

The first set of draft Plan text was distributed February 5, 2020. Edits to the first set based on feedback from the task force and the community are shown as underline and text proposed for deletion is shown with a ~~striketrough~~.

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

## MCLEAN COMMUNITY BUSINESS CENTER

### LOCATION AND CHARACTER

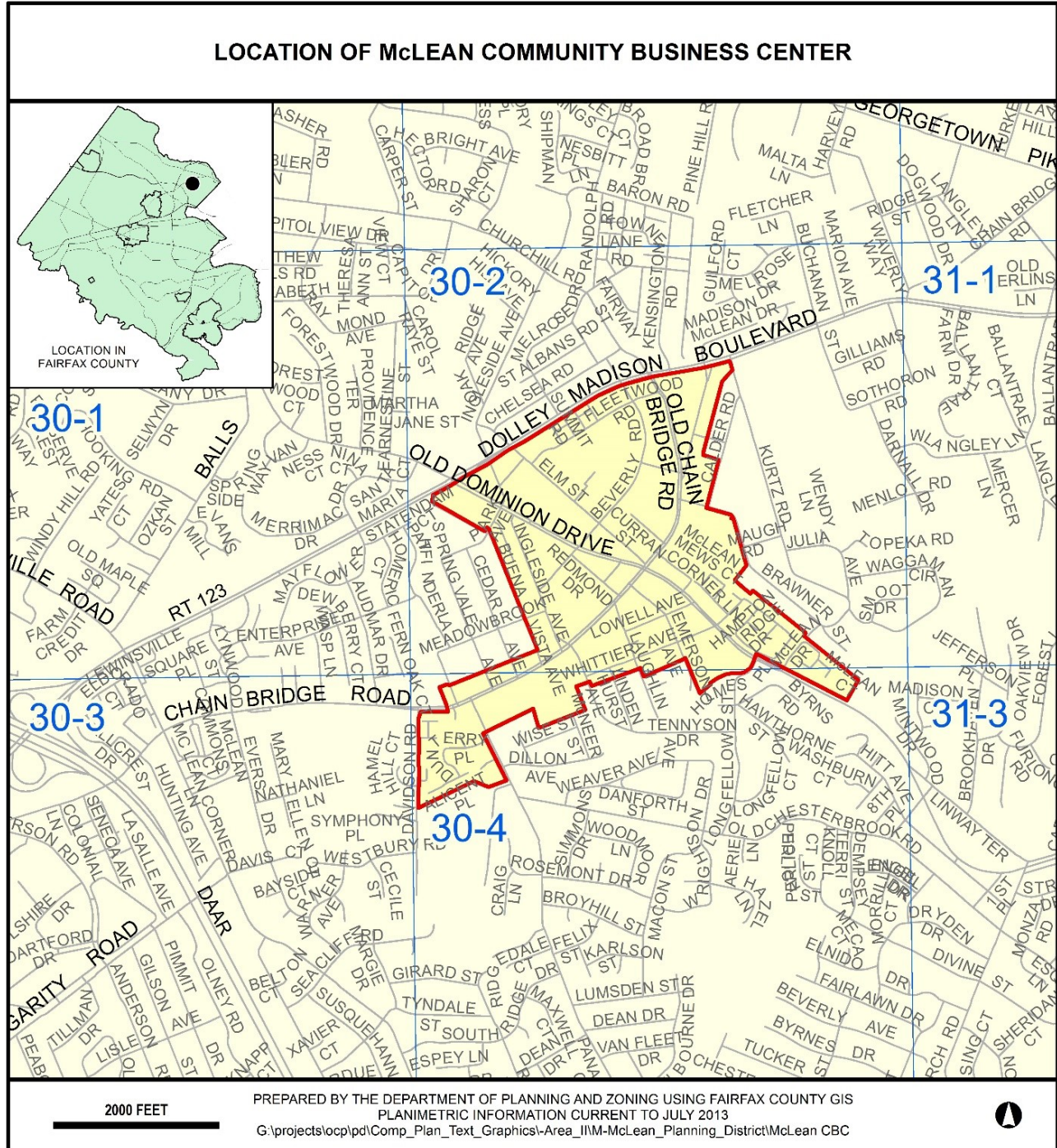
The McLean Community Business Center (CBC) is approximately 230 acres in size. The CBC is centered around the intersection of two major roadways, Chain Bridge Road and Old Dominion Drive, as shown on the Locator Map, Figure 1. The triangular land area bounded by Old Dominion Drive, Dolley Madison Boulevard,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

