers. ~~Public sector programs for retail retention and p~~Private sector building and public space improvements are encouraged. As redevelopment occurs, projects will demonsrate ~~should~~ conformance to~~with~~ the McLean CBC Design Standards. It is expected that Aall new development ~~should~~ connect to and enhance the pedestrian network within the CBC.
4. The two blocks bounded by Old Dominion Drive, Lowell Avenue, Emerson Avenue and Holmes Place (Subareas 13 and 14) should continue to serve a predominantly retail function. ~~Public sector programs for retail retention and p~~Private sector building and public space improvements are encouraged. As redevelopment occurs, projects are expected to~~should~~ conform to the McLean CBC Design Standards. It is expected that new Aall development ~~should~~ connect to and enhance the pedestrian network within the CBC.

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C. Buffer Areas

The McLean CBC, as a community-serving center, gains much of its prosperity and economic strength from the close interaction of its commercial uses with the surrounding residential areas. The objective of this Plan is to concentrate intensity in the “North and South Villages,” and thus maintain lower densities and heights adjacent to the CBC’s borders. Any Ppotential adverse impactseffects are to be mitigated by measures such as buffering and adequate transitional screening and full adherence to the McLean CBC Open Space Design Standardson surrounding neighborhoods should be considered when reviewing new development or redevelopment within the CBC.

The buffer areas are equally affected by both the land use direction within the CBC and the need to protect surrounding neighborhoods. Although both commercial and residential are considered appropriate uses at the buffer areas, the recommendations of one use instead of another is primarily based upon its potential impact beyond the CBC boundary. A critical planning issue ~~has always been~~ is the need to ~~restrict~~ prevent encroachment of commercial uses within the CBC ~~into such that their unchecked expansion may not adversely affect~~ adjacent neighborhoods. Therefore, the proposed treatment for each buffer area responds to the specific conditions of that neighborhood.

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2. The block bounded by Chain Bridge Road, Ingleside, Buena Vista and Meadowbrook Avenues, (Subarea 4) should remain in private recreation uses. If redevelopment occurs, infill of low intensity commercial or medium intensity mixed-use to include office and residential with no retail would be appropriate, provided building heights do not exceed three stories; all offices access to Ingleside Avenue; and extensive landscaped buffering to residential uses is provided; ~~A~~ An on-street bikeway ~~is~~ should be provided along Ingleside Avenue; and a primary pedestrian connection to West McLean ~~is~~ should be enhanced along Meadowbrook Avenue. If developed with office uses, an urban park should be provided.

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4. The area bounded by Tennyson Drive, Laughlin Avenue, Whittier Avenue and the southern border of the CBC (Subareas 8 and 9) would be appropriate for residential development but is zoned for commercial use. Sensitive commercial development such as low density townhouse office would be appropriate in this two-block area since commercial development already exists on adjacent blocks, provided that new ~~D~~ development should be carefully screened from surrounding residential properties.

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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) 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~~ is to follow the- McLean CBC Design Standards.

Urban Design

One of the most important design concepts in implementing improvements for a sense of place for downtown McLean is a strong unique appearance gained through creative and flexible urban design. Using good urban design principles, the primary task of this Plan ~~should be~~ is to provide the missing focused density nodes needed to create identity-producing urban spaces.

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- C. Special Places** - gathering areas at mid-block on axis with pedestrian streets or at major and minor corners and entryways to the CBC;

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Transportation

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4. Chain Bridge Road – It is expected that ~~Existing~~ curb cuts ~~should be~~ eliminated wherever possible to limit the places where turning movements are made, especially in the area of the planned roundabout; provided this does not adversely affect existing businesses. The resulting reduction in side friction and the potential for vehicular conflict will improve traffic flow along Chain Bridge Road.

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6. Any roadway improvements ~~should be~~ are expected to include sidewalks, street trees and public space elements as defined by the McLean CBC Design Standards. It is expected that ~~S~~sidewalks ~~should be~~ constructed along all roadways into and within the CBC to complete the existing pedestrian network. In addition, whenever possible, roadway or streetscape improvements at intersections should convert the existing suspended traffic signals to cantilever arm units to eliminate visual clutter and to be in conformance with the Plan's Design Standards.

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9. It is expected that ~~W~~within the large blocks east and west of Old Dominion Drive north of Chain Bridge Road, through block and interparcel pedestrian walkways ~~and inter-use pedestrian connections should be~~ constructed. This will allow greater pedestrian movement and provide an alternative to automotive travel for trips internal to the CBC.

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SUBAREA GUIDELINES

The McLean CBC has been subdivided into a number of areas, generally one block in dimension, which will allow specific planning and design objectives to be further refined. For each subarea, a one page summary is prepared which describes existing and proposed zoning and objectives for planning, land use, and implementation. These objectives are intended to serve as the criteria for site plan review of all future redevelopment projects. The design objectives establish physical guidelines for future development and should be reviewed in conjunction with the public space and building design guidelines described in the McLean CBC Design Standards.

The subarea boundaries were originally formulated for the collection of economic base data, and have subsequently been used for traffic projections and planning evaluations. (See Figure 12.)

Fairfax County Comprehensive Plan, Area II, McLean Planning District, McLean Community Business Center, 2013 Edition, as amended through 6-4-2013, pages 39-75:

“McLEAN CBC SUBAREA GUIDELINES

Subarea #1: Chain Bridge Road, Westmoreland Street, McLean High School, and Davidson Road.

Guidelines	
Planning Objective	Medium density residential buffer between single-family neighborhood and CBC.
Land Use Objective	Low to medium density residential at 8-12 du/ac.
Implementation Strategy	Provide landscape and tree planting along the eastern and southern edge of the undeveloped property in order to improve the transition to the adjacent development. In addition, open space and pedestrian amenities should be provided, as indicated by the McLean CBC Open Space Design Standards, which should include the provision of streetscape and pedestrian linkages to the surrounding area. All remaining lots to be consolidated for development. New development should be designed in a manner that is compatible in terms of building mass, scale and character with existing townhouses.
Parking RequirementStrategy	As required by existing <u>Zoning Ordinance</u> .
Design Objective	
Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G East (Westmoreland Street): Public Walkway type E or G
Building Envelope Guidelines	Residential frontage type L.
Building Relationships	Cluster rowhouse with surface parking areas broken by landscaping and varied building forms. Existing open space at corner of Chain Bridge Road and Westmoreland Street to remain.
Special Considerations	Provide landscaped buffer when adjoining single-family housing.

McLEAN CBC SUBAREA GUIDELINES**Subarea #2:** Chain Bridge Road, Tennyson Drive, CBC Line, and Westmoreland Street.

