

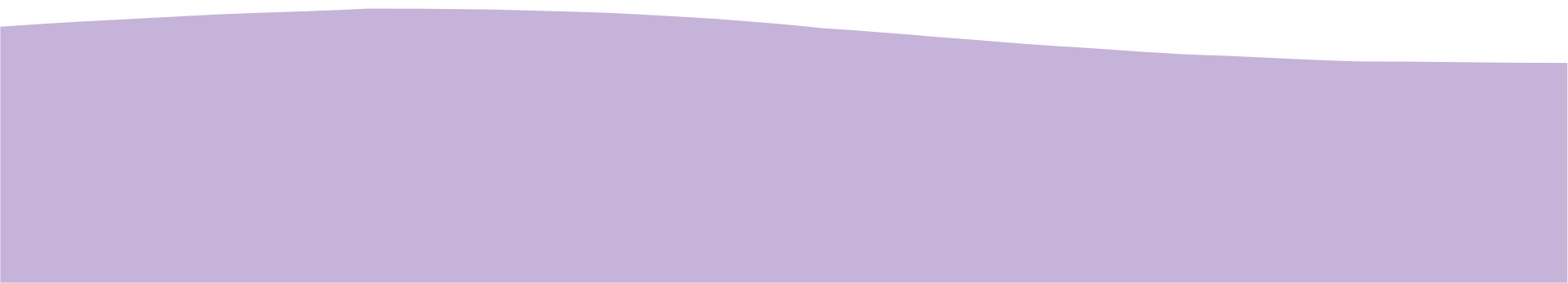
# McLean, Virginia

**Crossroads**  
to  
**Hodge Podge**  
to  
**State of Mind**  
to  
**Community**

Presented by: Jack Wilbern, RA - 04 Apr 2008

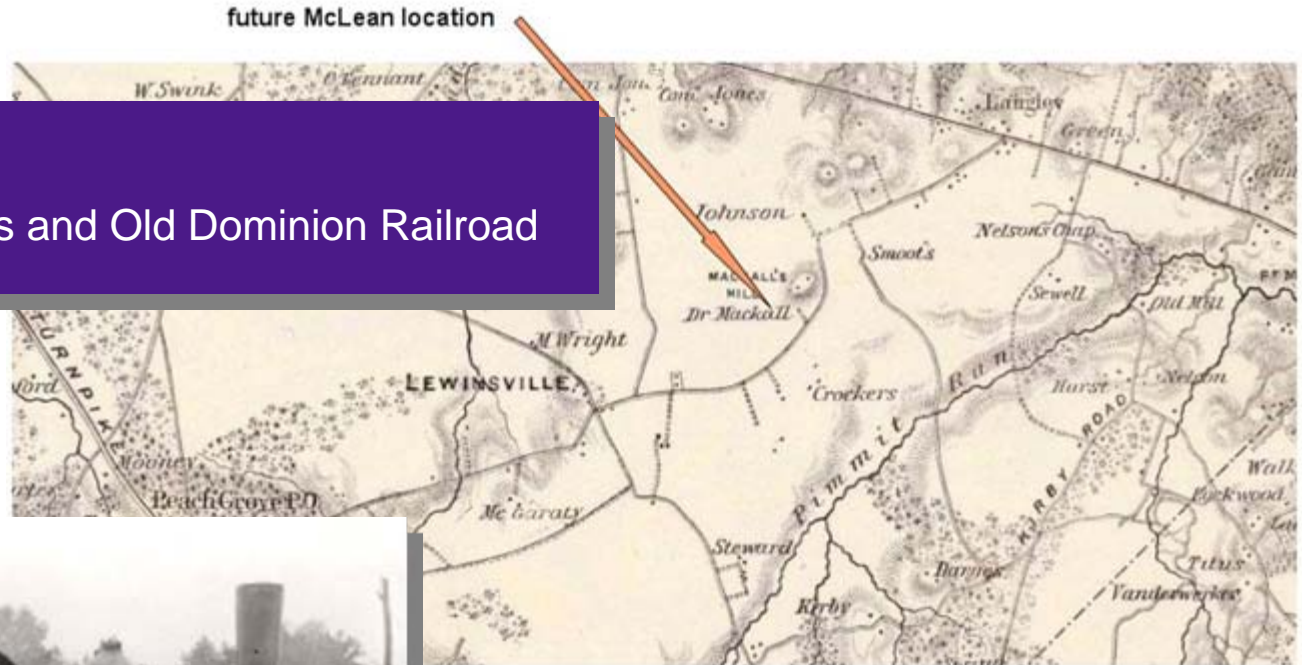
## ■ Presentation Outline

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- ❖ Very Brief History of Development in McLean
  - ❖ What Happened Ten Years Ago
  - ❖ The Current Plan
  - ❖ The South Village - Main Street
  - ❖ Current Status
- 
