

Advisory Group Meeting #4

Streetscapes

1. URBAN DESIGN CONCEPT REVISIONS (20 minutes)

- o Discuss edits to the Urban Design Concept Narrative and Proposed Framework Plan

2. STREETSCAPE

- o Design of features within the streetscapes and identification of different treatments for each street type
 - Avenue (Old Dominion and Chain Bridge)
 - Local (Beverly and Elm Street)
 - Pedestrian Pathways

3. BUILDING ZONE

- o Building Zone variations based on use
 - Multifamily Residential
 - Townhome and Stacked Townhome
 - Retail/Office
 - Restaurant

Urban Design Concept

McLean has a **small town** feel with a variety of **human-scale** gathering spaces that foster **social interaction** and communal experiences. The diversity of local merchants meets many of the **daily shopping and service needs** of area residents. Dining options help define McLean as a **destination** for area residents. Well-designed streetscapes and off-street pathways offer **comfortable connections** to these destinations as well as from the surrounding neighborhoods into McLean.

McLean showcases itself as a **sustainable** community with shade trees, green areas, and **innovative** environmental features. The **history** of McLean is embraced through the **scale of blocks** and the **finer-grain texture of building fabric** that contributes to the sense of community.



Urban Design Framework

- 1. Organic Development Patterns.** Natural evolution of built environment in relation to transportation. Central crossroads with a grid overlay. Consider historic Development patterns. Incorporate historic names, building materials, etc...
- 2. Traditional/Transitional Style and Materiality.** Use of quality masonry in buildings and site features with classic and clean lines – mixing of styles that blends into the context.
- 3. Transitions.** consider surrounding context and neighboring uses to ensure compatible transitions that minimize impacts to existing development.
- 4. Active Building Frontages along Key Streets and at Important Nodes.** Encourage variety and human scale designs of building ground floors to contribute to a village feel. This is particularly important for buildings along Beverly and Elm Streets.
- 5. Environmentally-focused Designs.** Streetscapes and public spaces should showcase sustainable designs that increase the number of trees and create green corridors.
- 6. System of Secondary Pedestrian Pathways.** Trails and other connections between streets improve the pedestrian experience by linking various active uses/spaces such as restaurants and outdoor spaces.
- 7. Network of Public Spaces Linked to Signature Civic Plaza.** The new signature civic plaza should be accompanied by retail/restaurant uses nearby to generate day and nighttime activity. Ensure that there is a system linking the park with a network of green spaces and “nooks” to encourage pedestrian activity.
- 8. Unifying Elements.** Use defined public realm features that embody the McLean character. This may include public art, wayfinding, low walls comprised of brick/stone, arcades between the street and the building, and a distinctive sidewalk paving design.

Framework Map



AG Comments (since April Mtg)

1. Chapter 2 Draft Summary of the Comprehensive Plan for McLean: **the General Zone statement is incomplete.** Per the Comp Plan, the General Zone has an identified area with a height limit of 40-feet. The area is from Corner Lane and Old Dominion Drive to Chain Bridge Road and continuing on Chain Bridge Road to Dolly Madison, Rte. 123.
2. Paragraph 5: Environmentally-focused Designs. **Are green corridors planned for both Chain Bridge Road and Old Dominion Drive?** The area near townhomes and residential areas need a buffer from the increased through-traffic. The draft map is not clear.
3. Paragraph 7: Network of Public Spaces Linked to Signature Civic Plaza. **There is reference to “nooks” to encourage pedestrian activity. It is important that it be designed with safety in mind,** on main streets, no blind spots, and readily visible by pedestrians, passing vehicles and safety enforcement.
4. Suggestion that **the signature civic plaza be in the area of the current Listrani’s or possibly near the Old Firehouse/Santini area.** With non-vehicular traffic being planned for Elm Street from Chain Bridge to Beverly, the area could be green with vegetation, yet visible to all with a bonus of safety at nearly all hours of the day and evening. It may, also, connect a path to McLean’s Central Park. The Old Firehouse/Santini area is already a well used site, that can be expanded and beautified. In addition, current public facilities could be made available during civic events.

