



PROPOSED COMPREHENSIVE PLAN AMENDMENT ADDENDUM

ITEM: PA 2018-II-M1
Original Staff Report Published April 7, 2021
Date of Addendum: May 12, 2021

GENERAL LOCATION: South of Dolley Madison Boulevard (Route 123) and centered around the intersection of Old Dominion Drive and Chain Bridge Road.

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: Area II

PLANNING DISTRICT: McLean Planning District

SPECIAL PLANNING AREA:
McLean Community Business Center (CBC)

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, May 26, 2021 @ 7:30 PM

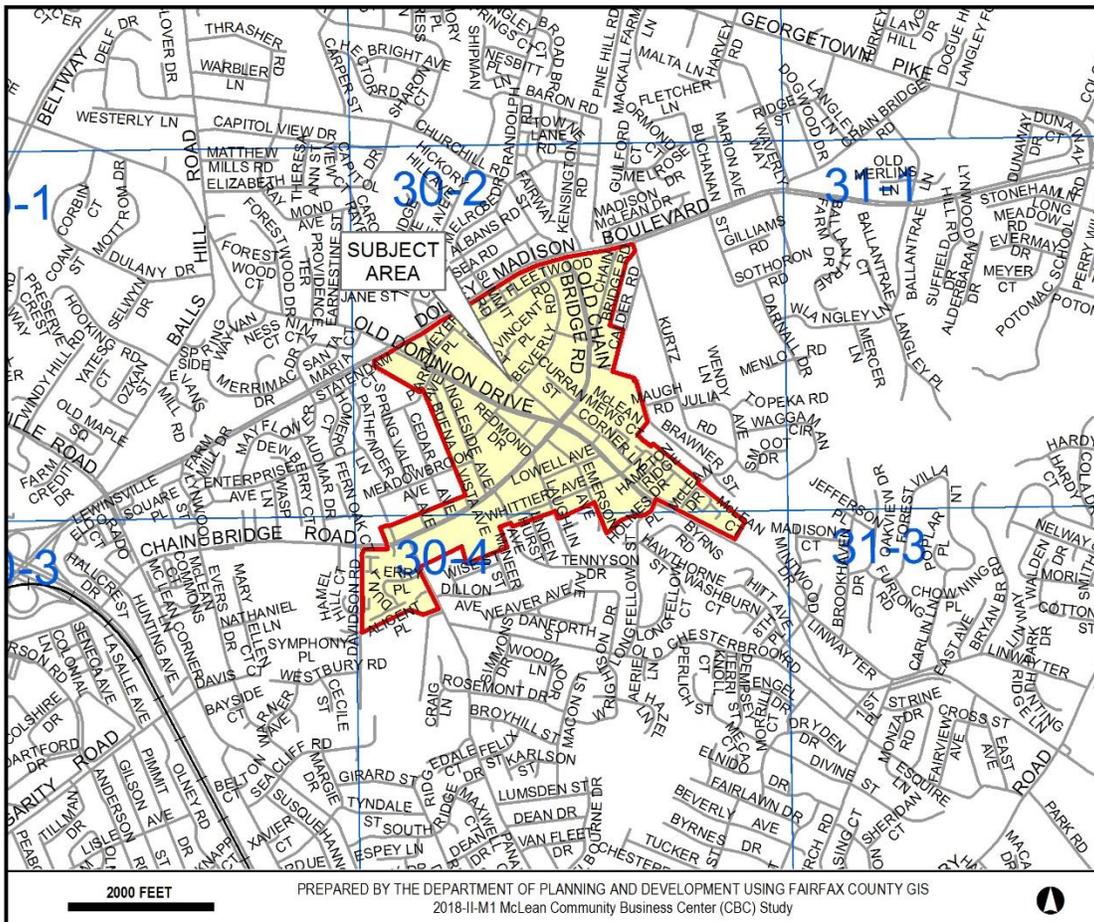
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, June 22, 2021 @ 4:30 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

