



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2017-II-M1
December 27, 2017

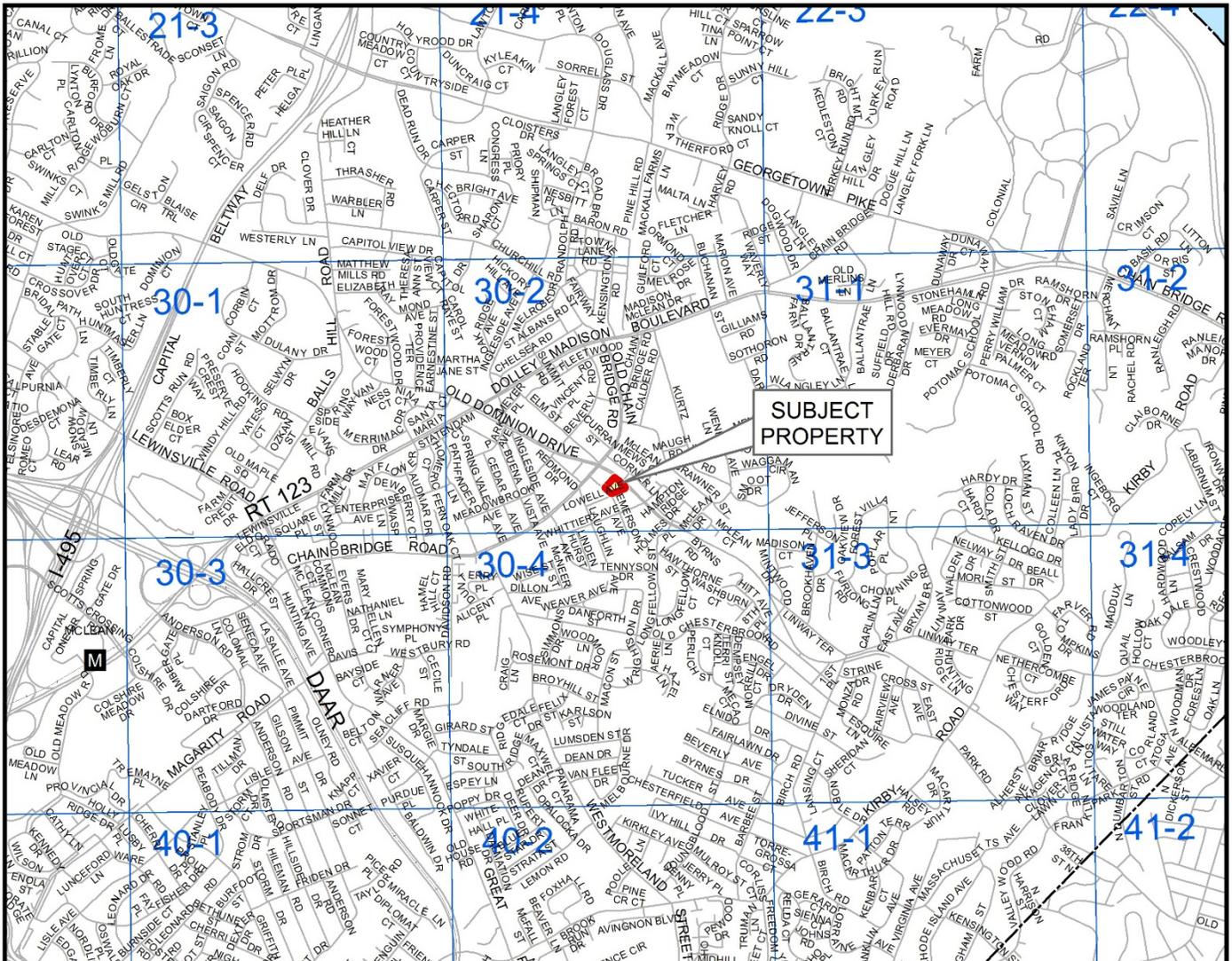
GENERAL LOCATION: 6707 Old Dominion Drive; north of Lowell Avenue, east of Emerson Avenue and southwest of Old Dominion Drive
SUPERVISOR DISTRICT: Dranesville
PLANNING AREA: Area II
PLANNING DISTRICT: McLean Planning District
SPECIAL PLANNING AREA: McLean Community Business Center (CBC), Subarea 12
PARCEL LOCATION: 30-2 ((9)) 73 [formerly Tax Map Parcels 30-2 ((9)) 73-76, 84-88]

PLANNING COMMISSION PUBLIC HEARING: Thursday, January 18, 2018 @ 7:30 PM
BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, February 20, 2018 @ 4:00 PM
PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

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



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



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
McLean CBC, Subarea 12, 6707 Old Dominion Drive

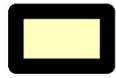


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CURRENT PLAN AND PROPOSED CHANGE