The CBC contains several neighborhood-serving shopping centers that are accessible from Chain Bridge Road or Old Dominion Drive. Dispersed between these centers are 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 located along Ingleside Avenue, the north side of Chain Bridge Road between Buena Vista Avenue and Pathfinder Lane, and the south side of Whittier Avenue. A major concentration of professional offices is located along Elm Street and Beverly Road, and along Lowell and Whittier Avenues, between Laughlin 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 McLean 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 services-serving uses such as retail, commercial, and medical and professional offices should continue to be accommodated under the CBC Plan. In addition to community-serving retail and commercial services, the CBC should is expected to include a variety of housing types. Mixed-use development that includes the majority of the recommended multi-family residential component is envisioned in 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.

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**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 McLean Commercial Revitalization District (CRD) was designated by the Board of Supervisors (Board) on October 12, 1998 and coincides with the boundary of the McLean CBC. The Board's revitalization policy supports the expedited and concurrent processing of development proposals and Comprehensive Plan amendments to generate investment activity in CRDs and Commercial Revitalization Areas (CRAs) 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 provide an attractive shopping, working, and living environment. The objective of the Plan was to encourage the stability of surrounding residential neighborhoods while promoting the success of downtown McLean as a community shopping district. 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.

In 1988, the McLean Central Business District Study was completed by consultants for Fairfax County and the McLean Planning Committee. The primary purpose of the study was to establish parameters for new development; to identify ways to continue the existing service

functions of downtown McLean; and, to address the perception that McLean lacks an identity and attractiveness which sets it apart as a community. The study's recommendations were incorporated into the Comprehensive Plan as part of the Fairfax Planning Horizons process in 1991 at which time the study area became known as the McLean Community Business Center (CBC). The study's public space and building design guidance became part of the Plan by reference.

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

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

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

## CONCEPT FOR FUTURE DEVELOPMENT

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

Transitions in intensity and compatible land uses should protect surrounding stable single family detached residential neighborhoods. Redevelopment and Revitalization revitalization efforts are recommended to sustain the economic vitality of these commercial centers, by promoting reinvestment in strategic locations within the CBC and These efforts should also seek reinvestment in strategic locations and aim to fostering a sense of place.

## VISION AND GUIDING PLANNING PRINCIPLES

The community's vision for the McLean CBC is to create a vibrant and walkable place in the center of the CBC focused around a central public park as the major placemaking element 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 vision encourages a mix of uses with a more urban form and character in the central portion of the CBC. The plan

incentivizes redevelopment by offering flexibility in land uses and intensity guided by a form-based plan for the majority of the CBC, ~~while also maintaining the character of existing development along the edge of the CBC to ensure appropriate transitions to low density uses.~~ 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.