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

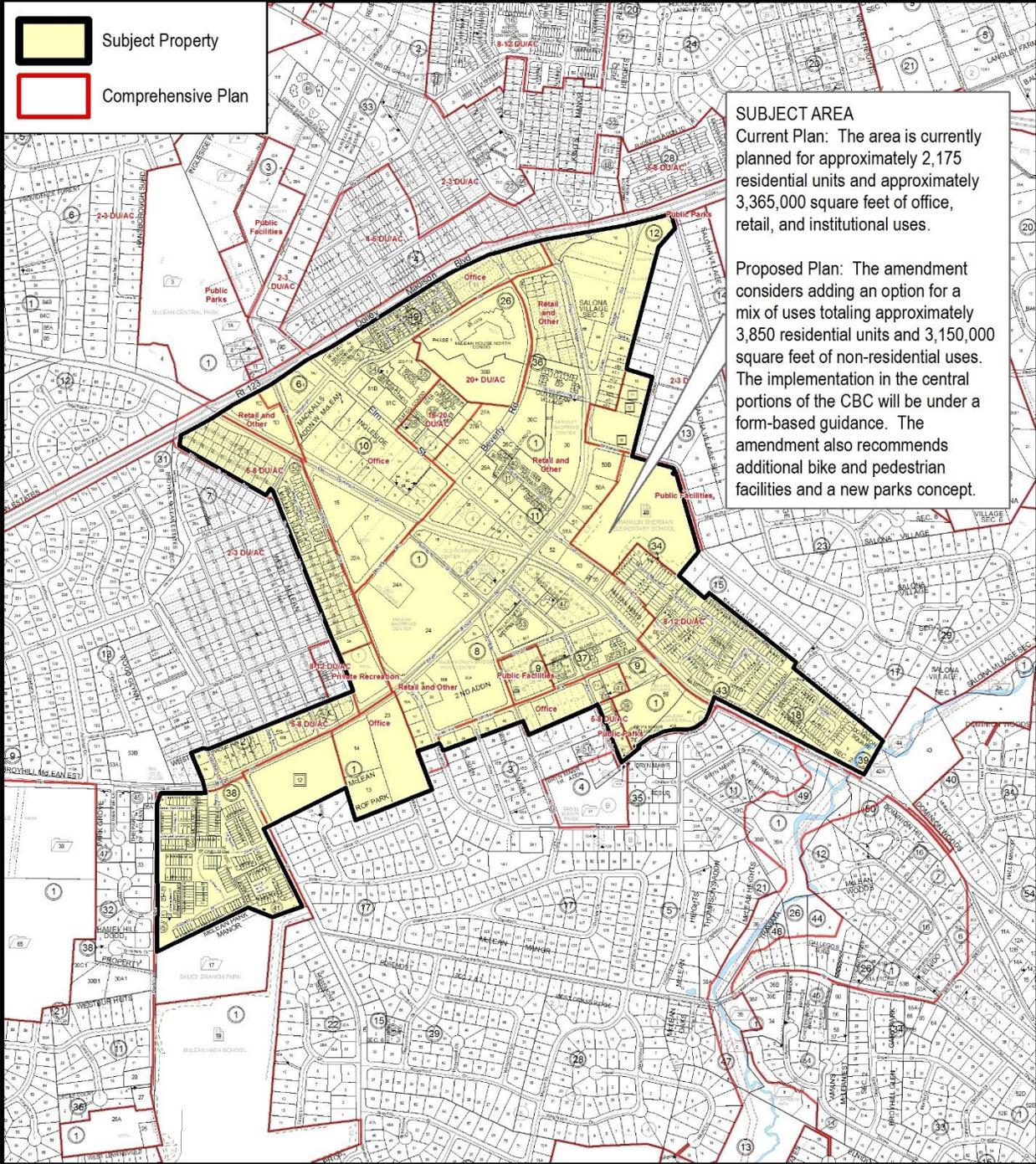


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CURRENT PLAN AND PROPOSED CHANGE
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

**ITEM:
 PA 2018-II-M1**

- Subject Property
- Comprehensive Plan



SUBJECT AREA
 Current Plan: The area is currently planned for approximately 2,175 residential units and approximately 3,365,000 square feet of office, retail, and institutional uses.
 Proposed Plan: The amendment considers adding an option for a mix of uses totaling approximately 3,850 residential units and 3,150,000 square feet of non-residential uses. The implementation in the central portions of the CBC will be under a form-based guidance. The amendment also recommends additional bike and pedestrian facilities and a new parks concept.

1000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO NOVEMBER 2020



G:\projects\loop\pdt\OTPA_GRAPHICS\IS18_Items\2018-II-M1 McLean Community Business Center (CBC) Study\Staff_report_Items_2020\2018-II-M1 McLean Community Business Center (CBC)_CURRENT_ & PROPOSED_MAP_12_7_2020.mxd

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**PLAN AMENDMENT 2018-II-M1
STAFF REPORT ADDENDUM
May 12, 2021**

BACKGROUND

This addendum supplements the staff report for Plan Amendment 2018-II-M1 published on April 7, 2021, and proposes modifications to the proposed Plan language to address additional comments provided by the community. The original staff report published on April 7, 2021, can be found at the following link:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/mcleancbstudy/2018-ii-m1-staff-report.pdf>.