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

ITEM:
PA 2017-II-M1



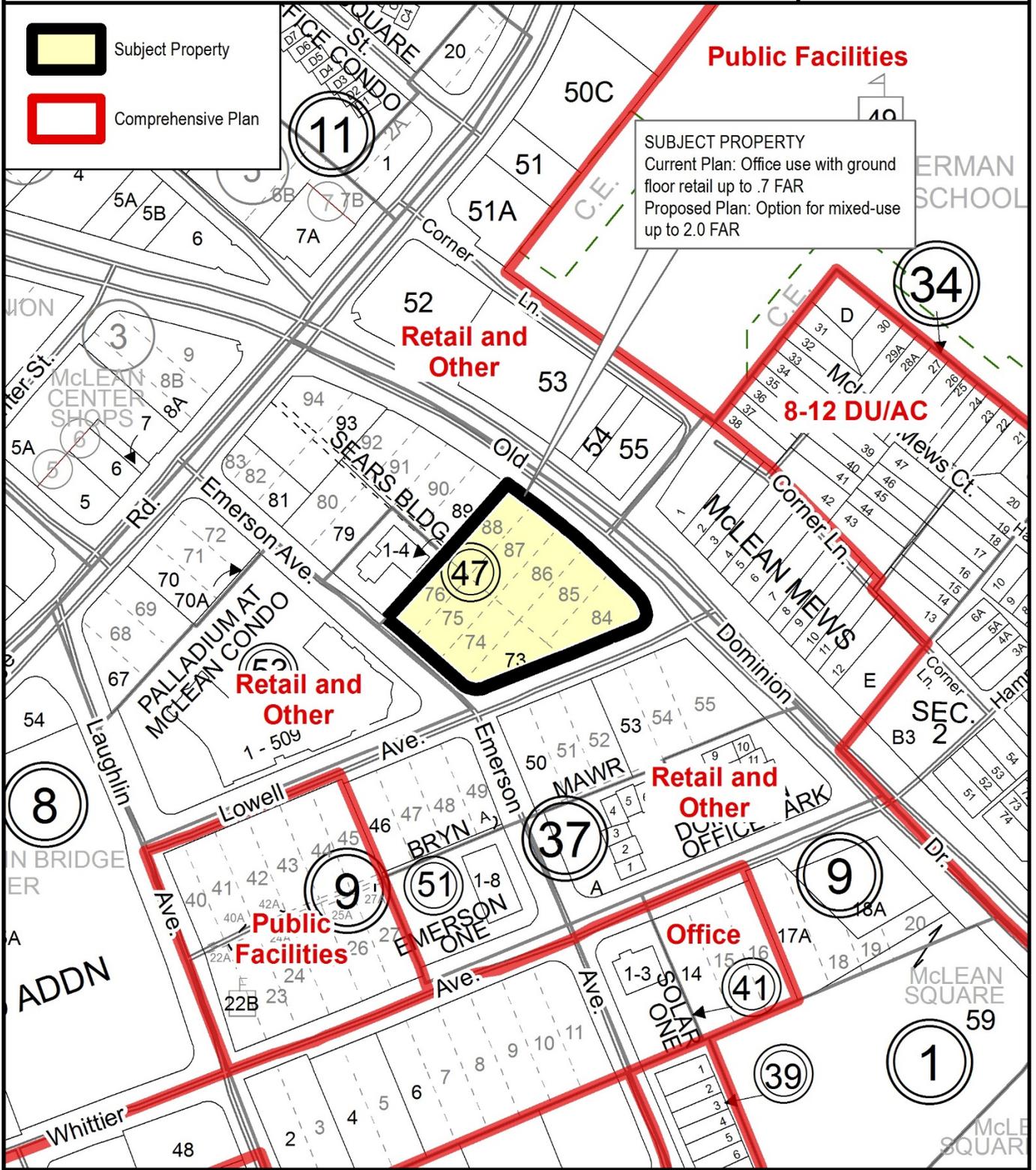
Subject Property



Comprehensive Plan

Public Facilities

SUBJECT PROPERTY
Current Plan: Office use with ground floor retail up to .7 FAR
Proposed Plan: Option for mixed-use up to 2.0 FAR



200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO OCTOBER @!&
G:\projects\ocp\pd\OTPA_GRAPHICS - McLean CBC, Subarea 12, 6707 Old Dominion Drive



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STAFF REPORT FOR PLAN AMENDMENT 2017-II-M1

BACKGROUND

On July 11, 2017 the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2017-II-M1 for 6707 Old Dominion Drive in McLean. The subject property (Tax Map Parcel 30-2((9))73) [formerly Tax Map Parcels 30-2((9))73-76 and 84-88] is located in Subarea 12 of the McLean Community Business Center (CBC) of the McLean Planning District in the Dranesville Supervisor District. The Board authorized staff to consider a Plan amendment to evaluate the addition of a multi-family building comprised of approximately 50 units on a portion of the site.

The review of the Plan amendment is concurrent with pending Rezoning/Final Development Plan application (RZ/FDP) 2017-DR-026. The application proposes rezoning of Tax Map Parcel 30-2((9))73 from the C-8 (Highway Commercial) District to the PRM (Planned Residential Mixed Use) District to permit a mix of uses on the subject parcel to include office, retail and residential uses. The application proposes a new residential building adjacent to the existing office building, which contains retail uses on the ground floor.

CHARACTER OF THE SITE

Tax Map Parcel 30-2((9))73 is approximately 1.4 acres and is shown in Figure 1. The property is bounded by streets on three sides, Lowell Avenue to the south, Emerson Avenue to the southwest, and Old Dominion Drive to the northeast. To the northeast, the two adjacent properties are developed with a gas station and an office condominium building, respectively.

The subject property is planned for office with ground floor retail uses with a base intensity of .35 FAR (floor area ratio) and a maximum intensity of .70 FAR with qualifying amenities. The property is currently developed with a three-story office building with ground floor retail and a surface parking lot at the rear of building. The existing office building is approximately 29,395 sq. ft. and is developed at an intensity of approximately .47 FAR.



Figure 1: Aerial View of Subject Area

CHARACTER OF THE AREA

The McLean Community Business Center (CBC) is generally located south of Dolley Madison Boulevard and is bisected by Old Dominion Drive and Chain Bridge Road. The Comprehensive Plan divides the CBC into subareas that are further classified into Areas of Minimum Change, Buffer Areas, Stabilization and Enhancement Areas or Redevelopment Areas, as shown in Figure 2. Subarea 12, in which the subject property is located, is designated as a Stabilization and Enhancement Area.

Northwest: The area directly adjacent to the subject property to the northwest and south of Old Dominion Drive includes the remainder of Subarea 12, which is also planned for office use over retail use with a maximum intensity up to .70 FAR. It is developed with two gas stations, an office condominium building, and the historic McLean Baptist Church, which is listed in the county’s Inventory of Historic Sites, and has been adaptively reused as an arts center.

North: The area to the north across Old Dominion Drive is in Subarea 16A. The Plan classifies this area as a Stabilization and Enhancement Area and recommends office over ground floor retail with a maximum intensity of .50 FAR. The area is zoned C-8 (Highway Commercial) and is developed with a gas station, a convenience store and a small retail building.

East: Subarea 15, classified as an Area of Minimum Change, is to the east across Old Dominion Drive and is planned for medium density residential use at 8-12 dwelling units per acre (du/ac). This area is zoned R-8 and is developed with townhomes.