Guidelines	
Planning Objective	Institutional use (church) and low scale townhouse office as transitions between single-family neighborhood and CBC.
Land Use Objective	Maintain institutional use (church) and low/medium density commercial office. If church site redevelops, it should be as low density townhouse residential use. For office use, retain transitional character, height no more than 40 ft., landscaped 30% open space and pedestrian plaza along Chain Bridge Road frontage, no new retail, bus shelter. Retain existing retail.
Implementation Strategy	Existing zoning.
Parking Requirement Strategy	As required by existing z <u>Zoning Ordinance</u> .
Design Objective	
Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G or Commercial Office Walkway type H East (Tennyson Drive): Public Walkway type E or Commercial Office Walkway type H West (Westmoreland Street): Public Walkway type E or G
Building Envelope Guidelines	Mixed-Use Shopping Center type J or Rowhouse Office type K.
Building Relationships	Cluster townhouse with surface parking areas broken by landscaping and varied building forms.
Special Considerations	Provide landscaped buffer when adjoining single-family housing. Bikeway on eastern side along Tennyson Drive. Add landscaping and street trees along Chain Bridge Road and Tennyson Drive.

McLEAN CBC SUBAREA GUIDELINES

Subarea #3: Chain Bridge Road, Pathfinder Lane, Buena Vista Avenue, rear property lines of Chain Bridge Road.

Guidelines

Planning Objective	Establish medium density residential townhouses as a buffer between CBC commercial uses and single-family residential outside the CBC.
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Land Use Objective	Medium density residential townhouse at 5-8 du/ac.
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Implementation Strategy	Change existing zoning <u>Rezone</u> to <u>accommodate</u> medium density residential.
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Parking Requirement	Strategy As required by z <u>Zoning</u> o <u>Ordinance</u> .
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Design Objective

Public Space Guidelines	East (Buena Vista Avenue): Residential Frontage type L South (Chain Bridge Road): Public Walkway type E or G (for streetscape only) West (Pathfinder Lane): Residential Frontage type L
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Building Envelope Guidelines	Residential Frontage type L
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Building Relationships	Cluster rowhouses with surface parking areas broken by landscaping and varied building forms.
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Special Considerations	Provide landscaped buffer when adjoining single-family housing. To achieve 5-8 dwelling units per acre, the property should have innovative layout of townhouses, no direct vehicle entrance on Chain Bridge Road. Maximum 2-stories height, up to 35 feet. Provide bus service. Consolidation of each block is encouraged.
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McLEAN CBC SUBAREA GUIDELINES

Subarea #4: McLean Indoor Facility, Chain Bridge Road, Ingleside Avenue, Meadowbrook Avenue, Buena Vista Avenue,

Guidelines	
Planning Objective	Retain private recreational uses. If redeveloped, provide infill of low intensity office as a buffer between CBC commercial uses and single-family residential outside the CBC.
Land Use Objective	If redeveloped, low intensity office or medium density mixed-use up to .50 FAR. No retail. Three stories maximum. Access for office on Ingleside Avenue only.
Implementation Strategy	Change existing R-3 zoning to a district allowing low intensity office if recreational uses are to be redeveloped.
Parking RequirementStrategy	As required by existing <u>Zoning Ordinance</u> .
Design Objective	
Public Space Guidelines	North (Meadowbrook Avenue): Residential Frontage type L East (Ingleside Avenue): Public Walkway type G or Commercial Office Walkway type H South (Chain Bridge Road): Public Walkway type E or G, or Commercial Office Walkway type H West (Buena Vista Avenue): Residential Frontage type L
Building Envelope Guidelines	Rowhouse Office type K or Residential Frontage type L.
Building Relationships	Redevelopment <u>Orient buildings</u> should orient to Ingleside Avenue and buffer residential to the south.
Special Considerations	Provide landscaped buffer where adjoining recreation facility or redevelopment. Bikeway on eastern side, along Ingleside Avenue. <u>Enhance</u> Primary pedestrian connection to West McLean should be enhanced along Meadowbrook Avenue. Provide neighborhood park if developed with office uses.

McLEAN CBC SUBAREA GUIDELINES

Subarea #5: Chain Bridge Road, Ingleside Avenue, Beverly Road, and Redmond Drive.

Guidelines

Planning Objective	Maintain a concentration of convenience <u>community serving</u> retail, including supermarket. The primary objective of this parcel is to create a pedestrian-oriented gathering place around a new street to run parallel to Redmond Street between Beverly Road and Chain Bridge Road.
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Land Use Objective	Minimum 100,000 sq. ft. retail, approximately 50,000 sq. ft. must be convenience <u>community serving</u> retail including supermarket. Maximum FAR to be .50. Opportunity to develop structured parking concentration and entertainment. Office as residual use.
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Implementation Strategy	If redevelopment occurs, allow reduction in yard requirements through the rezoning and/or site plan review processes <u>per the provisions of the Commercial Revitalization District</u> to further encourage a pedestrian-oriented environment.
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Parking Requirement Strategy	Large sites offer opportunity to develop structured parking reservoir which can serve qualifying off-site parcels. Structured parking to serve all day office workers. 25% of retail parking requirement to be at grade and directly accessible to retail. Structured parking will be necessary to accommodate new street.
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Design Objective

Public Space Guidelines	North (Beverly Road): Public Walkway type F or Commercial Office Walkway type H; Underground Utilities. East (Redmond Drive): service alley South (Chain Bridge Road): Expansive Parking Lot type D or Commercial Office Walkway type H; Underground Utilities. West (Ingleside Avenue): Expansive Parking Lot type D or G Mid-Block (between Beverly Road and Chain Bridge Road): Main Street Type A.
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Building Envelope Guidelines	Main Street Type A, Expansive Parking Lot type D, or Mixed-Use Shopping Center type J. Building entrances oriented toward Main Street. Service oriented toward Redmond Drive.
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Building Relationships	Clusters of at-grade, short term convenience parking accessible from Chain Bridge Road; structured or large at-grade parking accessible from Beverly Road. Building mass should frame space of new street. Landscaped buffer along Ingleside Avenue.
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McLEAN CBC SUBAREA GUIDELINES

Subarea #6: Chain Bridge Road, Redmond Drive, Beverly Road, and Old Dominion Drive.