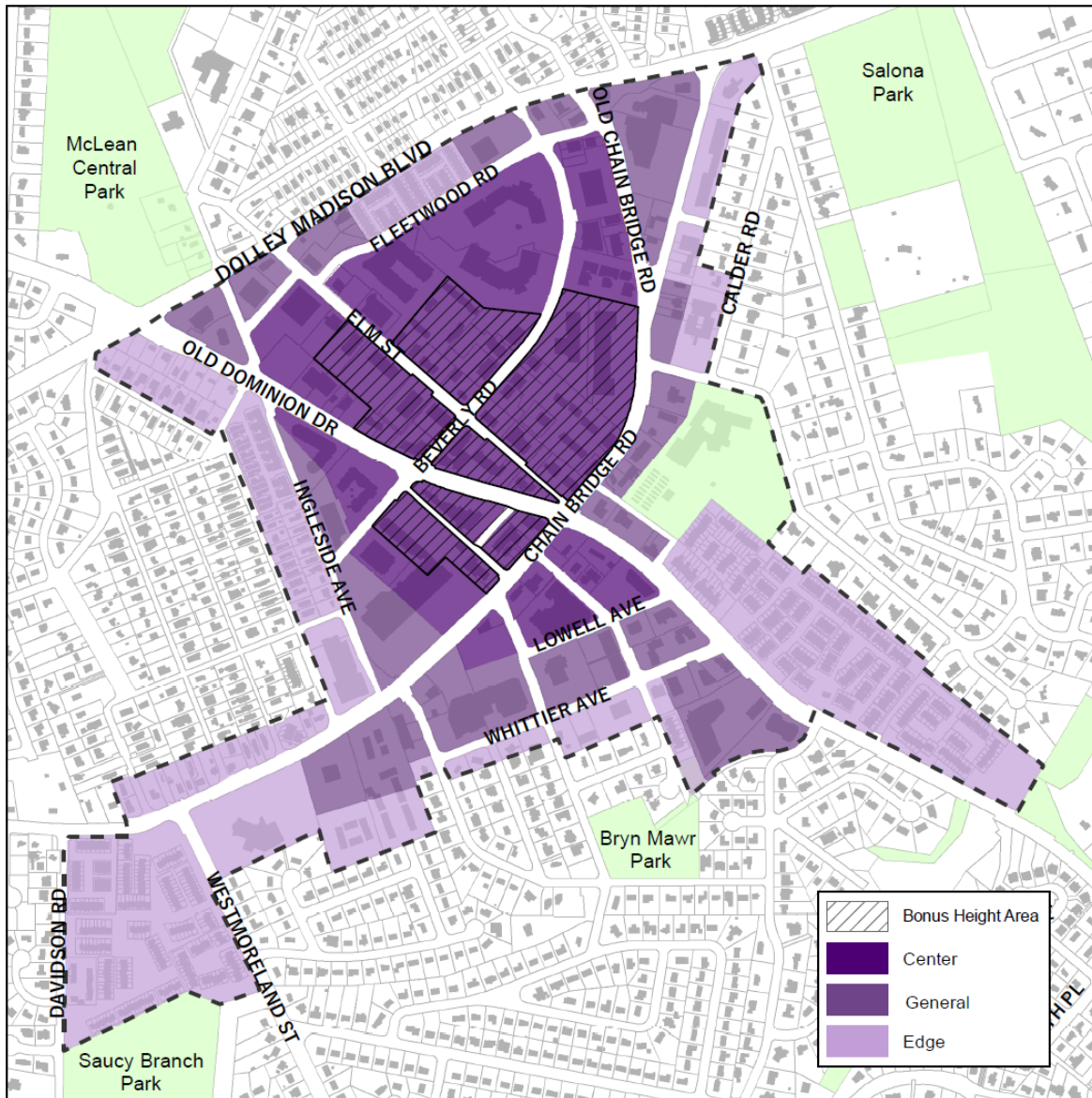
### Planning Principles

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

- ~~• New development focused in the center of the CBC should create a sense of place and enhance the identity of McLean.~~
- Encourage revitalization and redevelopment that creates attractive community-serving commercial and mixed-use areas, with the inclusion of residential uses in mixed-use areas.
- ~~• Streets should be designed. Design streets to provide safe, and convenient, and attractive travel for pedestrians and bicyclists, within the CBC, and streetscapes should have a unified theme and appearance.~~
- ~~• Common urban design elements should be incorporated for sites that have frontage along the same street to provide a sense of continuity and cohesion.~~
- Locate a major signature urban public 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 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 The stability of adjacent residential areas should be preserved by establishing well-designed transitional areas, particularly at the edges of the CBC, and focusing redevelopment in the center of the CBC.~~
- Provide housing ~~Housing~~ affordable to a range of income levels, ~~should be provided in the CBC in accordance with adopted Fairfax County policies and ordinances.~~
- ~~• The Encourage the retention of existing local businesses, is encouraged, although they may take on a more urban form in some instances.~~

- ~~Minimize adverse~~ Adverse impacts of development on the natural environment and water and air quality are minimized by using best practices in stormwater management, natural resource conservation, and site design.
- ~~Identify Heritage~~ heritage resources are identified through surveys and research, with and consider mitigation of impacts on resources considered during redevelopment.

