

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

MCLEAN COMMUNITY BUSINESS CENTER

LOCATION AND CHARACTER

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

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

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

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

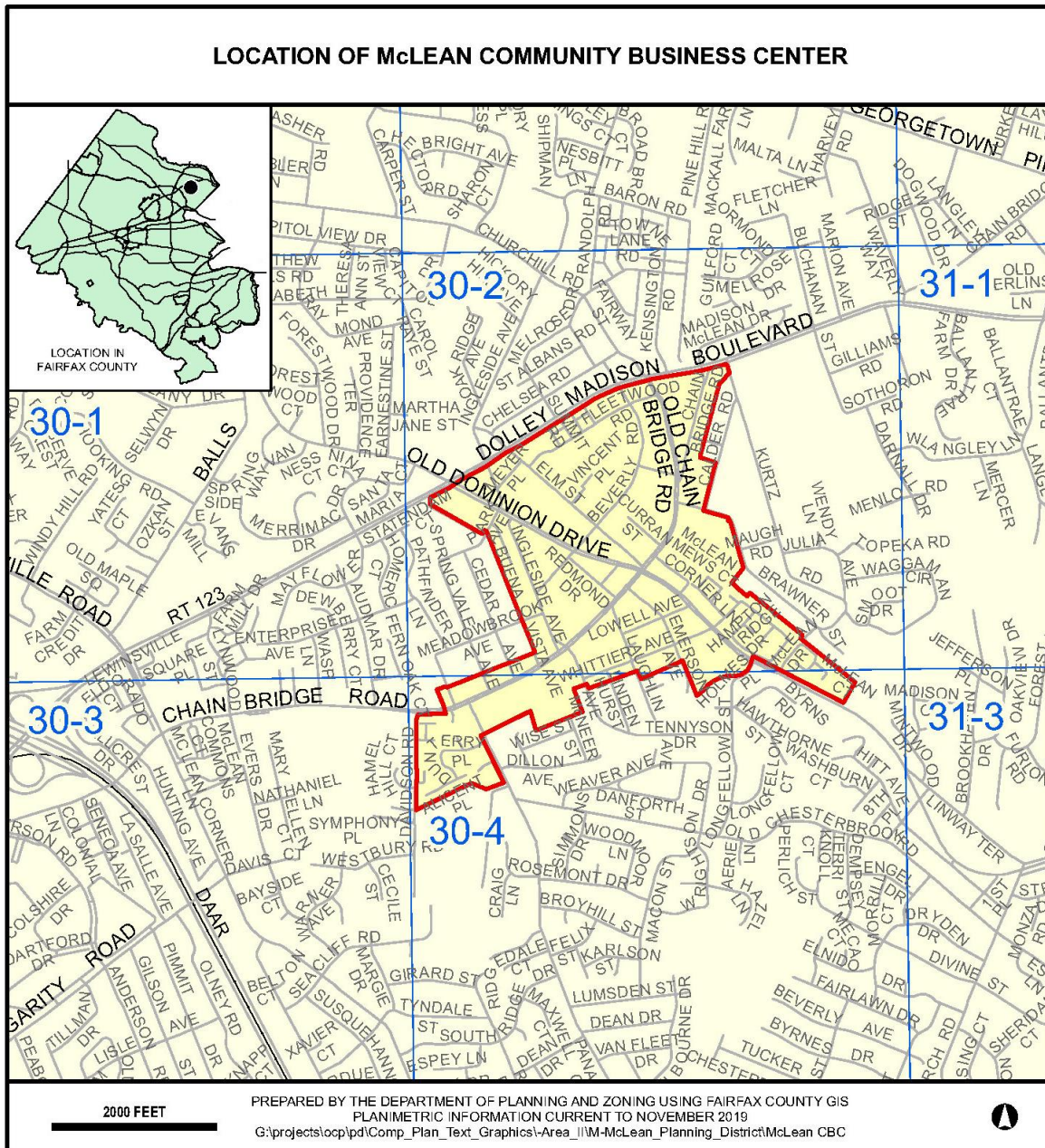


FIGURE 1

The proximity of Tysons to the CBC causes some spillover traffic in the CBC and in adjacent residential neighborhoods, particularly during peak hours. Access from the CBC to Dolley Madison Boulevard during peak hours is hindered. At present, most internal traffic within the CBC must use the central intersection of Old Dominion Drive, Chain Bridge Road, and Elm Street. The capacity of this intersection is limited. While some improvements can be made by providing alternative routes that reduce the number of cars that must use that intersection, no alternative exists for through- traffic. Additional anticipated growth in Tysons is likely to add to this traffic problem.

A clear distinction between the character and scale of development in the CBC and Tysons is not only consistent with the vision of the CBC as a community center, but also recognizes the need to not overload the traffic circulation network.