Guidelines

Planning Objective	Create single or interrelated mixed-use developments which contribute to a <u>coherent</u> the core image of the CBC. New development should <u>Provide amenities and public spaces</u> , consolidate properties, meet design objectives and retain existing retail and restaurant uses.
Land Use Objective	Minimum 30% development to be retail, of which half must be classified convenience <u>community and/or neighborhood serving</u> . Base intensity of .35 FAR. Maximum intensity of .50 FAR. Restaurant and entertainment uses encouraged. Office as residual.
Implementation Strategy	Encourage provision of <u>Rezone to achieve provision of</u> amenities and <u>public spaces</u> , consolidation of properties and design objectives through a rezoning application and/or a site plan review .
Parking Requirement Strategy	Should qualify for up to 30% of parking requirement transferred to adjacent designated parking reservoirs. Structured parking to serve all day office workers. 50% of retail parking requirement to be at-grade and directly accessible to retail.
Design Objective	
Public Space Guidelines	North (Old Dominion Drive): Public Walkway type E or Commercial Office Walkway type H South (Chain Bridge Road): Public Walkway type E or G, or Commercial Office Walkway type H; Underground Utilities West (Redmond Drive): Commercial Service Alley; Underground Utilities Center Street: Public Walkway Type E or F.
Building Envelope Guidelines	Public Walkway type E or Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road, Center Street and Old Dominion Drive. Service and parking oriented toward Redmond Drive. Building features encouraged at street corners. Plaza feature at Center Street and Old Dominion Drive in open space.
Building Relationships	<u>Orient major building and retail entrances toward Center Street.</u> Clusters of at-grade, short term convenience parking accessible from Redmond Drive; below grade structured parking accessible from Redmond Drive. Building mass should frame space of all surrounding streets, where not set back for convenience parking.

Special Considerations

~~Major building and retail entrances must orient toward pedestrian focus on Center Street.~~ Public amenities to enhance pedestrian crossings at Chain Bridge Road, Old Dominion Drive and Redmond Drive. Existing or equivalent retail to be retained. Pedestrian connection between Center Street and Chain Bridge Road to line up with Emerson Avenue. Close southern portion of Redmond Drive to create a landscaped pedestrian plaza. Provide street trees on Old Dominion Drive, Chain Bridge Road, and Beverly Road, and full streetscape on Center Street. The brick building at the intersection of Chain Bridge Road and Old Dominion Drive is an exemplary sample of the proposed quality of redevelopment in the McLean CBC. As such, it should not be subject to any further taking of property in conjunction with any proposed improvements at this intersection.

McLEAN CBC SUBAREA GUIDELINES

Subarea #7: Chain Bridge Road, Tennyson Drive, Whittier Avenue, and Laughlin Avenue.

Guidelines

Planning Objective	Maintain a concentration of convenience <u>community and/or neighborhood serving</u> retail, including a supermarket. If redevelopment occurs, replace convenience <u>community and/or neighborhood serving</u> retail and use remaining site as opportunity for parking concentration, office, and entertainment uses.
Land Use Objective	Minimum 75,000 sq. ft. retail, approximately 35,000 sq. ft. must be convenience retail including supermarket. Base intensity of .35 FAR. Maximum intensity of .50 FAR. Opportunity to develop structured parking concentration and entertainment. Office as residual use.
Implementation Strategy	If redevelopment occurs, a rezoning application and/or site plan approval process should ensure the <u>to achieve provision of a pedestrian-oriented area that is in conformance with the “Main Street” concept described by the “McLean CBC Open Space Design Standards”.</u>
Parking Requirement Strategy	Large sites offer opportunity to develop structured parking reservoir which can serve qualifying off-site parcels. Structured parking to serve all day office workers. 50% of retail parking requirement to be at-grade and directly accessible to retail.

Design Objective

Public Space Guidelines	North (Chain Bridge Road): Expansive Parking Lot type D or Commercial Office Walkway type H; Underground Utilities East (Laughlin Avenue): Special Place type C, or Public Walkway type E, or Commercial Office Walkway type H South (Whittier Avenue): Special Place type C, or Public Walkway type E or G West (Tennyson Drive): Special Place type C, or Public Walkway type E or G, or Commercial Office Walkway type H
Building Envelope Guidelines	Expansive Parking Lot type D or Mixed Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road and Laughlin Avenue.

McLEAN CBC SUBAREA GUIDELINES

Subarea #8: Tennyson Drive, Whittier Avenue, Laughlin Avenue, and South CBC Line.

Guidelines

Planning Objective	Establish commercial townhouses as a buffer between CBC commercial uses and single-family residential outside the CBC.
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Land Use Objective	Low density commercial townhouse up to .35 FAR to be harmonious with single-family detached area to the south.
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Implementation Strategy	Existing zoning.
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Parking RequirementStrategy	As required by z Zoning e OOrdinance.
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Design Objective

Public Space Guidelines	North (Whittier Avenue): Public Walkway type E or G East (Laughlin Avenue): Residential Frontage type L West (Tennyson Drive): Residential Frontage type L
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Building Envelope Guidelines	Rowhouse Office type K or Residential Frontage type L. All entrances to face Whittier Avenue.
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Building Relationships	Cluster rowhouses with surface parking areas broken by landscaping and varied building forms.
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Special Considerations	Provide landscaped buffer where adjoining single-family housing. On-street bikeway along Whittier Avenue and Tennyson Drive.
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McLEAN CBC SUBAREA GUIDELINES**Subarea #9:** Whittier Avenue, Laughlin Avenue, Emerson Avenue, and South CBC Line.**Guidelines**

Planning Objective	Establish commercial rowhouses as a buffer between CBC commercial uses and single-family residential outside the CBC.
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Land Use Objective	Medium density commercial rowhouses up to .50 FAR
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Implementation Strategy	Existing zoning.
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Parking RequirementStrategy	As required by z Zoning e OOrdinance.
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Design Objective

Public Space Guidelines	North (Whittier Avenue): Public Walkway type G East (Emerson Avenue): Public Walkway type G West (Laughlin Avenue): Public Walkway type G
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Building Envelope Guidelines	Rowhouse office type K. All entrances on Whittier Avenue.
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Building Relationships	Cluster rowhouse with surface parking areas broken by landscaping and varied building forms.
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Special Considerations	Provide landscaped buffer where adjoining single-family housing. On-street bikeway along Whittier Avenue.
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McLEAN CBC SUBAREA GUIDELINES

Subarea #10: Whittier Avenue, Laughlin Avenue, Emerson Avenue, and Lowell Avenue.

Guidelines

Planning Objective	<u>Create mixed-use developments that contribute to a coherent core image of the CBC. Provide amenities and public spaces, consolidate properties, meet design objectives and retain retail and restaurant uses. Establish public use and office/retail development which contributes to core image of CBC. New development should provide amenities, consolidate properties and meet design standards.</u>
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Land Use Objective	Office and retail use up to .70 FAR.
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Implementation Strategy	<u>Existing zoning.</u>
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Parking RequirementStrategy	Landscaped parking at rear to be accessible from Whittier Avenue.
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Design Objective

Public Space Guidelines	North (Lowell Avenue): Public Walkway type E or G East (Emerson Avenue): Public Walkway type E or G South (Whittier Avenue): Public Walkway type E or G West (Laughlin Avenue): Public Walkway type E or G, or Commercial Office Walkway type H
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Building Envelope Guidelines	Mixed-Use Shopping Center type J. Ground floor use must orient toward Emerson Avenue; use corner of Emerson Avenue and Lowell Avenue as opportunity for building or public space feature.
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Building Relationships	<u>None.</u>
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Special Considerations	Special place amenities at the northeast corner. Bikeway along Whittier Avenue. Height not to exceed three stories. Optional retail uses oriented toward Emerson Avenue; retention of existing trees where and if possible.
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McLEAN CBC SUBAREA GUIDELINES

Subarea #11: Chain Bridge Road, Laughlin Avenue, Emerson Avenue, and Lowell Avenue.