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

FIGURE 2

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## Zones

The organizing feature of the land use plan for the McLean CBC is the organized into three zones - concept of Center, General, and Edge, Zones as show in Figure 2. The purpose of the zones is to distinguish between the most urban form and character in the Center Zone and a transition to a less urban environment in the General Zone, with retention of the existing character in the Edge Zone 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. Each zone is further divided into land units that retain their base plan recommendations, described in the Land Unit section of the text. The preferred vision is recommended as an optional level of development above the base plan, using a form-based approach that encourages flexibility in the mix of uses within a total amount of development potential for the Center and General Zones. The zones are shown in Figure 2 and the maximum building heights are shown in Figure 3. 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 will follow a form-based approach. A form-based approach that uses building form, design, and height to inform the development potential of properties in lieu of a maximum floor area ratio (FAR) or dwelling units per acre (du/ac). A maximum total development potential for these Center and General 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 total can be found in the Land Unit section of this plan (see chart on last page this will be embedded when finalized). The form-based recommendations provide flexibility for individual proposals so they may best achieve the vision of the community and respond to the market.

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

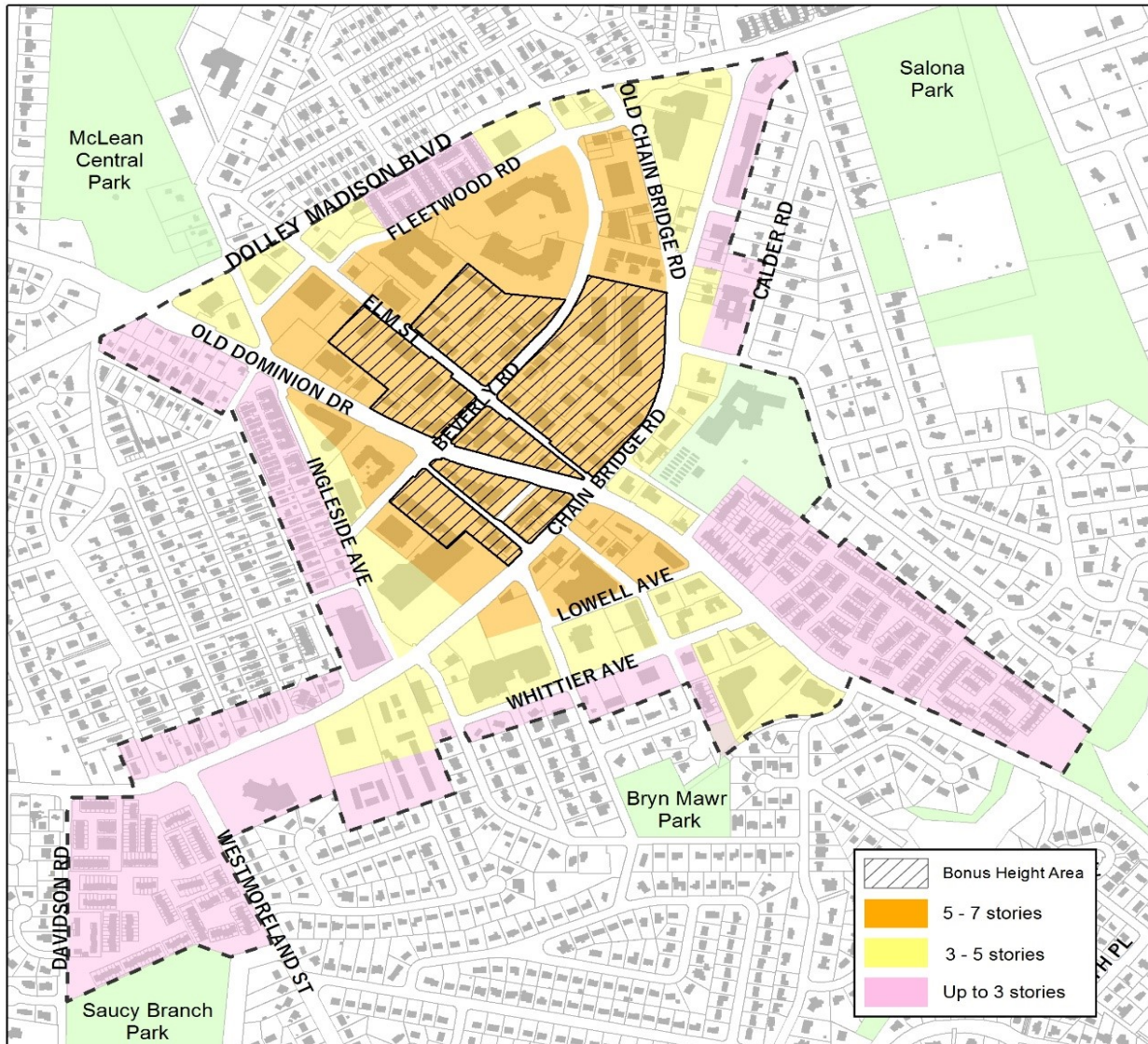
<u>Land Use Category</u>	<u>Maximum Plan Potential</u>
<u>Residential</u>	<u>3,150 dwelling units</u>
<u>Non-residential</u>	<u>2,705,000 square feet</u>