REVITALIZATION CONSIDERATIONS

The Board's revitalization policy supports programs and initiatives that seek to sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods. The goal is to improve the economic climate and encourage private and public investment and reinvestment in these areas. On October 12, 1998, the Board of Supervisors (Board) designated the McLean Commercial Revitalization District (CRD). The boundary of the CRD coincides with the boundary of the CBC. A CRD is a zoning overlay district that provides specific regulations that are designed to facilitate the continued viability and redevelopment of designated areas. The districts provide additional flexibilities for development while also providing for urban design measures such as streetscape and landscaping.

PLAN HISTORY

The first plan for McLean, the McLean Central Area Plan, was adopted in 1970 to encourage the stability of surrounding residential neighborhoods while promoting the success of downtown McLean as a community shopping district. Since then, a number of design charrettes and other studies were conducted with the goals of establishing public space and building design guidance, encouraging revitalization of downtown McLean, and addressing the perception that McLean lacks an identity which sets it apart as a community. The most recent land use planning effort began in 2018, when the Board authorized a Comprehensive Plan amendment to review the recommendations of the McLean CBC and consider land use, transportation, and urban design alternatives. Staff worked with a consultant and a community task force to develop a vision for the McLean CBC and to review and develop new land use, transportation, parks and open space, and urban design recommendations. The recommendations include concentrating the most intensity in the center of McLean, the introduction of additional residential uses in the CBC, a form-based approach to development in most of the CBC, guidance for an urban park network, and conceptual multimodal street cross-sections.

CONCEPT FOR FUTURE DEVELOPMENT

The countywide Concept for Future Development defines CBCs as older community-serving commercial areas that emerged along major roadways. Redevelopment in CBCs is recommended to include a higher intensity mix of uses focused in a defined core area such as a town center or a main street. Site design in CBCs should prioritize the pedestrian experience which includes the provision of active ground floor uses such as retail, achieving the recommended streetscape guidance, and block sizes that foster a walkable environment.

Transitions in intensity and compatible land uses should protect surrounding stable single family detached residential neighborhoods. Redevelopment and revitalization efforts are

recommended to sustain the economic vitality of these commercial centers. These efforts should also seek reinvestment in strategic locations and aim to foster a sense of place.

VISION AND GUIDING PLANNING PRINCIPLES

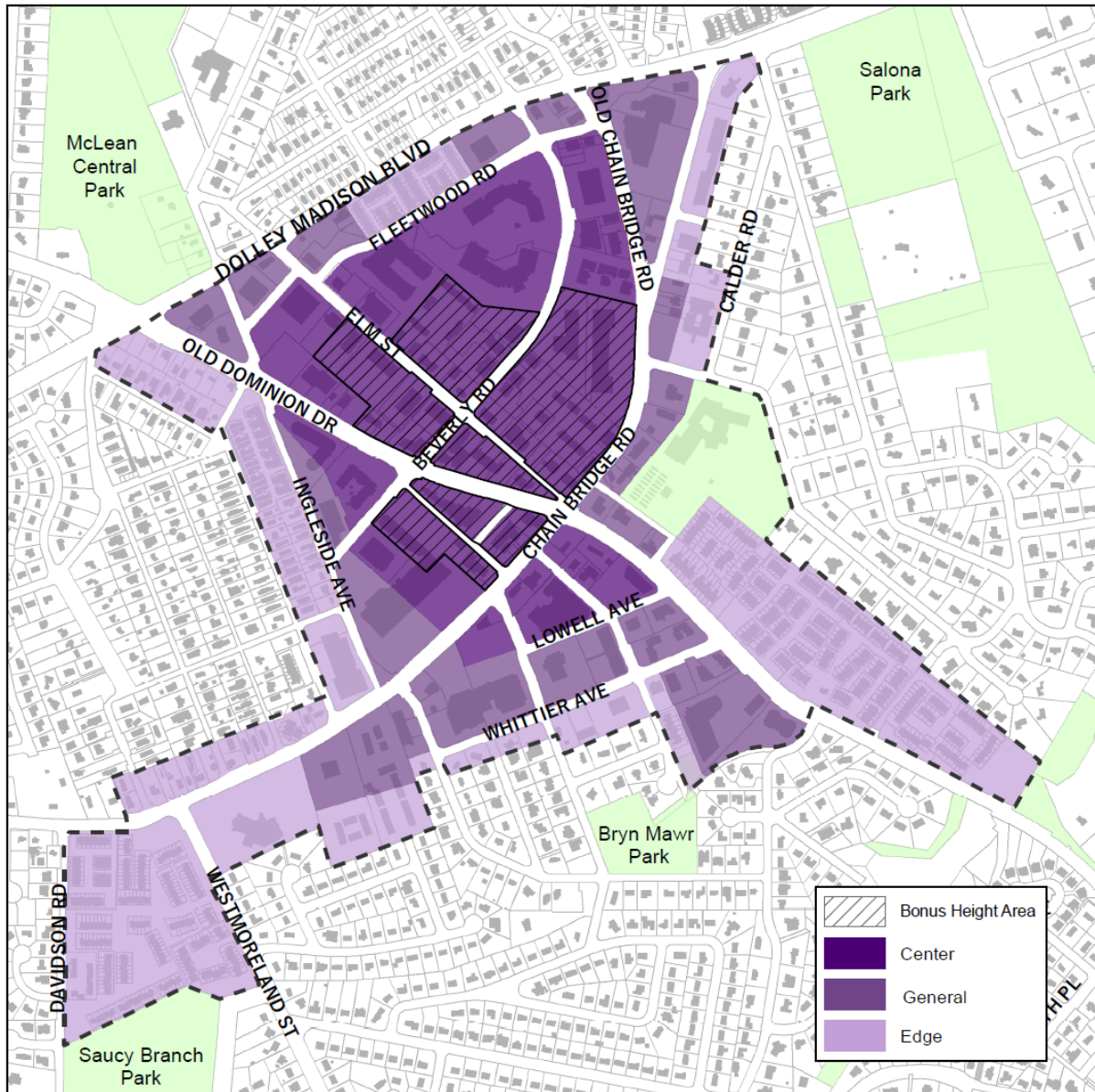
The community's vision for the McLean CBC is to sustain and enhance its function as a community-serving business area by encouraging quality mixed-use redevelopment and other revitalization efforts that support vibrancy, walkability, public infrastructure, open space and public parks, and other improvements. The plan incentivizes redevelopment by offering flexibility in land uses and intensity guided by a form-based plan for the majority of the CBC. Planned non-residential intensities and residential densities along the edges of the CBC will provide transitions in scale, mass, and height to adjacent single-family residential neighborhoods. The vision contemplates vibrant places and a diversity of land uses with inviting street level facades primarily in the form of mid-to-high-rise buildings concentrated mostly towards the central portion of the CBC. Buildings particularly in this portion of the CBC are envisioned to support a pedestrian-oriented environment by being located close to the sidewalk, with little to no surface parking between buildings and the street. In some circumstances, redevelopment may incorporate long-standing commercial uses, including some surface parking, especially to serve retail uses. A signature urban park is expected to be a major placemaking element in the center of the CBC.