South: The area to the south across Lowell Avenue includes Subarea 13. Subarea 13 is classified as a Stabilization and Enhancement Area, planned for retail and office townhouse development with a maximum intensity of .35 FAR and zoned C-6 and C-8. The area is developed with office and retail uses.

West: The property to the west across Emerson Avenue is located in Subarea 11, which is designated as a Redevelopment Area. The property is planned for mixed-use with an intensity up to .70 FAR for non-residential uses (minimum 30 percent as retail) and greater than .70 for residential uses. It is zoned PRM and developed with a multi-family building with ground floor retail at an intensity of 1.66 FAR.

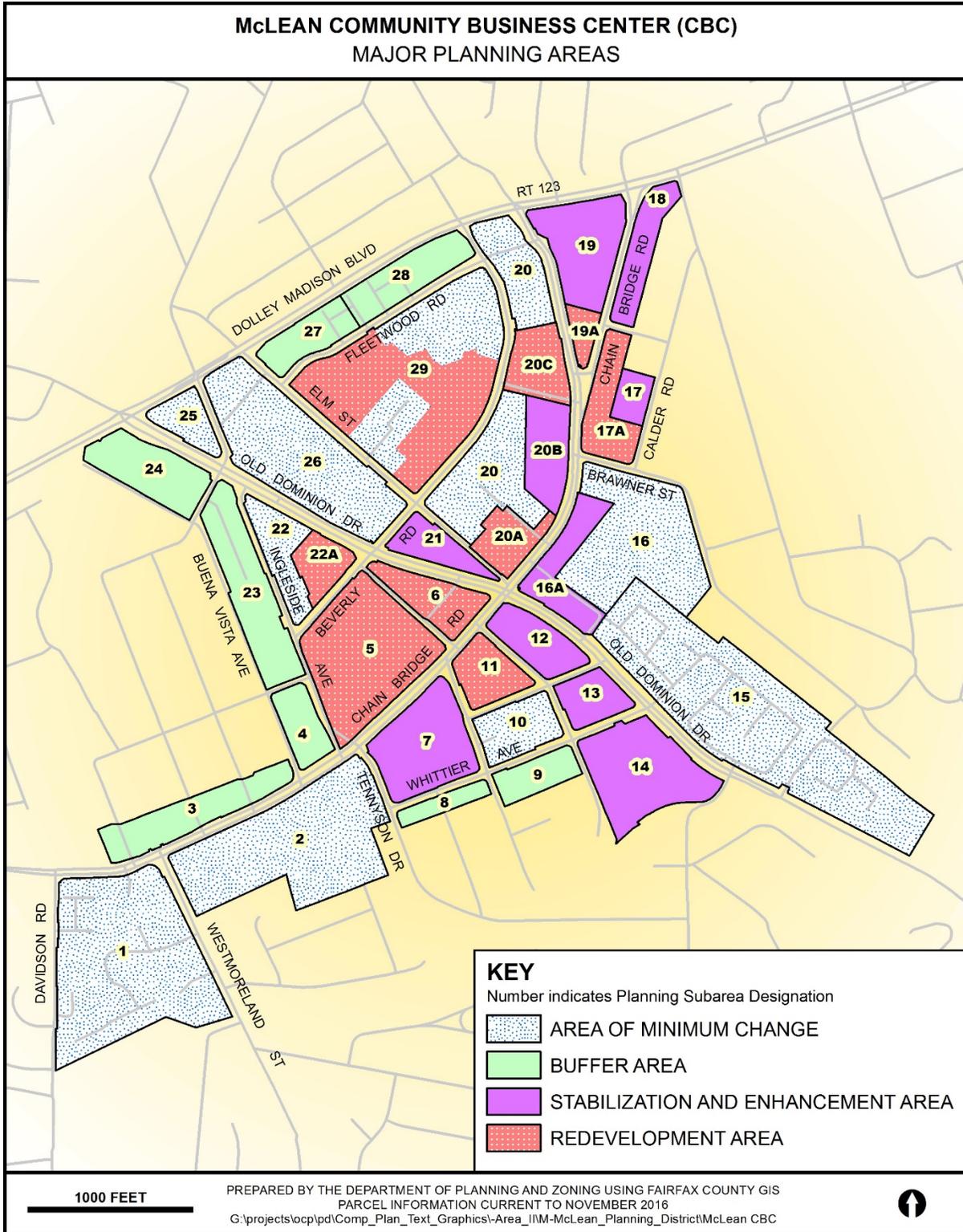


Figure 2: McLean CBC, Major Planning Areas

PLANNING HISTORY

There have been no site-specific Plan amendments for the subject property in the past ten years. The Plan recommendations for the subject area were adopted in 1998 after a planning study for the entire McLean CBC. Subarea 12 was reclassified from a Redevelopment Area to a Stabilization and Enhancement Area with the 1998 update.

ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Plan Map identifies the subject property as planned for retail uses. As a Stabilization and Enhancement Area, the property is planned for office with ground floor retail uses with a base intensity of .35 FAR and a maximum intensity of .70 FAR with qualifying amenities. A minimum of 30% of development is recommended to be retail, of which half should be community and/or neighborhood serving. Relevant Plan text is found in Attachment 1.

PROPOSED PLAN AMENDMENT

The Board of Supervisors authorized staff to evaluate the addition of a multi-family building comprised of approximately 50 units on a portion of the site. The following table (Figure 3) quantifies the existing development, the adopted Plan recommendation, and the proposed Plan amendment. The table also shows the land use mix proposed with RZ/FDP 2017-DR-026, which is under review concurrently with the Plan amendment.