Guidelines

Planning Objective	Create interrelated mixed-use developments which contribute to the <u>a coherent</u> core image of the CBC. New development should provide amenities and public spaces, consolidate properties, and meet design objectives and retain retail and restaurant uses.
Land Use Objective	Intensity above .70 FAR permitted if housing component is provided and the nonresidential component is limited to no more than .70 FAR. Minimum 30% nonresidential development to be retail, of which half must be classified convenience <u>community and/or neighborhood serving</u> . Restaurant and entertainment encouraged. Office and/or institutional use, such as a post office or library as residual of nonresidential development.
Implementation Strategy	Encourage <u>Rezone to achieve provision of amenities and public spaces, consolidation of properties and meet design objectives through a rezoning application.</u> The ultimate project should be compatible in scale and character with the surrounding area and be designed to be the focal point of this end of a new "Main Street."
Parking RequirementStrategy	<u>As required by Zoning eOrdinance.</u>
Design Objective	
Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G, or Commercial Office Walkway type H; Underground Utilities East (Emerson Avenue): Civic Place type B South (Lowell Avenue): Civic Place type B West (Laughlin Avenue): Public Walkway type E or G, or Commercial Office Walkway type H
Building Envelope Guidelines	Building features encouraged at northwest and southeast corners. Civic Place type B at corner of Lowell and Laughlin Avenues. Retail to be optional on first floor; 25% open space.
Building Relationships	<u>Orient major building and retail entrances to Emerson Avenue or Laughlin Avenue.</u> Building mass should frame space of all surrounding streets where not set-back for public Civic Place type B.
Special Considerations	Major building and retail entrances must orient toward pedestrian focus on Emerson Avenue or Laughlin Avenue. Focus public amenities to enhance pedestrian crossing at Chain Bridge Road, corner Type G Emerson Avenue, and Laughlin Avenue. Special pedestrian amenities at the southeast and the southwest corner.

McLEAN CBC SUBAREA GUIDELINES

Subarea #12: Chain Bridge Road, Old Dominion Drive, Lowell Avenue, and Emerson Avenue.

Guidelines

Planning Objective	Create single or interrelated mixed-use development which contributes to the a coherent core image of the CBC. New development should p Provide amenities and public spaces, consolidate properties, make traffic improvements and meet design objectives.
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Land Use Objective	Minimum 30% development to be retail, of which half must be classified convenience. Restaurant and entertainment encouraged with office as residual. Retail uses at ground level. Base intensity of .35 FAR. Maximum intensity of .70 FAR with qualifying amenities in conformance with the Plan.
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Implementation Strategy	Encourage <u>Rezoning</u> to achieve provision of amenities and public spaces, traffic improvements, consolidation of properties and design objectives through density bonus up to .70 FAR.
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Parking RequirementStrategy	As required by z <u>Zoning</u> o <u>Ordinance</u> . <u>Surface parking to be concentrated at the rear of the site.</u>
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Design Objective

Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G or Commercial Office Walkway type H; Underground Utilities East (Old Dominion Drive): Public Walkway type E or Commercial Office Walkway type H; Underground Utilities South (Lowell Avenue): Public Walkway type E, or Commercial Office Walkway type H West (Emerson Avenue): Public Walkway type E, or Commercial Office Walkway type H
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Building Envelope Guidelines	Special Place type C or Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road, Old Dominion Drive and Emerson Avenue. Service and parking oriented toward Lowell Avenue. Landmark feature encouraged at corner of Chain Bridge Road and Old Dominion Drive
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Building Relationships	<u>Orient building and retail entrances towards pedestrian focus on Emerson Avenue and Chain Bridge Road wherever possible.</u> Building mass should frame space of all surrounding streets. where not set back for convenience parking.
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Special Considerations

~~Building and retail entrances oriented towards pedestrian focus on Emerson Avenue and Chain Bridge Road wherever possible.~~ Focus public amenities to enhance pedestrian crossings at Chain Bridge Road and at Emerson Avenue. Pedestrian focus on Emerson Avenue. Retail uses on first floor throughout. Bus shelter.

McLEAN CBC SUBAREA GUIDELINES

Subarea #13: Old Dominion Drive, Whittier Avenue, Emerson Avenue, and Lowell Avenue.

Guidelines

Planning Objective Maintain ~~convenience~~ community serving retail and townhouse office. Infill to be townhouse-type office with at-grade retail or restaurant/retail in 2 stories, residentially compatible architecture. With redevelopment, provide continuous sidewalk and street trees.

Land Use Objective Retail and office townhouse development, with maximum intensity of .35 FAR.

Implementation Strategy If redevelopment occurs, through the rezoning ~~and/or site plan approval~~ process, provide a more pedestrian-oriented environment in conformance with the Plan.

Parking RequirementStrategy As required by ~~z~~Zoning Ordinance. Surface parking to be concentrated at rear of site.

Design Objective

Public Space Guidelines North (Lowell Avenue): Public Walkway type E or Commercial Office Walkway type H
East (Old Dominion Drive): Public Walkway type E or Commercial Office Walkway type H
South (Whittier Avenue): Public Walkway type E or G
West (Emerson Avenue): Public Walkway type E or G

Building Envelope Guidelines Mixed-Use Center type J or Rowhouse Office type K. Building entrances oriented toward Emerson Avenue and Old Dominion Drive, service and parking oriented toward Lowell Avenue and Whittier Avenue.

Building Relationships Clusters of at-grade, ~~short term convenience~~ parking accessible from Lowell Avenue and Whittier Avenue. Building mass should frame space of all surrounding streets ~~where not set back for convenience parking~~.

Special Considerations Building and retail entrances oriented toward pedestrian focus on Emerson Avenue. Bikeway along Whittier Avenue. Bike and pedestrian crossing at Whittier Avenue and Old Dominion Drive.

McLEAN CBC SUBAREA GUIDELINES

Subarea #14: McLean Square, Holmes Place, Emerson Avenue, Whittier Avenue and Old Dominion Drive.

Guidelines

Planning Objective	Maintain a concentration of convenience <u>community serving</u> retail. If redevelopment occurs, replace convenience <u>community serving</u> retail and use remaining site as opportunity for parking concentration, office, entertainment uses and high intensity retail.
Land Use Objective	Retail and office use up to .50 FAR.
Implementation Strategy	If redevelopment occurs, <u>it is expected that new</u> development proposals <u>provide for</u> should retain restaurant uses and convenience <u>community serving</u> retail. Consolidate parcels to improve internal traffic circulation and provide main vehicular entrance from Whittier Avenue. All orientation toward Whittier Avenue and Old Dominion Drive, with no traffic access to Holmes Place.