Planning Principles

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

- Encourage revitalization and redevelopment that creates attractive community-serving commercial and mixed-use areas, with the inclusion of residential uses in mixed-use areas.
- Design streets to provide safe, convenient, and attractive travel for pedestrians and bicyclists.
- Locate a signature urban park that can support community events in the center of the CBC and provide other urban parks throughout the CBC.
- Encourage public art in public spaces and as part of redevelopment efforts to help foster a sense of place and community identity.
- Create a sense of place through focused redevelopment in the center of the CBC.
- Preserve the stability of residential areas by establishing well-designed transitional areas, particularly at the edges of the CBC.
- Provide housing affordable to a range of income levels.
- Encourage the retention of existing local businesses.

- Minimize adverse impacts to the natural environment and water and air quality by using best practices in stormwater management, natural resource conservation, and site design.
- Identify heritage resources through surveys and research and consider mitigation of impacts on resources during redevelopment.



MCLEAN COMMUNITY BUSINESS CENTER (CBC)
 Center, General and Edge Zones

FIGURE 2

Zones

The land use plan for the McLean CBC is organized into the three zones - Center, General, and Edge, as show in Figure 2. The purpose of the zones is to establish a framework for development that identifies distinguishing characteristics for each zone in terms of building intensity, form and character as well as for land uses and site design. The highest intensity and tallest buildings are expected in the Center Zone; development is expected to be primarily mid-rise buildings in the General Zone; and the existing character and uses in the Edge Zone are expected to be retained.

Each zone is divided into land units, as described in the Land Units section. For each land unit, the preferred vision is recommended as an optional level of development above the base plan. The preferred vision in the Center and General Zones employs a form-based approach that encourages flexibility in the mix of uses within a total amount of development potential for those zones, as shown in Figure 3. The preferred vision for the Edge Zone employs dwelling units per acre (du/ac) or floor_area_ratio (FAR) recommendations.

While the zones themselves establish a tiered development pattern, transitions between the zones should be considered, and special care taken to ensure that appropriate transitions are made when properties abut the boundary of the CBC and single-family detached residential uses. Appropriate transitions may include the use of building setbacks and step-backs, screening and buffering, and other techniques that achieve appropriate transitions.