The following comments were received from the community on the draft Plan text. Modifications to the draft Plan text recommended by staff are described in response.

- Staff received a comment that suggested removing the draft text that recommended the use of non-traditional school space as a potential school capacity mitigation measure.
 - The Public Facilities Element of the Policy Plan contains county-wide recommendations for public school facilities which include the consideration of co-locating schools with other public uses and the conversion of office, commercial, or other buildings to education facilities. As such, this addendum deletes the draft Plan text recommending specific innovative solutions for school capacity mitigation measures and replaces that language with Plan text referencing language currently found in the Public Facilities Element of the Policy Plan, since the language to be removed is consistent with the existing Policy Plan.
- Staff received a suggestion to revise the Interim Development Conditions section of the draft Plan text to remove minor improvements and temporary uses from being classified as interim development conditions. The concern was that the inclusion of minor improvements and temporary uses as interim development conditions could be interpreted to mean that property owners proposing minor site improvements would be responsible for major investments in streetscapes and other improvements, which might hinder reinvestment and tenant flexibility that revitalization areas are intended to provide.
 - In response, this addendum proposes the removal of minor improvements and temporary uses from the examples of interim development conditions in the Interim Development Conditions section of the draft Plan text. The removal of this language will clarify the original intent and minimize any confusion regarding expectations for minor improvements and temporary uses.

- Staff received a suggestion to remove draft Plan text that explicitly or implicitly discourages surface parking for redevelopment projects in the General Zone, as the inclusion of such surface parking will promote and support community-serving retail.
 - Since the General Zone is planned to function as a hybrid between the more urban Center Zone and the more suburban Edge Zone, the parking should reflect the type of development expected. Therefore, this addendum proposes the modification of the Parking Types and Design recommendations in the Urban Design section of the draft Plan text which would include the removal of draft Plan text recommending structured or underground parking in the General Zone under the optional level of development; the addition of draft Plan text recommending that both surface and structured parking can be appropriate in the General Zone; and, the addition of text stating the convenience and neighborhood serving retail in the General Zone may be surface parked. The proposed modifications will provide flexibility for new developments to provide the type of parking that best serves their needs and those of the community.

- Staff received comments that called for the addition of draft Plan text that would reduce the development cap for residential units to 2,240 for the first 10 years after the proposed Plan text is adopted to reflect the additional residential development potential identified by the market assessment from the Vision Plan (960 units) and the existing residential units in the McLean CBC. The comments further stated that the residential development cap should not be increased until there is an evaluation of the impacts of new residential development on public facilities.
 - In response, this addendum proposes adding a 10-year milestone residential development potential to the draft Plan text in addition to the planned maximum residential development potential.

 - The proposed 10-year milestone development level recommends 2,360 residential units for the entire CBC which includes 1,660 residential units in the Center and General Zones and reflects no change to the Edge Zone. The milestone development level reflects the addition of the 10-year demand for 960 additional residential units in the Center and General Zones; the 700 existing residential units in the Center and General Zones; the 580 existing residential units in the Edge Zone; and, the 120 unbuilt residential units recommended for specific sites in the Edge Zone by the adopted Plan text, as this Plan amendment is carrying forward the adopted Plan text for the Edge Zone.

 - The proposed 10-year milestone development level of 2,360 units for the entire CBC, is 1,490 units below the planned maximum development potential recommendation of 3,850 units for the McLean CBC.

 - Language has been added to the draft plan that recommends that a public facility analysis be undertaken at the 10 year at point in time (2031), or when the milestone residential development potential is reached (built or entitled), whichever occurs first. The draft plan states that the public facility analysis should review the impacts of new

development on the multi-modal transportation system, schools, and other public facilities and whether adjustments to the recommended maximum residential development potential should be considered.