Parking RequirementStrategy	Large site offers opportunity to develop structured parking reservoir which can serve qualifying off-site parcels. Structured parking to serve all day office workers.
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Design Objective

Public Space Guidelines	North (Whittier Avenue): Public Walkway type E or G East (Old Dominion Drive): Expansive Parking Lot type D, or Public Walkway type E, or Commercial Office Walkway type H West (Emerson Avenue): Public Walkway type E or G South (Holmes Place): Public Walkway type E or G
Building Envelope Guidelines	Expansive Parking Lot type D or Mixed Use Shopping Center type J. Building entrances oriented toward Old Dominion Drive
Building Relationships	Clusters of at-grade, short term convenience parking accessible from Old Dominion Drive. Building mass should frame space of <u>all surrounding streets</u> where not set back for convenience parking . Maintain landscaped buffer and trail along Holmes Place.
Special Considerations	Opportunity to create public space at Old Dominion Drive; gateway feature at southeast corner. All development to be screened from surrounding residential uses. Landscaped buffer to adjacent established single-family residential uses. Provide bus shelter and establish internal plaza effect.

McLEAN CBC SUBAREA GUIDELINES

Subarea #15: McLean Mews, The Hamptons, and McLean Residential Townhouses.

Guidelines

Planning Objective	Establish medium density residential townhouses as a buffer between CBC commercial uses and single-family residential outside CBC.
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Land Use Objective	Medium density residential use at 8-12 du/ac.
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Implementation Strategy	Existing zoning.
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Parking RequirementStrategy	As required by zZoning eOrdinance.
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Design Objective

Public Space Guidelines	West (Old Dominion Drive): Commercial Office Walkway type H
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Building Envelope Guidelines	Residential Frontage type L
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Building Relationships	Cluster townhouse with surface parking areas broken by landscaping and varied building forms.
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Special Considerations	Provide landscaped buffer where adjoining single-family housing. Provide off-street bike path type N.
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McLEAN CBC SUBAREA GUIDELINES

Subarea #16: Old Dominion Drive, Chain Bridge Road, Corner Lane, and Brawner Street.

Guidelines

Planning Objective	In Subarea A, create single or interrelated mixed-use development which contributes to a <u>coherent</u> the core image of the CBC. New development should provide <u>Provide amenities and public spaces</u> , consolidate properties, make traffic improvements and meet design objectives. If redeveloped, the school site could be used as an alternate mixed-use Civic Place.
Land Use Objective	Minimum 30% development to be retail of which half must be classified convenience <u>community serving</u> . Restaurant and entertainment encouraged. Office as residual. Base intensity of .35 FAR. Maximum intensity of .50 FAR.
Implementation Strategy	Retain existing retail uses; consolidate properties; cluster townhouse office with retail on first floor with surface parking at rear broken by landscaping and varied building forms. Parking lots to be interconnected, with Corner Lane serving as access street for 16A.
Parking RequirementStrategy	<u>As required by Zoning Ordinance.</u>
Design Objective	
Public Space Guidelines	North (Chain Bridge Road): Public Walkway type E or G East (Brawner Street): Public Walkway type E or G West (Old Dominion Drive): Public Walkway type E or Commercial Office Walkway type H
Building Envelope Guidelines	Civic Place type B, or Mixed-Use Shopping Center type J or Rowhouse office type K. Building entrances oriented toward Chain Bridge Road, and Old Dominion Drive. Service and parking access from Corner Lane. Retail uses first floor with office above.
Building Relationships	<u>Orient major building and retail entrances toward Chain Bridge Road and Old Dominion Drive.</u> Clusters of at-grade, short term <u>convenience</u> parking accessible from Corner Lane.

Special Considerations

~~Major building and retail entrances should orient toward Chain Bridge Road and Old Dominion Drive.~~ Focus public amenities to enhance pedestrian crossing at Chain Bridge Road and Old Dominion Drive. Special pedestrian amenities at northwest corner. Bikeway along Old Dominion Drive. Neighborhood pedestrian connection along Brawner Street. Bus shelter, landscape buffer along boundary with Franklin Sherman School property with barrier. Landscaped sidewalk or trail with street trees along Corner Lane on Franklin School property. An opportunity exists to create another Civic Place on the school property, if the site redevelops.

McLEAN CBC SUBAREA GUIDELINES

Subarea #17: Chain Bridge Road, Brawner Street, Nolte Street, East CBC Line (McLean Baptist Church included).

Guidelines	
Planning Objective	Maintain a concentration of convenience <u>community serving</u> retail.
Land Use Objective	Minimum 20,000 sq. ft. retail, approximately 10,000 sq. ft. must be convenience retail. Maximum intensity of .35 FAR.
Implementation Strategy	Retain existing retail uses, consolidate properties, cluster rowhouse office with retail on first floor with surface parking at rear broken by landscaping and varied building forms. Parking lots to be interconnected.
Parking RequirementStrategy	50% of retail parking requirement to be at-grade and directly accessible to retail; remainder of parking located at rear of site or underground.
Design Objective	
Public Space Guidelines	North (Nolte Street): Public Walkway type E or G South (Brawner Street): Public Walkway type E or G West (Chain Bridge Road): Public Walkway type E or G
Building Envelope Guidelines	Freestanding Retail type I or Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road, service and parking at rear. Retail first floor with office above.
Building Relationships	Clusters of at-grade, short term convenience parking accessible from Chain Bridge Road; inter-connected to allow access via Nolte Street. Nolte Street to be landscaped and used for parking, retaining vehicular circulation between Calder Road and Chain Bridge Road. Sidewalk with street trees and streetscape along Nolte, landscaped sidewalk with street trees along Old Dominion Drive. Structured or large at-grade parking accessible from Nolte Street. Building mass should frame space of Chain Bridge Road where not set back for convenience parking . Landscape buffer along Nolte Street.
Special Considerations	Enhance neighborhood pedestrian connection along Brawner Street. If church site redevelops: .35 FAR maximum with single-family detached residential facing Calder Road or 50' landscaped buffer with 7' high brick wall. No entrances on Brawner Street or Calder Road. Retain mini-park on Chain Bridge Road.

McLEAN CBC SUBAREA GUIDELINES

Subarea #18: Chain Bridge Road, Nolte Street, and Dolley Madison (Salona Village).

Guidelines

Planning Objective Maintain a concentration of ~~convenience~~ community serving retail. If redevelopment occurs, retain ~~convenience~~ community serving retail and use remaining site as opportunity for eating establishment and entertainment uses.