		Totals
Existing Development: Existing FAR= .47	Office/Retail Bldg.: 29,395 sq.ft.	29,395 sq. ft.
Adopted Plan: Office with ground floor retail up to .70 FAR (30% retail scenario)	Office: 30,553 sq.ft. Retail: 13,094 sq.ft.	43,647 sq. ft.
Proposed Plan Amendment Existing office/retail bldg. + 50 residential units up to 2.0 FAR	Existing Office/Retail Bldg.: 29,395 sq. ft. Residential: 100,000 sq. ft. (50 dwelling units)	129,395 sq. ft.
Proposed development based on RZ 2017-DR-026: Existing office/retail bldg. + Proposed Multi-family bldg.: approx. 2.0 FAR	Existing Office/Retail Bldg.= 29,395 sq.ft. Residential= 100,000 sq. ft. (44 dwelling units)	129,395 sq. ft.

Figure 3: Quantification Table

ANALYSIS

Land Use

Community Business Centers (CBCs) are identified in the Comprehensive Plan's Concept for Future Development as older community-serving areas where redevelopment should encourage a mix of uses around a core of higher intensity. The McLean CBC identifies Redevelopment Areas, which are generally focused around two core areas in McLean, the North and South Villages. Redevelopment Areas are recognized as areas where change is most likely to occur and where higher intensities should be concentrated. Given the property's proximity to the South Village (generally located within a one block radius of the intersection of Chain Bridge Road and Laughlin Avenue) and the proposed introduction of a higher intensity mix of uses on the site, consideration of replanning the subject property from a Stabilization and Enhancement Area to a Redevelopment Area is appropriate. Replanning would allow for the consideration of more intense development on the subject property as higher levels of intensity (greater than a .70 FAR) can be considered in Redevelopment Areas, if several criteria are fulfilled. The criteria for Redevelopment Areas define how the proposed redevelopment should contribute toward revitalization goals and relate to building height, mixture of land uses, reduced surface parking, pedestrian improvements, and the provision of substantial landscaping and streetscaping.

Given the higher level of intensity proposed (approximately 2.0 FAR), a new building could have a height of 100 feet. Although this height is greater than the surrounding buildings, it is comparable to the height of the residential building to the west across Emerson Avenue, the Palladium. The maximum height of the Palladium is approximately 90 feet. The height of the existing office building on the property is 40 feet. A new building of similar height to the Palladium would be consistent with the existing density along Emerson and Lowell Avenues and could provide an opportunity to create a new residential block in the CBC. This concentration of higher intensity could also serve to provide a transition between the more concentrated retail uses of the CBC and the office uses to the south of Lowell. Additionally, introduction of new development provides an opportunity to provide visual interest such as incorporating articulation and step backs on upper floors of the building that can also lessen the visual impact of the height and mass.

The Comprehensive Plan envisions CBCs as areas appropriate for redevelopment that advance the goal of sustaining economic vitality. The proposed residential use represents new investment in the McLean CBC and would add residents to support existing retail, service and restaurant uses. Additional residential use would also encourage a mix of uses to create a more vibrant environment throughout the day and evening, which is a goal for all CBCs, including McLean. Due to its central location, residents of a new building would be able to walk to local businesses and parks.

Introduction of a new residential building could benefit the CBC if it is designed to provide high-quality building, streetscape and open space design, a major objective of the Comprehensive Plan for the McLean CBC and the McLean Open Space Standards. The new residential building and associated structured parking would replace the existing surface parking lot and allow for upgrades to the streetscape along Old Dominion Drive and Lowell and Emerson Avenues that

should be consistent with recommendations in the McLean Open Space Standards. To ensure a pleasing pedestrian experience, any structured parking should be integrated into the design of the building and above-grade parking levels should be relatively indistinguishable from the habitable levels of the building when viewed from the street. A new residential building with architecture that addresses the street and the intersection of Lowell and Emerson Avenues also has the potential to create a more pedestrian friendly environment for this area. This could serve to integrate the mix of uses on the property while providing a community amenity.

With the introduction of residential use, an opportunity exists to introduce open space on the site that can serve the surrounding community while also providing a connection between any new building and the existing office building. The adopted Plan had not previously considered residential use for this site; consequently, development on this site should provide both adequate public and private open space as well as recreational needs on-site to serve residents. Consideration should be given to how open space can physically connect the mix of uses.

Transportation

The transportation analysis included review of the adopted Comprehensive Plan and the proposed Plan amendment, and estimated vehicle trip numbers for each (Figure 4). Listed below is a summary of the trip generation for the adopted Plan and proposed Plan. The trip generation estimates indicate that there is negligible difference in the trip generation estimates between the current Comprehensive Plan and the Proposed Plan. The daily trips would decrease by 20, less than a one percent reduction from the current Comprehensive Plan. The AM and PM peak hour trips would increase by three and seven, respectively, an approximate three percent increase over the current Comprehensive Plan.

Development Type	Daily	AM			PM			
		In	Out	Total	In	Out	Total	
Current Plan								
Office (710)	31 KSF	533	65	9	74	19	94	113
Retail (820)	13 KSF	1,811	8	5	13	73	80	153
Total Trips Generated		2,344	73	14	87	92	174	266
Proposed Plan								
Apartments (220)	50 DU	427	6	22	28	29	16	45
Office (710)	20 KSF	377	46	6	52	17	83	100
Retail (820)	10 KSF	1,520	6	4	10	61	67	128
Total Trips Generated		2,324	58	32	90	107	166	273
Impact Over Comp Plan		-20	-16	19	3	15	-8	7

Notes: Trip Generation is derived from the Institute of Traffic Engineers (ITE), Trip Generation, 9th edition (2013). Trip Generation estimates are provided for general order-of-magnitude comparisons only, and do not account for pass-by, internal capture, or traffic reductions as result of proximity to transit stations

Figure 4: Trip Generation Comparison

Access

This site can be accessed from Old Dominion Drive and Lowell Avenue. There is currently one access point to the site from Old Dominion Drive and two access points from Lowell Avenue. Old Dominion Drive has an average annual daily traffic (AADT) volume of 18,000 vehicles. The multifamily building, considered under the proposed Plan amendment, would increase the AM outbound trips. While Figure 4 only shows an increase of 19 outbound trips in the morning, traffic on Old Dominion Drive and the built-out nature of the neighborhood may create safety issues for vehicles using Old Dominion Drive as an entrance and egress point that should be addressed at the time of rezoning.