Existing Development

Zone	Plan Potential
Center/General Zones	700 dwelling units
Edge Zone	580 dwelling units
McLean CBC Total	1,280 dwelling units

Maximum Residential Development Potential

Zone	Plan Potential
Center/General Zones	3,150 dwelling units
Edge Zone	700 dwelling units
McLean CBC Total	3,850 dwelling units

Milestone Residential Development Level

Zone	Plan Potential
Center and General Zones	1,660 dwelling units
Edge Zone	700 dwelling units
McLean CBC Total	2,360 dwelling units

- Additionally, the draft Plan text recommendations for schools in the staff report dated April 7, 2021 proposed a capacity assessment for the Fairfax County public schools serving the McLean CBC when approximately 50 percent (1,575 units) of the residential development potential (3,850 units) for the CBC is entitled or constructed. This recommendation is inconsistent with the 10-year milestone residential development level proposed by this addendum. Therefore, this addendum proposes modifying the draft Plan text to recommend a capacity assessment of Fairfax County public schools serving the McLean CBC by 2031 or when 1,660 residential units are built or entitled in the Center and General Zones, whichever occurs first, for consistency with the new milestone development level proposed by this addendum.
- Staff received suggestions to revise the Plan recommendations for Land Units E-3 and E-5 in the Edge Zone. For Land Unit E-3, the community suggested stronger Plan language regarding the development intensity for the McLean Professional Park. For Land Unit E-5, the community suggested the addition of maximum height recommendations for the entire land unit and the deletion of the redevelopment option for community-serving retail and office for the McLean Baptist Church property.
- The recommendations for the Edge Zone proposed by this Plan amendment carried forward the adopted Plan text recommendations and does not propose any significant changes. The only changes proposed by this Plan amendment for the Edge Zone are editorial modifications to reflect existing uses not specified in the adopted Plan. In Land Unit E-3, the proposed draft Plan text proposes the following recommendation for the McLean Professional Park which reflects existing conditions: “The portion of the McLean Professional Park in Land Unit E-3 is planned for and developed with

low/medium intensity commercial office at an intensity of approximately 0.55 FAR”. This addendum proposes to modify the draft Plan text to state the following to provide more certainty: “The portion of the McLean Professional Park in Land Unit E-3 is planned for and developed with low/medium intensity commercial office at a maximum intensity of 0.55 FAR”.

- As stated previously, the proposed recommendations for the Edge Zone carried forward the existing recommendations from the adopted Comprehensive Plan. The existing recommendations for Land Unit E-5 do not include a maximum height recommendation. This addendum proposes a maximum height recommendation of 40-feet for the entire land unit, which will provide a transition to the adjacent residential neighborhoods. Additionally, the adopted Plan recommendations for the McLean Baptist Church Property includes a redevelopment option for community-serving retail use with limited office up to 0.35 FAR, including a recommendation for a 50-foot buffer with a 7-foot-high brick wall for the portion of the church property facing Calder Road or single-family detached residential uses on this portion of the site facing Calder Road. Since the western portion of the church property is now located in the General Zone, clarification is needed for the appropriate locations for the non-residential and residential elements of this existing Plan option, and the specificity of the non-residential portion of the option is not needed with the new location in the General Zone. This addendum proposes the deletion of the redevelopment option for community-serving retail with limited office use for the portion of the McLean Baptist Church site in Land Unit E-5 and retaining the option for single-family detached residential uses. This does not preclude the portion of the McLean Baptist Church site in Land Unit G-2, fronting Chain Bridge Road, from redeveloping under the optional level of development for the General Zone.

RECOMMENDATION

This document modifies and supersedes the staff recommendation in Appendix A of the Staff Report, dated April 7, 2021, for the following sections. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Pages 64 – 65:

“Schools

The McLean CBC is served by four Fairfax County public schools for School Year 2020 - 2021: Franklin Sherman Elementary School, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School. Other Fairfax County public schools may provide specific programs, such as Haycock Elementary School and Churchill Road Elementary School providing Advanced Academic Program, for students in the McLean CBC for School Year 2020 - 2021. As identified in the Fairfax County Public Schools (FCPS) Capital Improvement Program (CIP) for Fiscal Year 2021 – 2025, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School had capacity deficits which may continue to exist through School Year 2024 - 2025. A modular addition for McLean High School was completed in 2021 to mitigate the capacity deficit at McLean High School. Student membership projections and individual school

capacity evaluations are based on a five-year projection and updated annually, while the Comprehensive Plan considers a 20-year horizon. To address the shorter-term student and school capacity projections while also considering student needs over the longer-term planning horizon, numerous strategies may be considered to ensure appropriate improvements are phased with new development.