Land Use Objective Minimum 50,000 sq. ft. retail, approximately 40,000 sq. ft. must be ~~convenience~~ community serving retail. Office as residual use. Maximum intensity of .35 FAR.

Implementation Strategy If redevelopment occurs, existing zoning.

Parking RequirementStrategy 50% of retail parking requirement to be at-grade and directly accessible to retail.

Design Objective

Public Space Guidelines North (Dolley Madison Boulevard): Public Walkway type F
South (Nolte Street): Public Walkway type E or G. Potential for Old Chain Bridge Road to be narrowed with center island in between turning lanes to channel traffic and minimize entrances.
West (Old Chain Bridge Road): Public Walkway type E or G

Building Envelope Guidelines Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road.

Building Relationships Clusters of at-grade, ~~short term convenience~~ parking accessible from Chain Bridge Road; building mass should frame space of all surrounding streets ~~where not set back for convenience parking~~. Landscape buffer along Nolte Street and at rear of site.

Special Considerations Development must be fully screened from single-family homes to east. Provide special pedestrian feature within subarea at mid-block crossing of Chain Bridge Road. Provide streetscape if redevelopment occurs. Nolte street can be used for additional parking if vehicular egress/ingress to Calder Road is retained and landscaping added. Provide sidewalk to Calder Road. Pedestrian mid-block crossing of Chain Bridge Road.

McLEAN CBC SUBAREA GUIDELINES

Subarea #19: Dolley Madison Boulevard, Chain Bridge Road, and Old Chain Bridge Road.

Guidelines

Planning Objective	Maintain a concentration of convenience <u>community serving</u> retail, including supermarket. If redevelopment occurs, retain convenience <u>community serving</u> retail and use remaining site as opportunity for parking concentration, office and entertainment uses.
Land Use Objective	Minimum 70,000 sq. ft. retail, approximately 35,000 sq. ft. must be convenience <u>community serving</u> retail. Office as residual use. Maximum intensity of .50 FAR.
Implementation Strategy	Existing zoning.
Parking RequirementStrategy	Parcel consolidation offers opportunity to develop structured parking reservoir which can serve qualifying off-site parcels. Structured parking to serve all day office workers. 50% of retail parking requirement to be at-grade and directly accessible to retail.
Design Objective	
Public Space Guidelines	North (Dolley Madison Boulevard): Public Walkway type F - Potential for Old Chain Bridge Road to be narrowed with center island in between turning lanes to channel traffic and minimize entrances. East (Chain Bridge Road): Public Walkway type E or G West (Old Chain Bridge Road): Expansive Parking Lot type D, or Public Walkway type E or G. Streetscape and bus shelter; no entrance to parking from Dolley Madison Boulevard.
Building Envelope Guidelines	Expansive Parking Lot type D, or Freestanding Retail type I, or Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road; service and parking oriented toward Old Chain Bridge Road. Pedestrian plaza/village center opposite Salona Center entrances. Signature building at south corner of Chain Bridge Road and Old Chain Bridge Roads with consolidation of all property, framed by special landscaping and landmark trees, and set back behind public plaza or park.

Building Relationships

Clusters of at-grade, ~~short term convenience~~ parking accessible from Chain Bridge Road; structured or large at-grade parking accessible from Old Chain Bridge Road. Building mass should frame space of all surrounding streets ~~where not set back for convenience parking.~~

Special Considerations

Opportunity to replace existing parking lot with public ~~serving~~ open space at Old Chain Bridge Road; Apex feature at south corner. Focus public amenities to enhance pedestrian crossing at southwest and southeast corners at midblock crossing to Salona Village, and at pedestrian crossing of Dolley Madison Boulevard. Enhance bikeway and pedestrian connections to the neighborhoods along Churchill Road.

McLEAN CBC SUBAREA GUIDELINES

Subarea #20: Beverly Road, Elm Street, Chain Bridge Road, Old Chain Bridge Road, and Dolley Madison Boulevard.

Guidelines

Planning Objective	Predominantly stable area. Cluster townhouse or low-rise office with surface parking areas at rear broken by landscaping and varied building forms. If redevelopment occurs in Subblock A, create single or interrelated <u>coherent mixed-use</u> developments which provide amenities <u>and public spaces</u> , consolidate properties and meet design standards. Building mass should frame space of corner at roundabout, with entrance oriented to roundabout. Provide through-block landscaped pedestrian walkway along northern edge to connect with Curran Street.
Land Use Objective	Retail commercial in Subblocks A and B, minimum 30% development to be retail, of which half must be classified convenience <u>community serving</u> . Restaurant and entertainment encouraged, office as residual. Base intensity of .35 FAR. Maximum intensity of 1.0 FAR in Subblock A. Maximum intensity of .70 FAR in Subblocks B and C. Maximum intensity of .50 FAR in remainder. As an option, office and personal storage uses up to 1.25 FAR may be appropriate for parcels 30-2((4))(D)11B and 30-2((4))(D)47A, if the personal storage use constitutes approximately 60,000 square feet and has an appearance of a office building and the site development provides a mid-block pedestrian connection between Beverly Road and Chain Bridge Road.
Implementation Strategy	In Subblock A, encourage <u>rezone to achieve</u> provision of amenities <u>and public spaces</u> , consolidation of properties and design objectives through density bonus.
Parking RequirementStrategy	In Subblock A qualify for up to 30% of parking requirement transferred to adjacent designated parking reservoirs. Subblock C offers opportunity to develop parking reservoir. 50% of retail parking requirement to be at-grade and directly accessible to retail.

Design Objective

Public Space Guidelines	North (Dolley Madison Boulevard): Public Walkway type F (Fleetwood Road): Public Walkway type F East (Chain Bridge Road): Expansive Parking Lot type D, or Public Walkway type E or G; Place utilities underground from Brawner Street to Old Dominion Drive. South (Elm Street): Commercial Office Walkway type H West (Beverly Road): Public Walkway type G, or Commercial Office Walkway type H
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Building Envelope Guidelines	Expansive Parking Lot type D, or Freestanding Retail type I, or Mixed-Use Shopping Center type J, or Rowhouse office type K. Building entrances oriented toward major street. Service and parking at rear of site.
Building Relationships	Clusters of at-grade, short term convenience parking accessible from Chain Bridge Road. Building mass should frame space of all surrounding streets where not set back for convenience parking.
Special Considerations	Opportunity to create public-serving open space at Chain Bridge Road. Bikeway along Fleetwood Road. Plaza feature opposite Brawner Street with bus shelter. Landscaping in excess of CBC Design Standards and creation of public open space on existing Old Chain Bridge Road parking lot. Streetscape on Beverly Road and on Old Chain Bridge Road. Landscaped pedestrian through-block walkway to connect McLean House on Beverly Road with Safeway beyond Old Chain Bridge Road. On-street bikeway along Beverly Road. Curran Square considered model for new design and use.