It is also important that general access issues with regard to vehicle ingress and egress, traffic circulation, and safety be addressed. Site design should ensure adequate ingress/egress as well as internal traffic circulation, and mitigation measures should be reviewed during the development review process to address these issues.

Transit Service

This area is served by both Fairfax Connector and Metrobus service. The average combined headway during the weekday peak periods is five minutes. Fairfax Connector Route 721 (Chain Bridge Road – McLean) serves this area, connecting the site with the McLean Metrorail Station. It operates at 20-minute headways in the peak periods and half hour headways in the off-peak period. Metrobus Routes 15K, 15L, 23A and 23T all serve the CBC, connecting the area to other activity centers within the region. Routes 15K and 15L connect the site with the East Falls Church and Rosslyn Metrorail Stations, respectively. Route 23T operates with 30-minute headways during both peak periods, and connects the area with the Ballston, McLean, and Tysons Corner Metrorail Stations, as well as Tysons Corner Center. Route 23A operates exclusively during the evening peak period and connects the CBC to the Crystal City Metrorail Station. The Fairfax County Transit Development Plan has proposed a zone of flexible service (or on demand route) for southern McLean. This service would operate along the outer boundary of the CBC and deviate into neighborhoods, upon request. This route would operate from 6:30 AM to 6:30 PM, with 60-minute headways.

Bicycle Routes

There are no existing bike facilities in the area. The Fairfax County Bicycle Master Plan recommends bike lanes on Chain Bridge Road and a cycle track along Old Dominion Drive. These improvements are integral to ensuring multimodal access to this site. New bicycle connections should be considered through the site to increase its multimodal accessibility.

Pedestrian Connections

The proposed plan calls for a mix of residential, retail, and office uses on this site. A pedestrian network is necessary to achieve a safe and pedestrian friendly environment. The roadway frontage adjacent to the site should have sidewalks, street trees, and public space elements, as defined by the McLean CBC Design Standards. These sidewalks should connect to the area

sidewalk network and nearby trails and bus stops, and avoid conflict with vehicular traffic. The Fairfax County Trails Plan shows a major paved trail along Old Dominion Drive. Adequate right-of-way should be reserved for this purpose at the time of development.

Transportation Demand Management (TDM)

Given the mixed-use nature of the proposed land uses, and the location within the CBC, development should implement TDM measures to mitigate vehicular peak hour site trip impacts and encourage transit, bicycle and pedestrian (non-single occupant vehicle) use.

General

Transportation issues associated with redevelopment of the subject parcel, particularly those associated with access, will need to be adequately addressed during the rezoning/development review process. The rezoning application's development plan should address bicycle/pedestrian safety, accessibility and circulation, overall circulation patterns, turning movements, signalization and transit amenities.

Schools

The subject property is within the Franklin Sherman Elementary School, Longfellow Middle School and McLean High School boundaries. The school capacity chart below (Figure 5) shows current enrollment and school capacity balances. Student enrollment projections are conducted on a five-year timeframe, currently through school year 2021-2022, and are updated annually. If development occurs within the next five years, McLean High School and Longfellow Middle School would have a capacity deficit, while Franklin Sherman Elementary School would have surplus capacity. Beyond the six-year projection horizon, enrollment projections are not available.

School	Program Capacity 2016/2021	Membership (9/30/16)	Projected Membership SY17-18	Capacity Balance SY17-18	Projected Membership SY21-22	Capacity Balance SY21-22
McLean HS	1,967	2,053	2,073	-106	2,230	-263
Longfellow MS	1,242	1,346	1,399	-157	1,470	-228
Franklin Sherman ES	435	410	405	30	397	38

Capacities and Projected Membership based on the adopted FCPS FY 2018-22 Capital Improvement Program (January 2017)

Figure 5: School Capacity, Enrollment and Projected Enrollment

Using the current countywide student yield ratios, development under the proposed Plan amendment was analyzed for high-rise multi-family dwelling units. Development under the Plan amendment proposal for 50 multi-family dwelling units on the site would yield six total students; two high school, one middle school and three elementary students respectively. Based on this information, the proposed Plan amendment would further contribute to a capacity deficit at McLean High and Longfellow Middle schools. Franklin Sherman Elementary School should maintain surplus capacity.

Parks and Recreation

The proposed Plan amendment would create a potential increase of 88 residents within the McLean Planning District. Residents will need access to parks and recreation facilities on site or nearby. Existing nearby parks (McLean Central and Bryn Mawr) meet only a portion of the demand for parkland generated by residential development in the service area of the nomination. In addition to parkland, the recreational facilities in greatest need in the McLean Planning District include rectangle fields, basketball courts and trails. The McLean Central Park Master Plan also provides specific details regarding envisioned improvements to park amenities that will enhance park service delivery, build community, and improve connectivity.

As identified in the adopted Comprehensive Plan, on-site recreation facilities should be provided to meet the increased demand generated by new development; urban parks will provide a significant amenity and improve the quality of life in the McLean CBC. Development of or connection to nearby urban parks such as pocket parks, plazas, common greens and recreation-focused urban park is encouraged and should be provided in accordance with the Urban Parks Framework and the McLean Open Space Design Standards. Integration of publicly accessible urban parks in the overall development design is critical to providing onsite recreation resources

and will enhance the desirability of new development and contribute to a sense of place.

Environment

Green building measures are highly encouraged. The new dwelling units should seek LEED certification or equivalent, such as Earthcraft or National Green Building Standard 2015 (NGBS) in order to demonstrate conformance with the Comprehensive Plan's Green Building Policy. The development would need to meet the stormwater management requirements listed in the county's Stormwater Management Ordinance. The opportunity also exists to include Low-Impact Development (LIDs) features in the design of the proposed dwelling units to further address stormwater management.

Affordable Housing

Workforce Housing should be provided per the guidance in the Policy Plan.