The FCPS CIP contains detailed information on student membership and facilities. The FCPS CIP is updated annually with data and contains potential solutions to alleviate school capacity deficits through capital projects and other potential solutions. Examples of potential solutions include increasing efficiency by reassigning instructional spaces within a school to accommodate increase in membership; implementing program changes; undertaking minor interior modifications to create additional instructional space and help to accommodate capacity deficits; adding temporary classrooms to accommodate short-term deficit; repurposing existing inventory of school facilities not currently being used as schools or build a new school facility; enhancing capacity through either a modular or building addition; utilizing existing space on a school site currently used by non-school programs; and potentially conducting a boundary adjustment with schools having a capacity surplus.

FCPS evaluates a development application's impact to schools as part of the development review process. To mitigate the impacts of a new development on school capacity, measures that are consistent with the objectives and policies for public schools within the Public Facilities Element of the Policy Plan should be considered. Property owners and developers in the McLean CBC should collaborate with FCPS to identify appropriate strategies to address school impacts, preferably in advance of approval of applications for new residential developments, to maintain and improve the county's standards for educational facilities and levels of service.

A capacity assessment of Fairfax County public schools that serve the McLean CBC is recommended to be undertaken by the county in collaboration with FCPS in 2031 or when 1,660 residential units are built or entitled in at the point in which approximately 50 percent of the Center and General Zones, whichever occurs first, residential development potential, or approximately 1,575 dwelling units, is approved or constructed. The assessment should evaluate the effectiveness and sufficiency of school mitigation measures. The assessment should include approved and constructed projects with a residential component, a comparison of estimated potential student yield at the time the application was reviewed with the most currently available actual and projected student yield for constructed projects, any school mitigation measures that were provided with each approved application, and potential solutions FCPS has identified as appropriate.

If FCPS determines that a site or building for a school facility is required to mitigate impacts of additional residential development, a fair share commitment should be identified in collaboration with FCPS before approval of any application for residential development. If a new site or building is needed to support additional residential development, it should allow for flexibility in school facility types. School facilities may include a traditional school or a location for vocational training, academy programs, adult learning centers, and/or other support functions. Depending on the potential impact of development with a residential component, FCPS may recommend that an applicant contribute to the provision of these facilities. Contributions might include dedicated land or buildings; or innovative solutions ~~such as repurposing buildings, locating school facilities with parks, or collocating within commercial or residential buildings~~ recommended for public schools in the Public Facilities Element of the Policy Plan. For reuse of a building(s), the applicant in coordination with FCPS may select a building(s) that provides access, safety, and security and meets play space requirements. Alternatively, developers may mitigate impacts by making contributions toward land acquisition and school construction based on a contribution formula determined by FCPS and Fairfax County. FCPS may also consider other possible "in-kind" school impact mitigation strategies."

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Pages 68-69:

“Interim Development Conditions

Achieving the Plan’s long-term vision can take many years and can occur incrementally. In the meantime, reinvestment or development may occur that does not achieve the ultimate Plan vision. Furthermore, in some instances, development that will ultimately achieve the vision may take place in phases resulting in interim site conditions during those phases. For a phased project, interim conditions that enhance the urban character and contribute to placemaking are encouraged for portions that will not be built until later phases. Examples include pop-up parks, interim recreational facilities, or low intensity temporary uses. It may also be acceptable to maintain existing uses in lieu of an interim use as long as they do not preclude the achievement of other priorities and Plan goals.

The following are examples of interim development conditions:

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

~~The task force recommends removing scenarios 3 and 4 shown above.~~

Interim development conditions should mitigate any adverse impacts to a degree that is reasonable and appropriate to the extent of the redevelopment or improvement. Additional guidance on interim conditions can be found in the Guidelines for Interim Improvement of Commercial Establishments, Appendix 6 of the Land Use Element of the Policy Plan and in Chapter 7 of *Volume I: Urban Design Guidelines for Fairfax County Commercial Revitalization Districts and Areas*. Interim proposals, as applicable, may be expected to:

- Design buildings for the ultimate street cross-sections by siting them to be compatible with the alignment of the street network. As appropriate, provide façade articulation to each building face and treatments to ensure compatible transitions, and incorporate appropriately scaled entrances;

- Include a pedestrian plan that provides interim or permanent pedestrian connections and streetscape improvements to facilities such as retail uses, parks within the site and on adjacent sites;
- Demonstrate how interim parking adheres to parking design and phasing goals;
- Show how stormwater facilities will be incorporated and address the impacts of interim development conditions;
- Provide landscaping improvements to enhance the aesthetics and functionality of spaces that are in transition; and
- Demonstrate how the proposed development will not preclude future redevelopment of the site or adjacent sites in conformance with the Plan.”