Center Zone and General Zone Form-Based Approach

Implementation of the Plan options in the Center and General Zones follow a form-based approach that uses building form, design, and height to inform the development potential of properties in lieu of a maximum FAR or du/ac. A maximum total development potential for these zones is recommended in terms of residential units and non-residential square feet as shown in Figure 3. The maximum building heights for the Center and General Zones are shown in Figure 4. The Plan allows for flexibility among the square footage for types of non-residential uses in the Center and General Zones, provided that the total amount of recommended non-residential use is not exceeded. The form- based recommendations provide flexibility for individual proposals so they may best achieve the vision of the community and respond to the market.

Figure 3: Planned Development Potential for the Center and General Zones

Land Use Category	Maximum Plan Potential
Residential	3,150 dwelling units
Non-residential	2,705,000 square feet

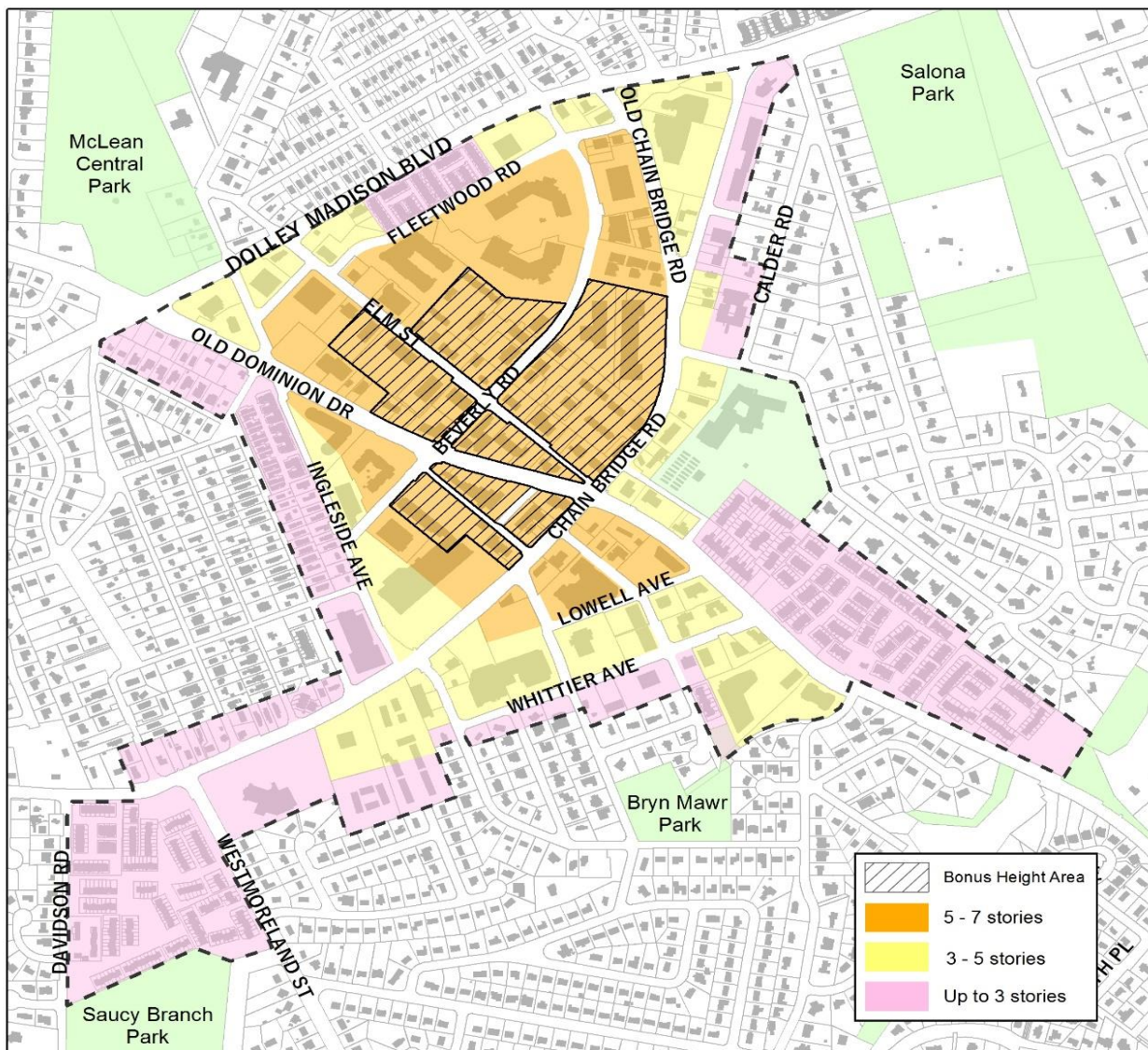
Building Heights

Maximum building heights are guided by the number of stories rather than by prescribing specific building heights in order to provide flexibility to respond to changing market conditions

and the needs of different uses. However, specific ranges of floor-to-ceiling heights for different types of land uses are provided to inform potential building heights. All ground floors of buildings may have a floor-to-ceiling height from 16 to 20 feet, regardless of the land use. Above the ground floor, residential uses may have floor-to-ceiling heights of 10 to 12 feet and office or hotel uses may have floor-to-ceiling heights of 10 to 15 feet. Height limits do not include mechanical penthouses, architectural elements, or features affixed to buildings which are part of energy technology such as solar panels, provided that these features do not exceed 20 feet or 25 percent of the overall building height, whichever is less. Except for architectural elements, these features should be effectively screened from adjoining uses. Height maximums are exclusive of any additional stories that could result from meeting the Affordable Dwelling Unit (ADU) Ordinance in the Zoning Ordinance or the Guidelines for the Provision of Workforce Housing (WDU) in the Policy Plan.