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# Very Brief History of Development in McLean

- John McLean
  - 1910 - Great Falls and Old Dominion Railroad



Eastern Virginia & Vicinity of  
Department, Topographical Engineers  
J. Schedler, New York, 1862  
available at [www.davidrumsey.com](http://www.davidrumsey.com)



# Very Brief History of Development in McLean

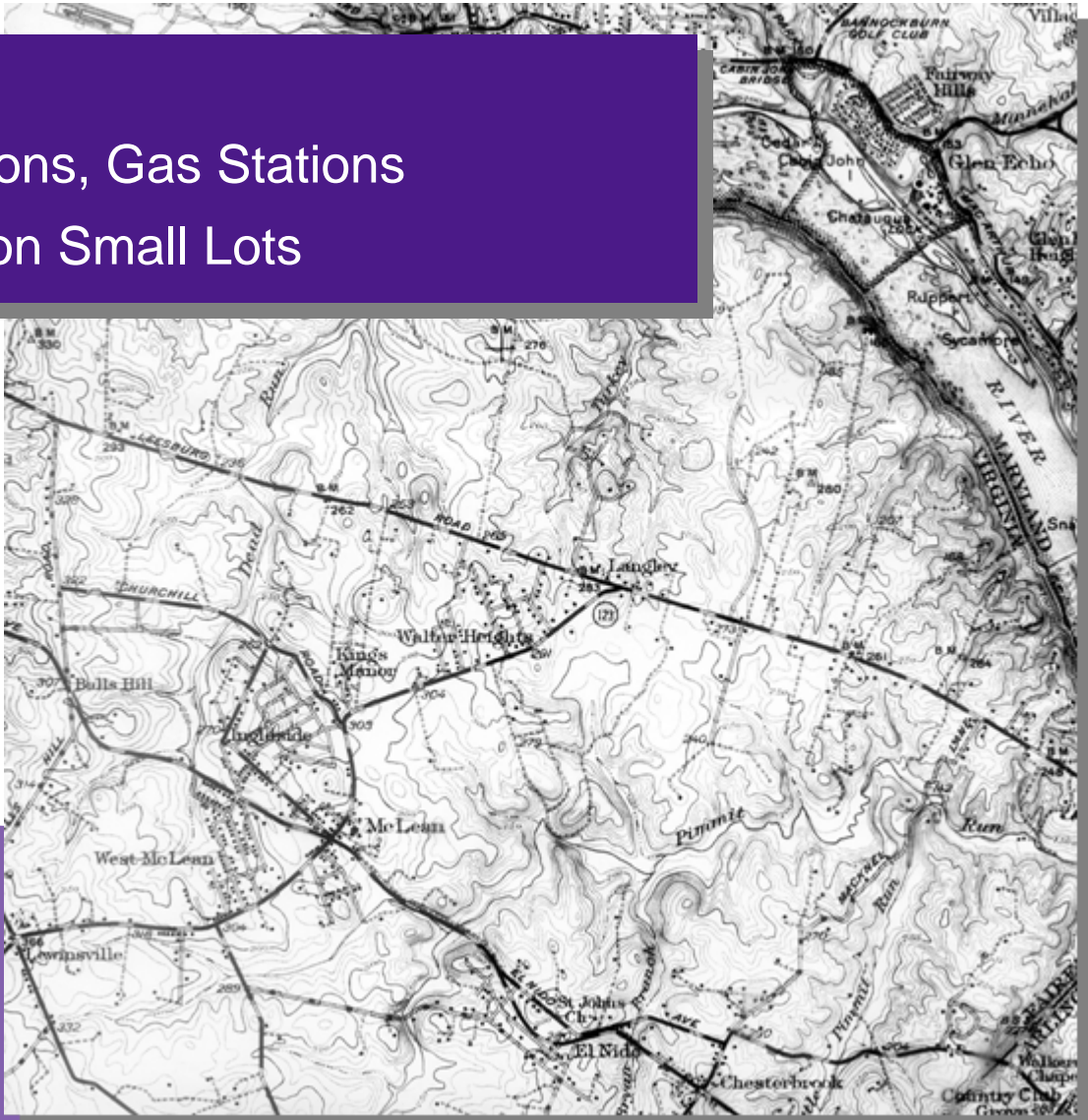
- General Stores then...
- Gas Stations, Gas Stations, Gas Stations
- General Hodge Podge on Small Lots