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Pages 91 – 92:

“Underground and Structured Parking

Parking is expected to be accommodated in structures or placed underground under the optional level of development within the Center ~~and General~~-Zones. Of these two parking types, underground parking is the preferred approach, as it is the the least intrusive form of parking. However, the provision of underground parking may not always be feasible, ~~particularly in the General Zone,~~ in which case above-grade structured parking, or podium parking, may be appropriate.

Throughout the CBC, parking structures are strongly encouraged to be integrated into buildings. The facades of parking structures should not be visible on streets where higher volumes of pedestrian activity are anticipated, but rather should be lined with more active uses. In all cases, efforts should be made to limit the visual impacts of structured parking on the community. Exposed parking structure facades are strongly discouraged adjacent to parks and plazas.

Where the facades of parking structures are exposed, architectural detailing, lighting, and landscaping should be employed to mitigate negative visual impacts. Access to parking structures should be attractive and coordinated with the architecture of the building through the use of architectural treatments on doors or similar treatments. Consideration should be given to reducing glare and other potential negative visual impacts from light sources.”

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Page 92:

“Surface Parking

New surface parking lots are not envisioned under the optional level of development in the Center ~~and General~~-Zones. However, adequate and convenient parking is essential for the economic vitality of retail uses. Therefore, a limited number of teaser surface parking spaces in front of a building may be appropriate in the Center Zone.

Both surface parking and structured parking can be appropriate in the General Zone. In particular, convenience and ~~There may be instances where parking is proposed to support~~

neighborhood-serving retail, ~~in the form of surface parking located~~ in the General and Edge Zones may be surface parked. In these cases, it is generally preferable to locate surface parking to the side or rear of a building, with clearly delineated pedestrian connections to the associated building. Such lots should be well-landscaped and well-lit. They also should be designed to contribute to onsite stormwater management by using elements such as planter areas and permeable paving in the parking stall area. The redesign and consolidation of existing private surface parking lots is encouraged. Surface parking is appropriate in the Edge Zone.”

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Pages 94-95:

Insert the following text and Figure 16 after Figure 15 and renumber subsequent figures:

“Milestone Residential Development Level for the Center and General Zones

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

“Figure 16: Milestone Residential Development Level

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

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Page 94:

Relocate the Note beneath Figure 14 and 15 to beneath the new Figure 16 and to read:

“Note: In Figures 14,15 and 16, the residential development potential is inclusive of housing bonuses allowed under the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Dwelling Units.”

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Page 114

“Edge Zone: Land Unit E-3

Land Unit E-3 is primarily planned for townhouse-style commercial use. The parcels located between Land Unit G-1 and Laughlin Avenue are planned for office use at an intensity up to 0.35 FAR. The parcels located between Laughlin Avenue and Emerson Avenue are planned for commercial row houses at an intensity up to 0.50 FAR. The area located between Tennyson Drive

and Emerson Avenue would be appropriate for residential development but is zoned for commercial use. Since commercial development already exists on adjacent blocks, context sensitive commercial development, such as low-density townhouse office, would be appropriate in this area, provided that new development is carefully screened from surrounding residential properties.

The parcels located on the east side of Emerson Avenue are planned for community-serving retail and office use at an intensity up to 0.50 FAR. The parcel located at the southeast corner of Whittier Avenue and Emerson Avenue (Tax Map 30-2 ((41)) 1, 2, and 3) are planned for retail and office use at an intensity up to 0.50 FAR. The parcels located on the east side of Emerson Avenue (Tax Map 30-2 ((39)) 1 - 8) are planned for residential use at 8-12 du/ac.

The portion of the McLean Professional Park in Land Unit E-3 is planned for and developed with low/medium intensity commercial office at ~~an~~ a maximum intensity of ~~approximately~~ 0.55 FAR. Maximum heights should be no more than 40 feet.”

MODIFY: Appendix A of the Staff Report, dated April 7, 2021, Page 118:

“Edge Zone: Land Unit E-5

The majority of Land Unit E-5 is planned for predominately community-serving retail use (Salona Village Shopping Center) with limited office at an average intensity up to 0.40 FAR. Buildings are limited to a maximum height of 40 feet. Land Unit E-5 is also developed with a place of worship (McLean Baptist Church). If the church site redevelops, ~~there is an option for development of community-serving retail use with limited office use at an intensity up to 0.35 FAR, the portion of the property within Land Unit E-5 should be developed with single-family detached residential use. or a 50-foot landscaped buffer and a 7-foot high brick wall facing Calder Road. Vehicular access is not recommended on Brawner Street or Calder Road.~~”