The following are additional recommendations regarding building height within the McLean CBC:

- Buildings should be tallest in the Center Zone and transition down in height closer to the General and the Edge Zones.
- A building height of up to ten stories in the Bonus Height Area is achievable under certain conditions outlined for the Center Zone.
- Buildings may be oriented to maximize their view potential, but their location and orientation should take into consideration uses in the immediate vicinity.
- Step-backs in height should be considered as a transition between zones, and for properties that abut the boundary of the CBC and single-family detached residential uses.
- If podium parking is part of a development, it is counted towards the total number of stories recommended in each respective zone.



MCLEAN COMMUNITY BUSINESS CENTER (CBC)
Maximum Building Heights within Center and General Zones

FIGURE 4

Center Zone

The Center Zone is approximately 75 acres in size and is planned for the highest intensity and tallest building heights of the three zones. Building heights are recommended to range from five stories to a maximum of seven stories; however, included within the Center Zone is a smaller Bonus Height Area in which a single consolidation of four to six acres may be developed with building heights up to ten stories. The development in the Bonus Height Area may achieve the maximum ten story height if it provides a vibrant, mixed-use, pedestrian-oriented place with a

signature urban park that is a minimum of 2/3 acres in size (STAFF). If a consolidation between four and less than five acres is provided, a minimum 1/2 acre public park is recommended. If a consolidation between five and six acres is provided, a minimum 2/3 acre public park is recommended (TASK FORCE). Active ground floor uses should surround the park. If a signature urban park exists at the time the consolidated development is proposed, the development may provide an alternative urban park configuration such as a common green, a civic plaza, or a recreation-focused urban park. Contributions towards the purchase of a larger park and/or towards amenities in existing parks in the CBC may also be considered in this instance.

A mix of uses is recommended to optimize vibrancy and increase opportunities for activity throughout the day. Residential uses should be multi-family and are expected as part of mixed-use development. Single-family detached and attached residential units are discouraged, as they are not consistent with the desired character in the Center Zone. A limited number of stacked townhomes (“two-over-two” townhomes) may be appropriate as a transition generally along the edge of this zone, so long as the site layout, height, and design reflect the desired character of the Center Zone. Development is expected to yield public benefits such as new public parks, and improved access and mobility.

Buildings should be located close to the sidewalk in a manner that creates a pedestrian-oriented environment, unless there is an outdoor café, public plaza space or similar use located between the building and the sidewalk. A particular focus on providing a high-quality pedestrian experience is expected, including active ground floor uses such as retail, continuous sidewalks, and block sizes that create a walkable environment. Where a smaller block size cannot be achieved, mid-block crossings for pedestrians should be provided to help create a better scaled block and improved pedestrian network. Proposed streetscapes are expected to meet the guidance contained in this plan.

Most parking is expected to be accommodated in structures or placed underground. On street parking is encouraged where appropriate. Surface parking is expected to be limited with redevelopment in the Center Zone.

General Zone

The General Zone is approximately 54 acres in size. Planned low to mid-rise development in this zone is intended to provide a transition from the Center Zone to the Edge Zone and in some cases to single-family neighborhoods outside of the CBC. Building heights are recommended to range from three stories to a maximum of five stories to effectuate appropriate transitions. A mix of uses is recommended in the General Zone. For mixed-use development where pedestrian activity is desired, active ground floor uses such as retail should be considered. Development is expected to yield public benefits such as new public parks, and improved access and mobility. Single-family attached or stacked townhomes (“two-over-two” townhomes) may be considered along the periphery of the General Zone as a transition between zones or to neighborhoods outside of the CBC. Structured parking is encouraged in the General Zone, especially for office and multifamily residential uses. Parking should support neighborhood-serving retail which may include surface

parking generally located to the side or rear of a building, but may include some teaser parking in the front of a building.