Warehouses in center of McLean, 1918  
The Washington and Old Dominion Railroad tracks are in the foreground and the Blue house in the background. Here they worked in John Storm's general store, which was also the post office at the time. It was eventually bought by the Feltz family and run as a small family grocery - we dated the Feltz store to the store in the early 1930s and bought it our milk, bread, and poppies there for many years. The structure removed in 1935.



John Storm's general store  
Photo taken by Ralph "Ep" Pearson in 1934.



# ■ Very Brief History of Development in McLean

## ■ 1960s - McLean Planning Committee Created

- Those That Live in McLean
- Those That Make A Living in McLean

## ■ 1970s - First Comprehensive Plan

- “Make It Just Like Carmel, California”

## ■ 1988 - Second Comprehensive Plan

- “Put all the Density at the Crossroads”
  - (Old Dominion & Chain Bridge Road)
- “Oh - And Get Rid of All The Gas Stations”

- What Happened Ten Years Ago

- 1998 The Perfect Storm... ala Stu Mendelsohn
  - APR/Comprehensive Plan Year +
  - County Revitalization Efforts +
  - New Development Coming
- Massive McLean Community Meetings
- Professional and County Assistance
  - Economic, Traffic & Planning Reports

- What Happened Ten Years Ago



- McLean Community Business Center... becomes a County 'Revitalization Area'

- The Current Plan

- “Its Not A Crossroads - Make This A Place For People”
  - One Density Pole Tent Becomes... a Two Density Pole Tent