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 generally bounded by Fleetwood Road to the north, Old Chain Bridge Road to the east, Lowell Avenue to the south, and parcels between Ingleside Avenue and Old Dominion Drive to the west. The Center Zone is planned for the highest intensity and tallest building heights of the three zones. A central public park should be located in the Center Zone as a major placemaking element for the CBC. A mix of uses should



be provided to optimize vibrancy and increase opportunities for activity throughout the day. There should be a particular focus on the pedestrian experience, including active ground floor uses such as retail, and wide and continuous sidewalks. Block size should foster a walkable environment. Larger blocks should provide mid-block crossings to maintain a pedestrian scale. 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.

Buildings should reflect an urban form and character and should be located close to the street, with most parking accommodated in structures or underground. Residential uses should be multi-family. Single-family detached and attached residential units are discouraged. A 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, as long as the site layout, height, and design reflect the desired character of the Center Zone. Development is expected to yield public benefits such as new public spaces, parks, and improved access and mobility, and consolidated and focused development.

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.

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



common green, a civic plaza, or a recreation-focused urban park may be considered. Contributions to a larger park may also be considered.

#### TASK FORCE ALTERNATIVE

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

#### *General Zone*

The General Zone surrounds the Center Zone. It is approximately 54 acres in size and is generally bounded by Dolley Madison Boulevard to the north, Chain Bridge Road to the east, Whittier Avenue to the south, and Ingleside Avenue and Old Dominion Drive to the west. 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. In order to provide a transition, this area is recommended to be developed with a more suburban form and character than the Center Zone. Building heights are recommended to range from three stories to a maximum of five stories to effectuate appropriate transitions. A mix of uses is appropriate 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 to the Edge Zone between zones or neighborhoods outside of the CBC. Structured parking parking is encouraged in the General Zone, especially for offices and multifamily residential uses. Parking should support neighborhood-serving retail. If structured parking is proposed for commercial uses, a limited number of surface teaser parking spaces to serve those uses may be appropriate which may include surface parking generally located to the side or rear of a building, but may include some teaser parking in front of the building.

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

### Edge Zone

The Edge Zone is approximately 85 acres in size and comprised of primarily residential developments along the outer boundary of the CBC. This zone is planned for the lowest density and intensity development within the CBC. The Edge Zone provides a buffer between the edge of 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 low intensity commercial and institutional uses, and the Franklin Sherman Elementary School. The preservation of small-scale commercial and community-serving retail uses is encouraged. ~~Maximum building heights of three stories are recommended to be consistent with the predominately lower density intensity development, and to reflect existing building heights. In some cases, land units have recommended building height maximums with development options. The form-based approach does not apply to the Edge Zone. 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.