McLEAN CBC SUBAREA GUIDELINES

Subarea #21: Old Dominion Drive, Elm Street, and Beverly Road.

Guidelines

Planning Objective	Create single or interrelated coherent mixed-use developments linked by pedestrian walkways which contribute to the core image of the CBC. New development should provide amenities and public spaces, consolidate properties, make traffic improvements and meet design objectives.
Land Use Objective	Minimum 30% development to be retail, of which half must be classified convenience <u>community serving</u> . Restaurant and entertainment encouraged. Office as residual. Maximum intensity of .70 FAR with qualifying amenities, to include consolidation of all parcels south of Market Place, restaurant and entertainment uses, and pedestrian plaza at southeast corner at the roundabout. Through-block landscaped pedestrian facility to connect Center Street with Curran Square.
Implementation Strategy	Encourage Rezone to achieve provision of amenities and public spaces, consolidation of properties and design objectives, through appropriate rezoning applications and/or site plan approval process
Parking RequirementStrategy	Structured parking to serve all day office workers. 50% of retail parking requirements to be at-grade and directly accessible to retail.

Design Objective

Public Space Guidelines	North (Beverly Road): Public Walkway type G, or Commercial Office Walkway type H. East (Elm Street): Commercial Office Walkway type H. West (Old Dominion Drive): Public Walkway type E, or Commercial Office Walkway type H; Underground Utilities; “Prow” of triangle should be dedicated as part of the roundabout. <u>Land to be dedicated as part of the roundabout.</u>
Building Envelope Guidelines	Mixed-Use Shopping Center type J. Low-rise office/retail mixed-use with surface parking areas at Elm Street broken by landscaping and varied building forms. Streetscape along Old Dominion Drive and Elm Street. Public open space features encouraged at southeast corner. Any building or open space should be focused on the roundabout.

Building Relationships

Clusters of at-grade, ~~short-term convenience~~ parking accessible from Elm Street and Old Dominion; below grade structured parking accessible from Old Dominion Drive. Building mass should frame space of all surrounding streets ~~where not set back for convenience parking~~. Opportunity for two-level retail with entrances from Old Dominion Drive and Elm Street.

Special Considerations

Active ~~public~~ uses, such as restaurant, must orient toward public space at southeast corner.

McLEAN CBC SUBAREA GUIDELINES

Subarea #22: Old Dominion Drive, Beverly Road, and Ingleside Avenue.

Guidelines	
Planning Objective	In Subblock A, mixed-use development should create a special place midblock along Beverly Road which is centered on axis with the Main Street Type A located within Subarea #5. This space should be animated with restaurants and shops along the edges. An extended-stay inn or hotel is encouraged.
Land Use Objective	Mixed-use with ground floor retail. Intensity above .70 is permitted in Subblock A, if mixed-use development includes such uses as an extended-stay inn or hotel and is designed as a focal point for the northern end of “Main Street” in a manner that is compatible with the adjacent properties in terms of scale and character. Building heights of four and five stories is appropriate.
Implementation Strategy	Encourage <u>Rezone</u> to achieve provision of amenities and public spaces and conformance with design objectives through appropriate rezoning and/or site plan approval process.
Parking RequirementStrategy	As required by z <u>Z</u> oning e <u>O</u> rdinance. Allow for off-site sharing of parking.
Design Objective	
Public Space Guidelines (Subarea #22A)	East (Old Dominion Drive): Public Walkway type E, or Commercial Office Walkway type H; Underground Utilities South (Beverly Road): Special Place Mid-block type C, or Public Walkway type F, or Commercial Office Walkway type H; Underground Utilities West (Ingleside Avenue): Public Walkway type G, or Commercial Office Walkway type H
Building Envelope Guidelines (Subarea #22A)	Special Place type C. Building entrances oriented toward Beverly Road and Old Dominion Drive; service and parking entrances from Beverly Road. <u>It is important that</u> Any new development should be compatible with adjacent existing and planned development in terms of scale and character.
Building Relationships	<u>None.</u>
Special Considerations	Building mass should frame <u>the</u> space of all surrounding streets. Structured parking set behind at center of block.

McLEAN CBC SUBAREA GUIDELINES

Subarea #23: Ingleside Avenue, Meadowbrook Avenue, Buena Vista Avenue and Park Avenue.

Guidelines

Planning Objective	Establish medium density residential townhouses as a buffer between CBC commercial uses and single-family residential outside the CBC.
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Land Use Objective	Medium density residential townhouses. Base density of 5-8 du/ac; intermediate density of 8-12 du/ac with one acre consolidation; overlay density of 12-16 du/ac with full block consolidation. In existing commercial zone only, townhouse office.
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Implementation Strategy	Change existing Rezoning to <u>accommodate</u> medium density residential.
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Parking RequirementStrategy	As required by z Zoning e Ordinance.
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Design Objective

Public Space Guidelines	North (Park Avenue): Residential Frontage type L East (Ingleside Avenue): Residential Frontage type L South (Meadowbrook Avenue): Residential Frontage type L West (Buena Vista Avenue): Residential Frontage type L
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Building Envelope Guidelines	Residential Frontage type L. Building materials, massing and design to be “neo-traditional” in character. Single-family detached housing encouraged along Buena Vista Avenue. Height and setback requirements as defined in zoning ordinance. Rear alleys with garages are highly encouraged.
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Building Relationships	Rowhouse sited perpendicular to the street with front and rear yards; driveway may be used for half of parking requirement.
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Special Considerations	Bikeway along Ingleside Avenue. Enhance pedestrian connection to neighborhood on Meadowbrook Avenue.
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McLEAN CBC SUBAREA GUIDELINES

Subarea #24: Old Dominion Drive, Park Avenue, Dolley Madison Boulevard, and Pine Crest Avenue.

Guidelines

Planning Objective	Establish medium density residential townhouses as a buffer between CBC commercial uses and single-family residential outside the CBC.
Land Use Objective	Medium density residential townhouses. Base density of 5-8 du/ac; intermediate density of 8-12 du/ac with one acre consolidation; overlay density of 12-16 du/ac with full block consolidation.
Implementation Strategy	Change existing zoning to medium density residential.
Parking RequirementStrategy	As required by z Zoning o Ordinance.

Design Objective

Public Space Guidelines	North (Dolley Madison Boulevard): Residential Frontage type L East (Old Dominion Drive): Residential Frontage type L All access from Pine Crest Avenue or Park Avenue for 12-16 du/ac. South (Park Avenue): Residential Frontage type L West (Pine Crest Avenue): Residential Frontage type L
Building Envelope Guidelines	Residential Frontage type L. Building materials, massing and design to be residential cluster townhouse in character. Single-family detached housing encouraged along Pine Crest Avenue. Height and setback requirements as defined in zoning ordinance.
Building Relationships	Rowhouses and small lot single-family dwellings sited perpendicular to the street with front and rear yards; driveway to be used for half of parking requirement with rear alley access to driveway/garages highly encouraged.
Special Considerations	None.