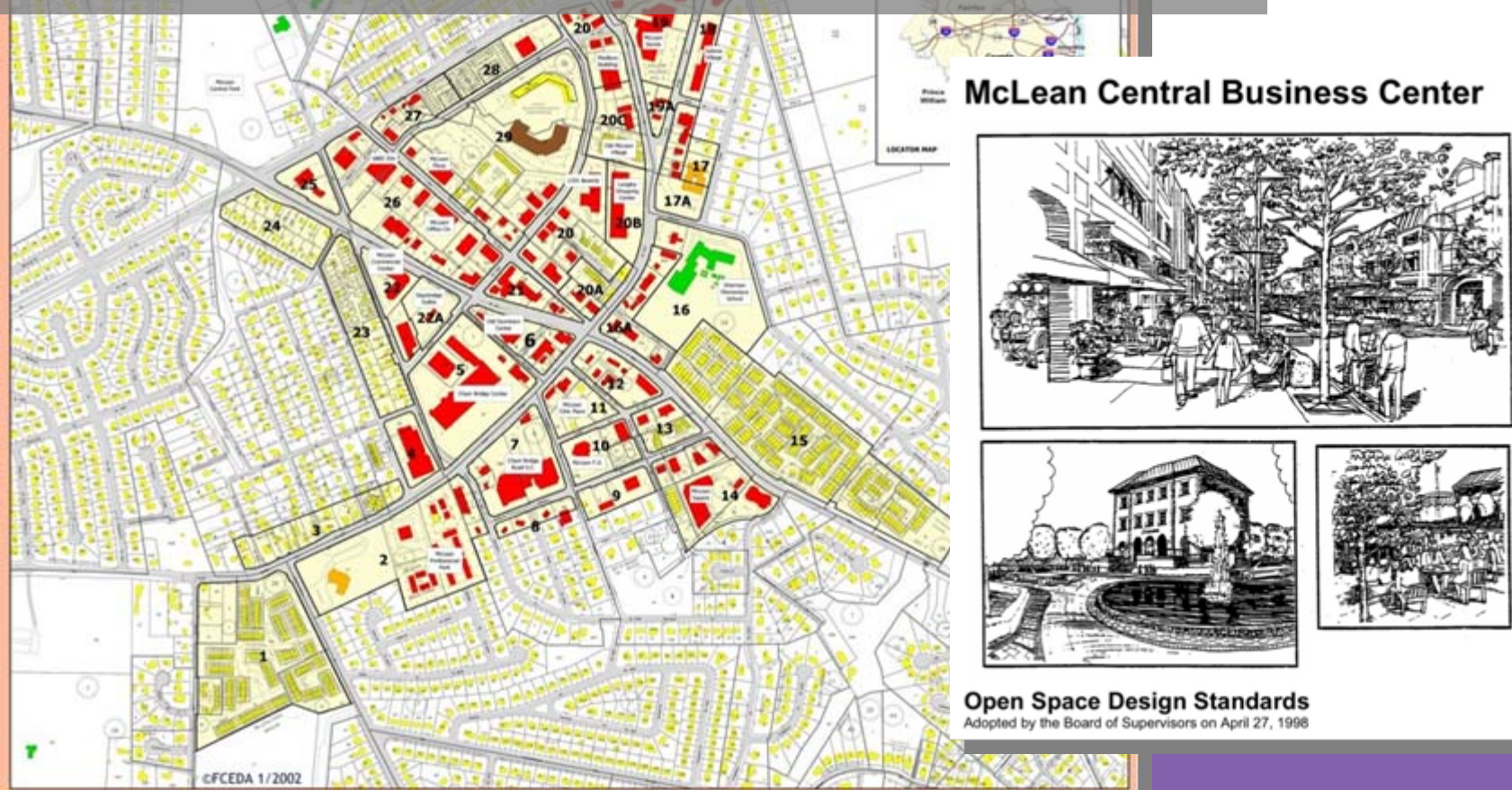




# ■ The Current Plan

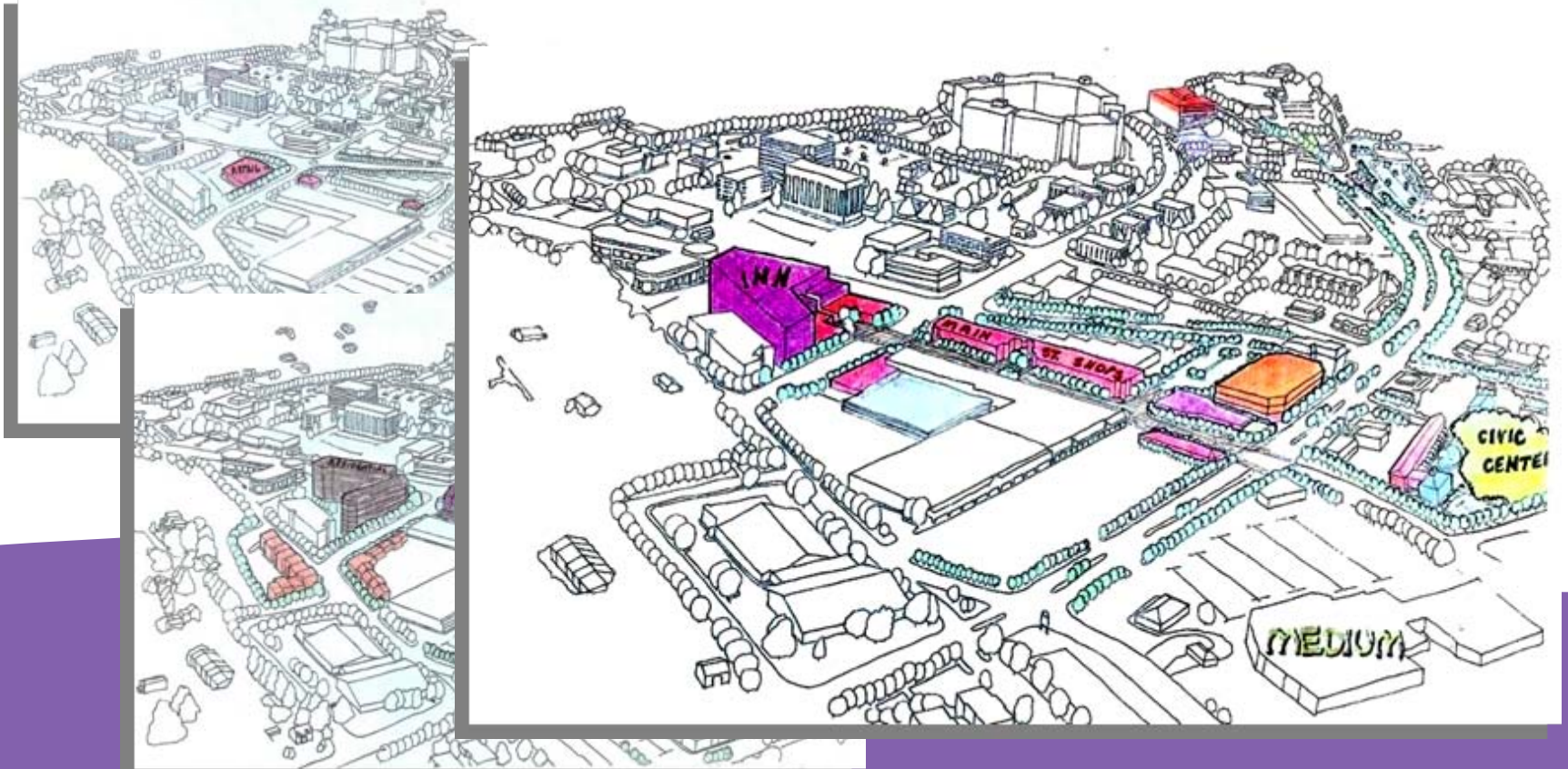
## ■ Comprehensive Plan - The 'McLean Model'

- Sub Areas
- Design Guidelines



## ■ The Current Plan

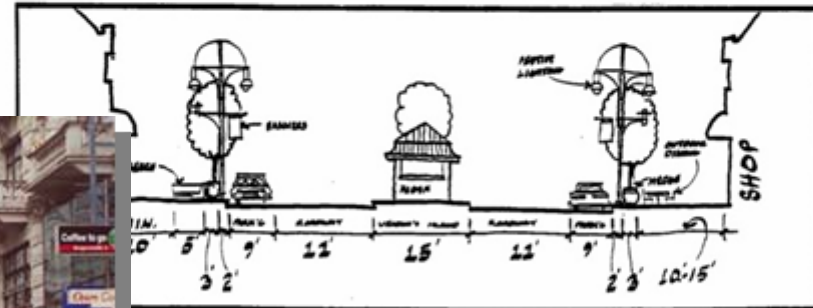
- Within the Overall Plan - A North Village
- Minimum, Maximum & Medium



# ■ The South Village - Main Street

## A. MAIN STREET - THE VISION

- Design Guidelines developed
- Constrained Footprint Assumed



" is a new, primarily pedestrian-oriented street between Chain Bridge Road and Beverly courages leisurely window shopping as well as outdoor seating and dining. This new wide two traffic lanes and parallel parking, with the potential at the northern-end for a The pedestrian concourses along either side should be 20 to 25 feet between buildings curb. Each concourse should have a minimum 2-foot refuge strip adjacent to the road, a planting strip to accommodate privacy hedges and shade trees, and a pedestrian area for ng ranging from 13 to 18 feet in width. Shade tree spacing should be approximately 30 be coordinated with the location of the lighting fixtures. This guidance applies to the vn on the table in Appendix 9.

# ■ The South Village - Main Street

- A Slow Design Evolution
- Parking Fund Established