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

### 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 ~~should be 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 intensity associated with the ADU Ordinance or with the WDU Policy. ADUs or WDUs are preferred to be provided on-site, or as an alternative, on another site within the McLean CBC. The units should accommodate households of different a variety of sizes, for people of all ages, and abilities. Consideration may be given to deviations from the total number of units ADUs or WDUs that should be provided if projects the units meet additional housing needs that have been identified. Examples may include proposals that include a higher proportion of units ADUs or WDUs for the lowest income tiers or units with more bedrooms than would otherwise be expected. Such proposals would be evaluated on a case-by-case basis.~~

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

### PARKS AND RECREATION

As the McLean CBC redevelops, the need for publicly accessible parks and recreation facilities will increase. ~~Most~~ Much of the recommended redevelopment is for multifamily residential units which will not have private yards; as such, the provision of public open 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 ~~are~~ 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 ~~a formula based on minimum~~ park acreage standards for residents and employees to estimate park needs generated by development proposals; ~~which is~~ these standards are applied to all redevelopment projects. ~~Publicly accessible parks can be publicly owned, privately owned, or provided through public-private partnerships. Publicly accessible urban parks should be integrated with development projects to provide for the diverse needs of the community.~~ The Urban Parks Framework describes five types of urban parks: pocket parks, common greens, civic plazas, recreation-focused parks, and linear parks. These park types span a continuum of purposes, uses, sizes, and features that can accommodate a broad spectrum of activities. 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 ~~proposes is for~~ a comprehensive network of well-distributed and connected parks and open spaces throughout and near the CBC, ~~with emphasis on the provision consisting of a destination new signature urban park in the Center Zone.~~ ~~Nearby existing parks and new well-distributed smaller urban park spaces also comprise the concept for the parks and open space network and nearby existing parks.~~ The Conceptual Parks, ~~and Open Space Map (in development)~~ Recreation, and Connectivity Map, Figure 5, shows the general location of the ~~central~~ 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. ~~A pedestrian corridor from connectivity between the McLean Central Park to Franklin Sherman Elementary School is envisioned;~~ and should include this can be achieved by as a series of urban park spaces with pedestrian and bicycle facilities along the length of roadway(s) that connect these destinations. The concept plan also indicates other connections to link future parks in the CBC. As applicable, developments should include connections between the urban parks and ~~other built elements~~ the public realm, and ~~that result in~~ safe pedestrian and bicycle-friendly pathways throughout the CBC and to the surrounding residential neighborhoods. Opportunities to protect, connect to, and