CONCLUSION

The proposed Plan amendment represents an opportunity to introduce additional residential use into the McLean CBC, which would create a more active community at all times of day. Additionally, the residential use supports the Plan goals for economic vitality by locating residents close to retail, service and restaurant uses that they will support. The proposed Plan text reserves the additional intensity above the current office and retail building square footage for residential new use with the intention that this use will provide a balance of uses within the area. To address the impacts of introducing residential use and the anticipated bulk and height of a new building and to ensure compatibility with the surrounding area, the proposed Plan text includes conditions regarding building design and open space. If designed in a manner to minimize impacts, ensure compatibility and provide needed amenities, the new residential uses would be appropriate.

RECOMMENDATION

Staff recommends that the Comprehensive Plan be modified as shown below. The staff recommendation also includes the creation of a new subarea, 12a, to be designated as a Redevelopment Area. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, RECOMMENDATIONS, Land Use, A. Redevelopment Areas, page 26:

“A. Redevelopment Areas

...

To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A

general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 12a, 20a, 20c, 22a and Tax Map Parcels 30-2((1)) 27A, 27B, 27C, 30B and 61 and 30-2((10))(6) 1 and 9 of Subarea 29) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 12a, 19a, 20a, 20c, 22a and 29 (pt.)), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities, including the placement of utilities underground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.

...

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, RECOMMENDATIONS, Land Use, A. Redevelopment Areas, a new Subarea, 12a, page 29:

“7. The southeastern end of the block bounded by Chain Bridge Road, Old Dominion Drive, Emerson Avenue and Lowell Avenue (Subarea 12a) is appropriate for office over retail uses. As an option, mixed use to include residential use, office and retail uses may also be appropriate. Development should be oriented to Emerson Avenue, Old Dominion Drive and Lowell Avenue.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, RECOMMENDATIONS, Land Use, B. Stabilization & Areas, pages 29-30:

“7. Subarea 12, ~~the~~ the area bounded by Chain Bridge Road, Old Dominion Drive, Emerson Avenue and Lowell Avenue northwest of Subarea 12a (Subarea 12) is appropriate for office over retail uses. Development should provide for a pedestrian orientation to Emerson Avenue between Lowell and Chain Bridge Road with limited vehicular traffic.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, SUBAREA GUIDELINES, Subarea #12, page 52:

“McLEAN CBC SUBAREA GUIDELINES

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

Guidelines

Planning Objective

Create mixed-use development which contributes to a coherent core image of the CBC. Provide amenities and public spaces, consolidate properties, make traffic improvements and meet design objectives.

Land Use Objective

Minimum 30% development to be retail, of which half must be classified community and/or neighborhood serving. Restaurant and entertainment encouraged with office as residual. Retail uses at ground level. Base intensity of .35 FAR. Maximum intensity of .70 FAR with qualifying amenities in conformance with the Plan.

As an option for Subblock A, a mixed-use development to include office uses with ground floor retail and multifamily residential at an intensity up to 2.0 FAR may be appropriate subject to the following conditions:

- Intensities above .50 FAR are comprised predominantly of residential use;
- The number of residential units is limited to a maximum of 50;
- The height for any new residential building does not exceed 100 feet;
- Building facades are articulated with upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area;
- Structured parking should be integrated into building design and architectural treatments should be used to minimize visual impacts to pedestrians and surrounding uses. Access to garages should be internal to the site, and garages should not front onto surrounding streets;
- Site design ensures adequate ingress/egress to and from the site as well as internal traffic circulation; and
- Adequate, useable on-site open space is provided to serve the residents, provide amenities for the community and create a cohesive design for the mix of uses in the subblock.

Implementation Strategy

Rezone to achieve provision of amenities and public spaces, traffic improvements, consolidation of properties and design objectives ~~through density bonus up to .70 FAR.~~

Parking Strategy

As required by Zoning Ordinance. Surface parking to be concentrated at the rear of the site.

For the mixed-use option, structured parking, integrated into the building design, should provide the majority of the parking with minimal surface parking located between buildings.

Design Objective

Public Space Guidelines

North (Chain Bridge Road): Public Walkway type E or G or Commercial Office Walkway type H; Underground Utilities
 East (Old Dominion Drive): Public Walkway type E or Commercial Office Walkway type H; Underground Utilities
 South (Lowell Avenue): Public Walkway type E, or Commercial Office Walkway type H
 West (Emerson Avenue): Public Walkway type E, or Commercial Office Walkway type H

Building Envelope Guidelines

Special Place type C or Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road, Old Dominion Drive and Emerson Avenue. ~~Service and parking oriented toward Lowell Avenue.~~ Landmark feature encouraged at corner of Chain Bridge Road and Old Dominion Drive.

Building Relationships

Orient building and retail entrances towards pedestrian focus on Emerson Avenue, Lowell Avenue and Chain Bridge Road wherever possible. Building mass should frame space of all surrounding streets.

Special Considerations

Focus public amenities to enhance pedestrian crossings at Chain Bridge Road and at Emerson Avenue. Pedestrian focus on Emerson Avenue and Lowell Avenue. ~~Retail uses on first floor throughout. Bus shelter."~~

MODIFY

FIGURES: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, amended through 3-14-2017, McLean Community Business Center, Figure 9, "McLean Community Business Center Major Planning Areas," page 24; and Figure 11, "McLean Community Business Center (CBC), Subarea Designations," page 37:

Create a new Subarea, 12A, to include Tax Map Parcel 30-2((9))73 (currently in Subarea 12) and classify as a Redevelopment Area.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.

ATTACHMENT 1 ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2017 Edition, Area II, Area Plan Overview, as amended through March 14, 2017, CONCEPT FOR FUTURE DEVELOPMENT: Summary: Land Classification System, Community Business Centers, page 6:

“Community Business Centers:

Historically older community-serving commercial areas that emerged along major roadways, Community Business Centers (CBCs) are areas where redevelopment should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. Transitions in intensity and compatible land uses should protect surrounding stable residential neighborhoods.

- Appropriate revitalization and selected redevelopment advance the goal of sustaining the economic vitality in older commercial centers and adjacent neighborhoods. Revitalization efforts should also seek reinvestment in these communities and aim to foster a sense of place. There may be a particular need to address aging infrastructure.
- CBC’s should emphasize design that advances pedestrian amenities and circulation.
- Given limited transportation infrastructure, a balance of retail, residential and office uses should optimize the generally older road networks that provide access to CBCs. Where appropriate, a mix of uses is encouraged to create a more vibrant environment throughout the day.”

Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, MAJOR OBJECTIVES, page 3:

“MAJOR OBJECTIVES

Planning objectives within the McLean Planning District include the following:

...

- Contain commercial and higher density residential development within the McLean CBC, Tysons Urban Center, West Falls Church Transit Station Area and the four small shopping areas;...”

Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, CONCEPT FOR FUTURE DEVELOPMENT: VISION FOR MCLEAN CBC, p. 23:

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

The **Stabilization & Enhancement Areas** comprise the many smaller parcels within the CBC, especially along both sides of Chain Bridge Road, which have potential for redevelopment, and

the smaller shopping centers along Chain Bridge Road and Old Dominion Drive which offer a wide variety of shops and services. Important components for enhancement, in keeping with defining the visual edges and core of McLean, are the intersections of Old Dominion Drive and Chain Bridge Road and the four entry points of these two streets into the CBC.”

Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, RECOMMENDATIONS, A. Redevelopment Areas and B. Stabilization & Enhancement Areas, p. 26-30:

... “A. Redevelopment Areas

A principal element of this Plan is the desire to stimulate change at the core areas of the CBC. The core areas are generally defined as those areas within a one block radius of the intersection of Chain Bridge Road and Laughlin Avenue (“South Village”) and the fork intersection of Chain Bridge Road and Old Chain Bridge Road (“North Village”) and at the northeast corner of Elm Street and Chain Bridge Road.

These core areas, which are designated as part of the **Redevelopment Area**, present an opportunity to establish a stronger image within the area and to direct future change in the overall CBC.

To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 20a, 20c, 22a and Tax Map Parcels 30-2((1)) 27A, 27B, 27C, 30B and 61 and 30-2((10))(6) 1 and 9 of Subarea 29) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 19a, 20a, 20c, 22a and 29 (pt.)), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities, including the placement of utilities underground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.

The generally three-story structures are intended to preserve the modest scale of the McLean CBC and encourage pedestrian activity. It is critical to establish these design and land use guidelines at the core areas where development may first occur, since they can serve as a model for future development elsewhere in the CBC.

A .35 FAR may be exceeded provided that:

- Utilities are placed underground, where applicable, or a contribution is made to help offset the cost of placing utilities underground in the future;
- Public amenities are provided per the McLean CBC Design Standards;
- Open space and public areas are provided per the McLean CBC Design Standards;
- Parking is screened with either evergreen landscape planting or masonry fencing to at

least three feet high from street(s), as applicable, and with adequate pedestrian cross throughs being provided;

- Vehicular inter-parcel access is provided, wherever possible;
- Architectural features are provided, such as materials, roof line, facade, and massing that distinguish the project as above the ordinary;
- Urban Design features and focal points are provided, such as those described in the McLean CBC Design Standards and in the Urban Design section;
- Pedestrian oriented public space and enhanced pedestrian circulation are provided within and through the site; and
- Compatibility with the surrounding community is ensured in terms of both the architectural design and density.

Where core redevelopment abuts an existing or planned residential community, potential adverse impacts are to be mitigated by measures such as buffering and transitional screening and full adherence to the McLean CBC Design Standards. The Subarea Guidelines, which are incorporated as part of this Plan contain specific recommendations for development, including base and maximum intensities in terms of floor area ratio (FAR), public space guidelines, and special considerations.

The following recommendations describe the Plan objectives for each of the Subareas in the Redevelopment Areas of the CBC:

1. The block bounded by Ingleside Avenue, Beverly Road, Redmond Drive and Chain Bridge Road (Subarea 5) should continue to serve as a shopping center, but should be encouraged to accommodate the “Main Street” concept. A new “Main Street” should run parallel to Redmond Street between Beverly Road and Chain Bridge Road. “Main Street” will be created by the reuse of existing retail facilities in conjunction with added retail buildings. This urban space will be defined by 2-3 story, mixed-use buildings of varied and articulated facades and roof lines. “Main Street” should provide for small kiosks, parallel parking, and 15 foot to 25 foot wide decorative sidewalks with ample provision for outdoor dining, street trees and other streetscape amenities. The creation of public parking on Tax Map 30-2((1))24A could be provided in order to replace the parking that will be displaced by “Main Street.” McLean Volunteer Fire Department/Fairfax County Fire Station Number 1, now known as the “Old Firehouse,” and the areas around it should be planned for a public gathering space. The building should be maintained as an historic structure. It has been adaptively reused.
2. The area defined by Old Dominion Drive, Chain Bridge Road, Redmond Drive, and Center Street (Subarea 6) is suitable for redevelopment with office or retail over ground floor retail. Mass, height and style should be compatible with the existing building at the corner of Chain Bridge Road and Old Dominion Drive. With the recommended closing of Center Street, adjacent private properties should be redesigned to provide parking access and a public space as described by the McLean CBC Design Standards; vehicles would be permitted for access and service. The closure of the southern portion of Redmond Drive to vehicular traffic is recommended, provided that a landscaped pedestrian plaza is installed and connected to other pedestrian ways. All development should respect the historic integrity of the existing McLean Volunteer Fire Department/Fairfax County Fire Station Number 1 at the southeastern corner of Subarea 5.