Edge Zone

The Edge Zone is approximately 85 acres in size and is comprised of primarily residential uses along the outer boundary of the CBC. This zone is planned for the lowest density and intensity development within the CBC. The Edge Zone provides a buffer between the CBC and single family detached residential neighborhoods and is generally not envisioned for intensification of existing uses, although redevelopment in conformance with the Plan is permitted. In addition to residential development, the Edge Zone includes some commercial and institutional uses, and the Franklin Sherman Elementary School. The preservation of small-scale commercial and community-serving retail uses is encouraged. Building heights are recommended to be consistent with the predominately lower intensity development. In some cases, land units have recommended building height maximums with development options. The form-based approach does not apply to the Edge Zone. Instead, recommendations are provided as a residential density range (du/ac) and/or square feet of non-residential use or FAR for each land unit in the Edge Zone.

HOUSING

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

In the McLean CBC, development projects with a residential component are expected to provide housing for a variety of income levels in accordance with the Affordable Dwelling Unit (ADU) Ordinance contained in the Zoning Ordinance, and the Guidelines for the Provision of Workforce Housing (WDUs) in the Policy Plan. The development potential for the CBC does not include bonus density associated with the ADU Ordinance or with the WDU Policy. ADUs or WDUs are expected to be provided on-site, or as an alternative, on another site within the McLean CBC. The units should accommodate households of a variety of sizes, ages, and abilities. Consideration may be given to deviations from the total number of ADUs or WDUs that should be provided if the units meet additional housing needs that have been identified. Examples may include a higher proportion of ADUs or WDUs for the lowest income tiers or units with more bedrooms than would otherwise be expected.

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

PARKS AND RECREATION

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

Current Conditions

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

Urban Parks Framework

The Urban Parks Framework found in the Parks and Recreation Element of the Policy Plan recommends minimum park acreage standards for residents and employees to estimate park needs generated by development proposals; these standards are applied to all redevelopment projects. The Urban Parks Framework describes five types of urban parks: pocket parks, common greens, civic plazas, recreation-focused parks, and linear parks. These park types span a continuum of purposes, uses, sizes, and features that can accommodate a broad spectrum of activities. Publicly accessible parks can be publicly owned, privately owned, or provided through public-private partnerships. Privately-owned public park spaces should remain open to the public at all times through public access easements. Publicly accessible urban parks should be integrated with development projects to provide for the diverse needs of the community. Active recreation needs should be provided through a combination of on-site improvements, providing new recreation facilities, or funding improvements at existing parks and at other sites within the service area.

Parks, Recreation, and Connectivity Concept

The concept for a park system is for a comprehensive network of well-distributed and connected publicly accessible park spaces throughout and near the CBC, consisting of a new signature urban park in the Center Zone, new well-distributed smaller urban park spaces and nearby existing parks. The Conceptual Parks, Recreation, and Connectivity Map, Figure 5, shows the general location of the signature urban park space and potential general locations of a series of smaller urban parks. These locations should not preclude alternative or additional park spaces. Pedestrian connectivity between the McLean Central Park and the Franklin Sherman Elementary

364 School is envisioned; this can be achieved by as a series of urban park spaces with pedestrian and
365 bicycle facilities along the length of roadway(s) that connect these destinations. The concept plan
366 also indicates other connections to link future parks in the CBC. As applicable, developments
367 should include connections between the urban parks and the public realm, and safe pedestrian and
368 bicycle-friendly pathways throughout the CBC and to the surrounding residential neighborhoods.
369 Opportunities to protect, connect to, and enhance existing park facilities in and near the McLean
370 area are also encouraged as part of the overall park network serving the CBC.
371



FIGURE 5

Center Zone Signature Urban Park

A signature urban park space in the Center Zone is a major feature of the parks, recreation, and connectivity concept for the McLean CBC. A single four- to six-acre consolidated redevelopment within the Bonus Height Area of the Center Zone is expected provide the signature urban park. The signature urban park space should be a minimum of 2/3 of an acre in size (STAFF). A single consolidated area between four and less than five acres within the Bonus Height Area of the Center Zone is expected to provide a minimum 1/2-acre signature urban park. A single five- to six-acre consolidated development within the bonus height area of the Center Zone is expected to provide a minimum 2/3-acre signature urban park (TASK FORCE). If the development is phased, at a minimum, a substantial portion of the park should be delivered with the initial phase of development.

The signature urban park should provide opportunities for both active and passive activities. The design of the surrounding land uses and streetscape should ensure the public space is inviting for park users of a variety of ages and abilities. The park space should:

- Be visible from the public realm, and accessible for users of a variety of ages and abilities;
- Provide connections to surrounding pedestrian and bicycle infrastructure, with access supported by wayfinding signage as needed;
- Contain a variety of seating options and shade elements;
- Include an area designed for community gatherings such as farmer's markets, art exhibitions, festivals, concerts, fitness classes, and other events;
- Designate space(s) for unscheduled uses such as unstructured play;
- Incorporate a focal point which may include but is not limited to water features or public art; and
- Include elements for users to engage in physical activity.