497 enhance existing park facilities in and near the McLean are also encouraged as part of the overall  
498 park network serving the CBC.  
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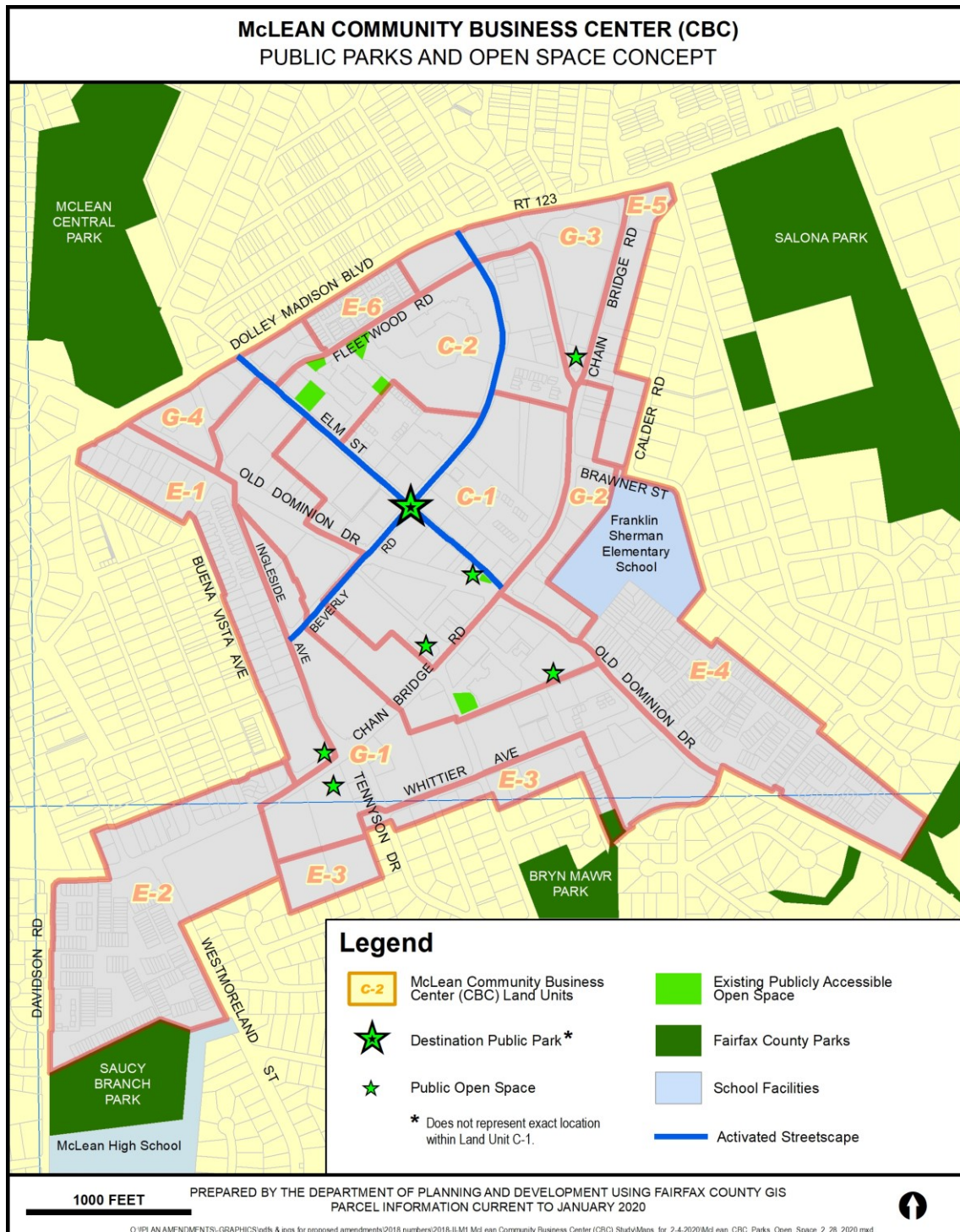


FIGURE 5

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Center Zone Signature Park Space

A ~~destination~~ signature urban park space in the Center Zone is a major feature of the parks, recreation, and ~~open space 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.

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

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

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

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

Additional Parks Guidance for the McLean CBC

The McLean CBC parks and recreation strategy includes the following:

1. Identify potential park space opportunities that are appropriately located and well distributed and connected. This can include repurposing existing public land, where available, as well as expanding and connecting existing and future public spaces.
2. Protect, connect, and enhance existing park facilities in and near the McLean area.
3. Use the urban parks and facility standards and the urban park typologies in the Urban Parks Framework to guide future development, and the types of parks created.
4. Address active recreation needs through a combination of on-site improvements, providing new recreation facilities, or funding improvements at existing parks and at other sites within the service area.
- 5.1. If a development is under consideration that is adjacent to a previously approved application, or if two or more applications are under review at the same time, the development(s) under consideration should demonstrate how their urban park or open space can connect to and enhance the previously approved or proposed urban park or open space.