3. The southeastern corner of the block defined by Old Dominion Drive, Beverly Road and Ingleside Avenue (Subarea 22a) should act as the northernmost anchor for the proposed “South Village,” incorporating an extended-stay inn, hotel, or other mixed use that will serve the local residents and businesses of McLean and act as an after-work hours activity generator. In Addition, this development should have four to five stories in order to establish the visual and spatial terminus to “Main Street,” and include a public plaza and main entrance facing Beverly Road. The building should include ground floor restaurants and shops.
4. The block bounded by Chain Bridge Road, Emerson, Lowell and Laughlin Avenues (Subarea 11), which is mostly vacant, should be developed as a “Civic Place” to anchor the southern end of “Main Street” with a mix of community-oriented retail, service retail, office, senior housing, or other appropriate public uses. Street level retail, service uses and/or other uses which encourage the public to gather are recommended to be oriented around a plaza or park on the “Main Street” side of this subarea. This subarea is intended to include plaza in a park-like setting for general gathering and performances. The closing of a section of Lowell Avenue alongside the fire station is encouraged for additional public gathering space. Property consolidation is strongly encouraged, although the objectives of this Plan could still be realized with two to three development parcels. Parking could also be incorporated onto neighboring parcels. Its design should address the public's safety and convenience concerns about such facilities. The short pedestrian route to and from such parking should be interesting and engaging. Here, blank walls are to be avoided, preferably replaced by small specialty shops or services, activity areas, and a police satellite station, if possible. The site should also interconnect with the pedestrian network, especially between Laughlin and Emerson Avenues at mid-block and offer the opportunity to develop public spaces and building design features.
5. Subareas 17A, 19A, and 20C, which abut the fork intersection of Chain Bridge Road and Old Chain Bridge Road should be developed to achieve the “North Village” of the McLean CBC. This area should provide pedestrian access to link the existing high density housing and offices on Beverly Road to the existing retail along Chain Bridge Road and to extend and enhance the existing “parklets” into a “Linear Town Green” leading to Franklin Sherman Elementary School. Such access should provide an integrated architectural facade between any proposed parking structure and existing or renovated buildings and encourage retail uses to face the pedestrian corridor. Property consolidation is strongly encouraged, especially in subarea 19A in order to improve the streetscape, place utilities underground, improve traffic circulation, and visually anchor the area. Consolidation of parcels at the southern tip of the block is encouraged with the aim of establishing a focal point “apex” park at the intersection with a complementing focal point building. A significant building at this apex site could be three to four stories tall with an articulated and variegated roof line befitting its focal point location.

The building mass should be set back from and mitigated by the street trees and trees in the relocated public plaza at the apex. Nolte Street and adjacent private properties should be coordinated for parking access and public space treatment. Consolidation of parcels between Nolte Street and Brawner Street is encouraged as part of coordinating for access and public use treatment at Nolte and part of Chain Bridge Road.

6. Portions of Subarea 29 are planned for mixed-use redevelopment to include multifamily residential, office, and ground-floor retail uses. The redevelopment should support the

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

B. Stabilization & Enhancement Areas

Stimulating redevelopment within the CBC needs to be balanced with preserving and enhancing the existing large shopping center sites and the main thoroughfares and intersections of McLean. The overall physical character of the CBC will also be enhanced as the design standards are implemented.

The primary objective of Stabilization and Enhancement areas is to preserve and enhance the existing shopping centers, enhance and clearly mark the four main CBC entry points, and improve the visually prominent intersection of Chain Bridge Road and Old Dominion Drive.

Despite being generally profitable, the shopping centers are older structures which occupy a low percentage of their allowable building area and, unlike the rest of the CBC, represent large assemblies of land in single ownership. If redevelopment is to occur, the most important criteria must be to ensure that a critical mass of retail use, especially convenience retail, will be replaced on the site. One valuable aspect of redevelopment will be the opportunity to implement other planning and design objectives recommended by this Plan and to tie the shopping center sites to the community's enhancement objectives and other community objectives of the Plan.

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

...

7. The area bounded by Chain Bridge Road, Old Dominion Drive, Emerson Avenue and Lowell Avenue (Subarea 12) is appropriate for office over retail uses. Development should provide for a pedestrian orientation to Emerson Avenue between Lowell and Chain Bridge Road with limited vehicular traffic."

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Central Business Center Open Space Design Standards, pp. 1-65.

The Plan text for this amendment also references the McLean CBC Open Space Design Standards. Below is a link to the Standards.

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

Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through March 14, 2017, McLean Community Business Center, Subarea Guidelines, Subarea #12, p. 52:

“McLEAN CBC SUBAREA GUIDELINES

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

Guidelines

Planning Objective Create mixed-use development which contributes to a coherent core image of the CBC. Provide amenities and public spaces, consolidate properties, make traffic improvements and meet design objectives.

Land Use Objective Minimum 30% development to be retail, of which half must be classified community and/or neighborhood serving. Restaurant and entertainment encouraged with office as residual. Retail uses at ground level. Base intensity of .35 FAR. Maximum intensity of .70 FAR with qualifying amenities in conformance with the Plan.

Implementation Strategy Rezone to achieve provision of amenities and public spaces, traffic improvements, consolidation of properties and design objectives through density bonus up to .70 FAR.

Parking Strategy As required by Zoning Ordinance. Surface parking to be concentrated at the rear of the site.

Design Objective

Public Space Guidelines North (Chain Bridge Road): Public Walkway type E or G or Commercial Office Walkway type H; Underground Utilities
 East (Old Dominion Drive): Public Walkway type E or Commercial Office Walkway type H; Underground Utilities
 South (Lowell Avenue): Public Walkway type E, or Commercial Office Walkway type H
 West (Emerson Avenue): Public Walkway type E, or Commercial Office Walkway type H

Building Envelope Guidelines Special Place type C or Mixed-Use Shopping Center type J. Building entrances oriented toward Chain Bridge Road, Old Dominion Drive and Emerson Avenue. Service and parking oriented toward Lowell Avenue. Landmark feature encouraged at corner of Chain Bridge Road and Old Dominion Drive.

Building Relationships Orient building and retail entrances towards pedestrian focus on Emerson Avenue and Chain Bridge Road wherever possible. Building mass should frame space of all surrounding streets.

Special Considerations Focus public amenities to enhance pedestrian crossings at Chain Bridge Road and at Emerson Avenue. Pedestrian focus on Emerson Avenue. Retail uses on first floor throughout. Bus shelter.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, as amended through March 14, 2017, Housing, Appendix 1, Guidelines for Provision of Workforce Housing;

The staff report for this amendment references the provision of Workforce Housing per the Policy Plan. Below is a link to Appendix 1 of the Housing Section found in the Policy Plan volume of the Comprehensive Plan.

<https://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/housing.pdf>