McLEAN CBC SUBAREA GUIDELINES

Subarea #25: Old Dominion Drive, Dolley Madison Boulevard, and Ingleside Avenue.

Guidelines

Planning Objective	Commercial edge of CBC. Creation of Gateway feature through landscaping or building.
Land Use Objective	Retain restaurant uses or relocate them within new building. Medium density office and/or retail. Intensity of up to .50 FAR.
Implementation Strategy	If redevelopment occurs, a development proposal should include existing restaurant property and provide a Gateway Building.
Parking RequirementStrategy	As required by z Zoning e OOrdinance.

Design Objective

Public Space Guidelines	North (Dolley Madison Boulevard): Public Walkway type F East (Ingleside Avenue): Public Walkway type E or G West (Old Dominion Drive): Public Walkway type E, or Commercial Office Walkway type H
Building Envelope Guidelines	Freestanding Retail type I or Mixed-Use Shopping Center type J.
Building Relationships	If redevelopment occurs, parking should be located at center of block.
Special Considerations	Opportunity to develop gateway feature to CBC. Enhance bikeway and pedestrian connections to neighborhood along Ingleside Avenue. Landscaped buffer to residential uses across Old Dominion Drive and Dolley Madison Boulevard. Streetscape along Dolley Madison Boulevard and Ingleside Avenue. Streetscape along Old Dominion Boulevard. If redeveloped, consolidation of both parcels required for .50 FAR with provision of landscaped buffer toward Dolley Madison Boulevard. Gateway greenspace feature at Dolley Madison Boulevard and Old Dominion Drive.

McLEAN CBC SUBAREA GUIDELINES

Subarea #26: Old Dominion Drive, Ingleside Avenue, Dolley Madison, Elm Street, and Beverly Road.

Guidelines

Planning Objective	Establish as the core area of CBC office development.
Land Use Objective	Office and ground floor retail. Maximum intensity up to .50 FAR.
Implementation Strategy	Existing zoning.
Parking RequirementStrategy	As required by z Zoning e OOrdinance.

Design Objective

Public Space Guidelines	North (Dolley Madison Boulevard): Public Walkway type F (Moyer Place): Public Walkway type F East and South (Elm Street, Beverly Road): Public Walkway type E or G, or Commercial Office Walkway type H West (Old Dominion Drive): Public Walkway type E, or Commercial Office Walkway type H (Ingleside): Public Walkway type E or G
Building Envelope Guidelines	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	Opportunity to develop extensive landscape to provide continuity to the public space, such as the provision of a landscaped pedestrian through-block connection to the post office on Elm street. Bikeway along N Moyer Place and Elm Street.

McLEAN CBC SUBAREA GUIDELINES

Subarea #27: Dolley Madison Boulevard, Elm Street, Fleetwood Road, vacated Summit Road.

Guidelines

Planning Objective	Medium intensity fringe <u>on the edge of</u> development of office core. Integrated design.
Land Use Objective	Medium intensity office and potential restaurant uses and an option for townhouse-style residential use at 12-16 du/ac. Encourage consolidation with pedestrian connection to uses not consolidated.
Implementation Strategy	Office uses with option for townhouse-style residential through a rezoning <u>application</u> .
Parking RequirementStrategy	As required by z <u>Zoning</u> e <u>O</u> rdinance.

Design Objective

Public Space Guidelines	North (Dolley Madison Boulevard): Rowhouse Office type K or Residential Frontage type L Access from Fleetwood Road and Elm Street only. East (Summit Road): Rowhouse Office type K or Residential Frontage type L South (Fleetwood Road): Rowhouse Office type K or Residential Frontage type L West (Elm Street): Rowhouse Office type K or Residential Frontage type L
Building Envelope Guidelines	Rowhouse Office type K or Residential Frontage type L.
Building Relationships	Cluster rowhouse with surface parking areas broken by landscaping and varied building forms. All vehicular access from Fleetwood Road or Summit Road.
Special Considerations	On-street bikeway along Fleetwood Road.

McLEAN CBC SUBAREA GUIDELINES

Subarea #28: Dolley Madison Boulevard, Beverly Road, Fleetwood Road, vacated Summit Road.

Guidelines

Planning Objective	Medium density fringe <u>edge</u> development to office core. Integrated design.
Land Use Objective	Medium density office with an option for townhouse-style residential use at 12-16 du/ac or 17.5 contingent upon consolidation.
Implementation Strategy	Office uses and potential restaurant uses. Option for townhouse-style residential use at 12-16 dwelling units per acre or 17.5 dwelling units per acre contingent upon consolidation. Encourage consolidation with pedestrian connection to uses not consolidated.

Parking RequirementStrategy As required by ~~z~~Zoning ~~e~~Ordinance.

Design Objective

Public Space Guidelines	North (Dolley Madison Boulevard): Rowhouse Office type K or Residential Frontage type L Access from Fleetwood Road and Beverly Road only. East (Beverly Road): Rowhouse Office type K or Residential Frontage type L South (Fleetwood Road): Rowhouse Office type K or Residential Frontage type L West (Summit Place): Rowhouse Office type K or Residential Frontage type L
Building Envelope Guidelines	Rowhouse Office type K or Residential Frontage type L.
Building Relationships	Cluster rowhouse office with surface parking areas broken by landscaping and varied building forms. All vehicular access from Fleetwood Road or Summit Road. Residential frontages Type M encouraged.
Special Considerations	On-street bikeway along Fleetwood Road.

McLEAN CBC SUBAREA GUIDELINES

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

Guidelines

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 developments to <u>should</u> 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). <u>Provide a landscaped buffer</u> should be provided between new construction on the southern end and existing commercial uses. If elderly housing is not developed, <u>it is expected that</u> residential use should be limited to 50 dwelling units.
Implementation Strategy	Existing zoning, except for the <u>a</u> residential option on parcel 30-2((1))61, which may be implemented with PRM or PDC.
Parking RequirementStrategy	As required by z <u>Z</u> oning e <u>O</u> rdinance.
Design Objective	
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 <u>and open space</u> and tree planting.”

DELETE FIGURE: Fairfax County Comprehensive Plan, Area II, Mclean Planning District, McLean Community Business Center, 2013 Edition, as amended through 6-4-2013, Figure 9, page 24.

Renumber subsequent figures.

MODIFY FIGURES: Fairfax County Comprehensive Plan, Area II, Mclean Planning District, McLean Community Business Center, 2013 Edition, as amended through 6-4-2013, Figure 8, page 21; Figure 10, page 25; Figure 11, page 35; and Figure 12, page 38:

Reformat in color.

Revisions to the Plan Map:

No change to the Comprehensive Land Use Plan Map is recommended.