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

PUBLIC FACILITIES

The existing public facilities and those anticipated to be needed to accommodate the future growth of the McLean CBC are described in the following section. ~~Since growth rates will vary~~



over time, the thresholds referenced below may be reached in different years. Actual growth levels 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, Kent Gardens Elementary, Longfellow Middle School, and McLean High School. ~~using~~ Using attendance areas for School Year 2019 – 2020. ~~Using the year 2020 student generation ratio and the Comprehensive Plan buildout, capacity deficits exist for Kent Gardens Elementary School, Longfellow Middle School, and McLean High School had capacity deficits which may continue to exist through School Year 2024-2045. 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 new development on school capacity should be considered, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed. Property owners and developers in the McLean CBC should collaborate with Fairfax County Public Schools (FCPS) to identify appropriate strategies to address schools impacts, preferably in advance of approval of applications for new residential developments, to maintain and improve the county's high standards for educational facilities and ~~to not impact current levels of service provided by the public school system~~ levels of service.

~~Developers proposing residential use should contribute to the provision of suitable land or building(s), as may be practical, to accommodate flexibility in future school facility needs. 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; more or innovative solutions such as repurposing buildings, locating school facilities with parks, or within buildings serving other uses 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.

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

The FCPS’ Capital Improvement Program (FCPS CIP) contains more detailed information on student membership and facilities data. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need. 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, six-two Fairfax County public libraries serve are within close proximity to the CBC and surrounding area: Tysons Pimmit Regional Library, Dolley Madison Library just outside of the CBC, Great Falls Library, Patrick Henry Library, Thomas Jefferson Library, and Woodrow Wilson Library 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 ~~without the need for additional facilities within the CBC.~~ Fairfax County Public Libraries (FCPL) does not anticipate the need for additional library facilities in or near the McLean CBC.

#### Police and Fire and Rescue

~~There is no police station within the McLean CBC. The area McLean CBC is served by the McLean District Police Station, co-located with the Dranesville District Supervisor’s Office at the McLean Governmental Center. It is anticipated that there will continue to be sufficient police coverage by the McLean District Police Station. 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 ~~Volunteer~~ Fire and Rescue Station 1 located within the McLean CBC. Several other fire and rescue stations provide service to the McLean CBC, including the Tysons Corner Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. The new Scotts Run Fire and Rescue Station 44 is planned to be constructed on Old Meadow Lane in Tysons by December 2020. There are plans to relocate the existing Tysons Corner Fire and Rescue Station 29 to a larger facility on the site of the Tysons Transit site by 2025. The existing and planned facilities will continue to provide sufficient coverage as redevelopment occurs in the CBC.

Wastewater Management

Wastewater generated in the McLean CBC is treated at Blue Plains treatment plant, a regional facility located in Washington, DC. The service agreement ~~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. ~~Future eCoordination is recommended 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 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 ~~Comprehensive 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, and compatible transitions in scale, a mix of uses, and public parks. Implementation will occur primarily through the rezoning process, where reviews are conducted to evaluate the extent to which a development proposal achieves the Plan recommendations and whether a development's impacts are adequately addressed. ~~Mechanisms to address development impacts include commitments to high quality design and other Plan objectives, and contributions towards transportation and/or public facility improvements that are needed to support new development.~~ As part of the development review process, the provision 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 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.

Form-Based Development Flexibility

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

The initial projects that seek development under the form-based option should establish a sound framework for redevelopment that sets the stage for future developments. Priorities that should be addressed in the phases of site planning include the provision of the appropriate segments of the transportation network, stormwater management, and publicly accessible park spaces and recreation.

Undergrounding of Utilities

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

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~~ proposals may be considered interim development under four scenarios:

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

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 give particular consideration to the following, as applicable:

- 1) ~~Provide a pedestrian plan to determine the facilities (e.g. parks, retail streets) that should include interim pedestrian connections and streetscape improvements within the site and to adjacent sites; 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) ~~Provide streetscape improvements that conform to Plan recommendations and achieve continuity of the streetscape design; 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) ~~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; 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 interim stormwater facilities ~~can~~ 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; ~~and,~~

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

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

#### Phasing

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

#### Transportation Infrastructure

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

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

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

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

#### Parcel Consolidation

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

#### Coordinated Development Plans

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

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

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