Parks and recreation facilities should be located to best serve the overall needs of the residents, visitors, and employees in McLean. If a development is under consideration that is adjacent to a previously approved application, or if two or more applications are under review at the same time, the development(s) under consideration should demonstrate how their urban park spaces can connect to, expand, or enhance the previously approved or proposed urban park spaces.

Creative solutions to providing parks and recreation facilities in the McLean CBC should be pursued. Developments are encouraged to demonstrate resourcefulness in their provision of recreation spaces which could include non-traditional locations. Creative initiatives to meet a portion of recreational facility needs may include the use of rooftops for recreational uses such as

sport courts or the provision of unique programming areas at nearby existing parks or schools. With any of these approaches, visual and physical accessibility to the public is essential.

PUBLIC FACILITIES

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

Schools

The McLean CBC is served by four public schools: Franklin Sherman Elementary School, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School. Using attendance areas for School Year 2019 - 2020. 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 is planned for McLean High School to help mitigate its capacity deficit prior to School Year 2024-2025. Student membership projections and individual school capacity evaluations are based on five-year increments and updated annually, while the Comprehensive Plan considers a 20-year horizon. To address the shorter-term student and school capacity projections while also considering student needs over the longer-term planning horizon, numerous strategies may be considered to ensure appropriate improvements are phased with new development.

During the development review process, impacts generated by a development on public schools should be mitigated. A variety of measures to mitigate the impacts of a new development on school capacity should be considered, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed. Property owners and developers in the McLean CBC should collaborate with Fairfax County Public Schools (FCPS) to identify appropriate strategies to address 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 new site or building that allows flexibility for school facility types may be needed to support additional residential development. School facilities may include a traditional school or a location for vocational training, academy programs, adult learning centers, and/or other support functions. Contributions to the provision of these facilities should be made by developers proposing new residential uses. 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. For reuse of a building(s), the applicant in coordination with FCPS may select a building(s) that provides access, safety, security, and meets play space

requirements. If FCPS determines that a site or building for a school facility is required to support additional residential development, a fair share commitment should be identified in collaboration with FCPS preferably in advance of approval of any application for residential development. Alternatively, developers could make contributions toward land acquisition and school construction based on a contribution formula determined by FCPS and Fairfax County. FCPS also may evaluate other possible “in-kind” school impact mitigation strategies.

The FCPS’ Capital Improvement Program (FCPS CIP) contains detailed information on student membership and facilities. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need. Examples include additions to existing facilities, interior facility modifications, uses of temporary classrooms to accommodate short-term capacity deficits, program changes, reassigning instructional spaces within a school, utilizing existing space on a school site used by non-school programs, repurposing existing inventory of school facilities not currently being used as schools, building a school facility, and/or potential boundary adjustments with schools having a capacity surplus can also be pursued by FCPS.

Libraries

There are currently no community or regional libraries within the boundaries of the McLean CBC; however, two Fairfax County public libraries are within close proximity to the CBC: Dolley Madison Library just outside of the CBC, and Tysons-Pimmit Regional Library, in the southern part of the McLean Planning District. These libraries will be able to serve additional residents that could result from the growth recommended by the Comprehensive Plan. Fairfax County Public Libraries (FCPL) does not anticipate the need for additional library facilities in or near the McLean CBC.

Police and Fire and Rescue

The McLean CBC is served by the McLean District Police Station, co-located with the Dranesville District Supervisor’s Office at the McLean Governmental Center. The McLean District Police Station also provides service to Tysons, Pimmit Hills, West Falls Church, Dunn Loring, and portions of Great Falls and Merrifield. A new District Police Station is planned for Tysons in response to the projected growth in the area.

Emergency and other fire and rescue services are primarily provided by the McLean Fire and Rescue Station 1 located within the McLean CBC. Several other fire and rescue stations provide service to the McLean CBC, including the Tysons Corner Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. The new Scotts Run Fire and Rescue Station 44 is planned to be constructed on a site along Old Meadow Lane in Tysons. There are plans to relocate the existing Tysons Corner Fire and Rescue Station 29 to a larger facility on the site of the Tysons Transit site by 2025. The existing and planned facilities will continue to provide sufficient coverage as redevelopment occurs in the CBC.

Wastewater Management

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

Fairfax Water

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

Undergrounding of Utilities

Utility lines are expected to be placed underground and coordinated with future roadway and sidewalk improvements to promote a pedestrian-friendly and visually pleasing environment.

IMPLEMENTATION

Successful implementation of the Plan for the Mclean CBC will require a commitment to the overall vision set forth in the Plan. Key components for the vision include a multimodal street network that is responsive to the needs of pedestrians and bicyclists as well as automobiles, an appropriate mix of uses, activated streetscapes, building height maximums, compatible transitions, and public parks. Implementation will occur primarily through the rezoning process, where reviews are conducted to evaluate the extent to which a development proposal achieves the Plan recommendations and whether a development's impacts are adequately addressed. As part of the development review process, the provisions of the McLean Commercial Revitalization Overlay District contained in the Zoning Ordinance and the "McLean CBC Open Space Design Standards" are expected to be implemented.

Mechanisms to address development impacts include commitments to high quality design and other Plan objectives, and contributions towards transportation and/or public facility improvements that are needed to support new development. The initial projects that seek redevelopment should establish a sound framework that sets the stage for future developments.

Community Involvement

The continued involvement of community groups 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 surrounding citizens' associations, is an organization that has long been involved in planning activities within the CBC. Efforts of community groups to encourage redevelopment and implementation of the Plan include:

- Facilitating community-enhancing development through innovative partnerships among the private, public, and volunteer sectors;
- Leveraging available funds and generating new funding sources through grants and fund raising from the business and government communities;
- Implement the above within the context of the Policy and Area Plans and under the policy guidance of the McLean Planning Committee; and [Plan implementation is evaluated with broader policies, and other statements address the role of the MPC in Plan review. Staff proposes removing this condition and would like to discuss with the task force]
- Providing initiative, feedback, and advice to the McLean Planning Committee on development planning, legal, marketing, public relations, real estate, and land development opportunities.
- Reviewing development proposals for consistency with the guidance provided for the McLean CBC in the Comprehensive Plan.

Flexibility for Non-Residential Uses

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

Discouraged Uses

Standalone, single-use auto-oriented uses and uses with drive-through lanes are not envisioned as part of the long-term vision for the CBC. These uses may be acceptable only when they are consistent with the desired building form or character of the area. The location and design of such uses and any associated drive-through lanes should not impede the flow of pedestrian or vehicular traffic, compromise safety, disrupt the existing and planned interior circulation system of the site, or impede the achievement of the long-term vision of the Comprehensive Plan. Other uses

that may not be consistent with revitalization goals such as standalone industrial and self- storage facilities are strongly discouraged.

Phasing with Public Facilities

Development in the McLean CBC will occur incrementally. Each development proposal or phase of a development proposal will be evaluated for its public facility impacts and is expected to construct and/or commit to the provision of public facilities appropriate for the phase of development so that infrastructure and public facilities are balanced with growth.

Transportation Infrastructure

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

Transportation Pilot Project

A pilot project to create a more bicycle and pedestrian friendly transportation network should be explored by Fairfax County. Specifically, a pilot project is suggested along Old Dominion Drive from Beverly Road to Corner Lane, and Chain Bridge Road from the intersection with Old Chain Bridge Road southwest to the Tennyson/Ingleside intersection. Cross-sections should be designed and constructed as described in this Plan, including for areas that are part of a pilot project. Where implementation of the ultimate cross-sections as part of a pilot project would have significant impacts on existing land uses, a modified interim cross-section is acceptable as long as it provides continuous pedestrian and bicycle facilities. In these cases, the future construction of the ultimate cross-section can be achieved through redevelopment rather than the pilot project.

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. Development proposals may be considered interim development under the following four scenarios:

1. Temporary conditions that are created when a project is constructed in phases and the development plan is not fully realized;
2. Developments, generally those smaller in scale and potentially for a limited duration, that do not strictly conform to the vision in the Plan;

3. Minor improvements to existing uses that do not strictly conform to the vision in the Plan; and
4. Temporary place-making efforts that can contribute to the vitality of the area on a short-term basis such as public art or pop-up commercial uses.

Interim development conditions should ensure that any adverse impacts associated with an interim state of redevelopment are mitigated as appropriate. Additional guidance on interim conditions can be found in the Guidelines for Interim Improvement of Commercial Establishments, Appendix 6 of the Land Use Element of the Policy Plan and in Chapter 7 of *Volume I: Urban Design Guidelines for Fairfax County Commercial Revitalization Districts and Areas*. Any interim proposal should, as applicable:

1. 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;
2. 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;
3. Provide streetscape improvements that conform to Plan recommendations and achieve continuity of the streetscape design;
4. Demonstrate how interim parking adheres to parking design and phasing goals;
5. Show how stormwater facilities will be incorporated and address the impacts of interim development conditions;
6. Provide landscaping improvements to enhance the aesthetics and functionality of spaces that are in transition; and
7. Demonstrate how the proposed development will not preclude future redevelopment of the site or adjacent sites in conformance with the Plan.

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

Parcel Consolidation

695 Parcel consolidation is encouraged to achieve the vision of the McLean CBC plan, and
696 should be in conformance with any areawide and site-specific recommendations of the
697 Comprehensive Plan. Should the Plan text not specifically address consolidation, then any
698 proposed parcel consolidation should further the integration of the development with adjacent
699 parcels. Parcel consolidation is expected to be logical and of sufficient size to allow projects to
700 function in a well-designed, efficient manner, and should not preclude nearby properties from
701 developing as recommended by the Comprehensive Plan.