Streetscape

Three areas to focus:

1. Building Zone
2. Sidewalk/Bike through-zone
3. Landscape Panel/Amenity areas

Two Street Types:

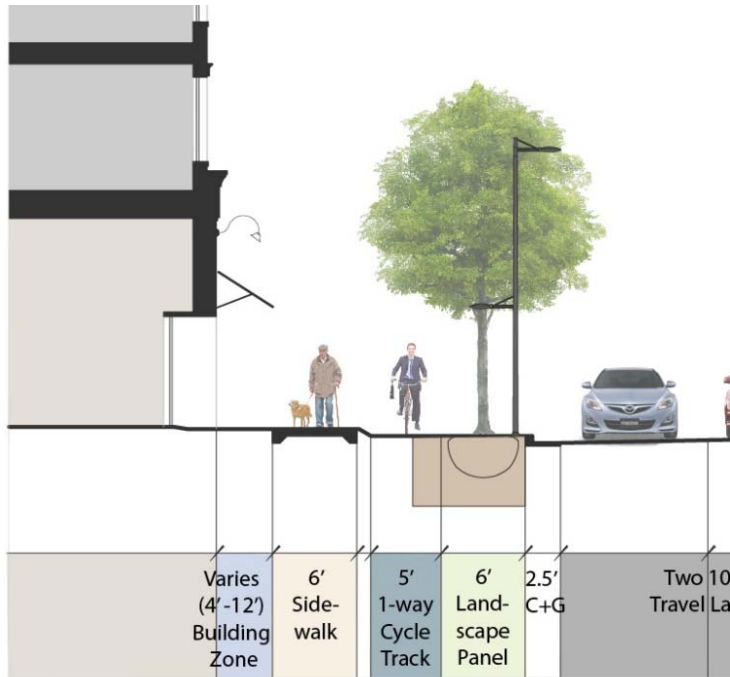
Avenues and Locals

Question for the AG:

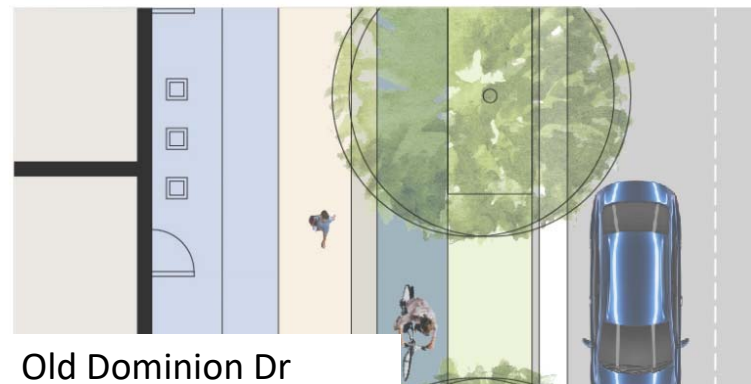
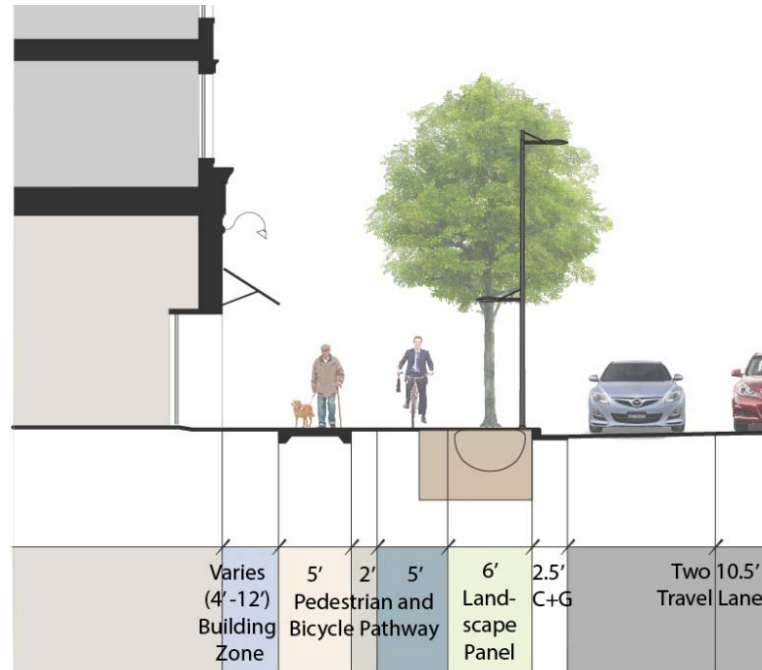
Avenues and Locals will have different user experiences because of their roadway design. Should the streetscape be different to respond?



Comprehensive Plan Cross-Sections AVENUE



Chain Bridge Rd

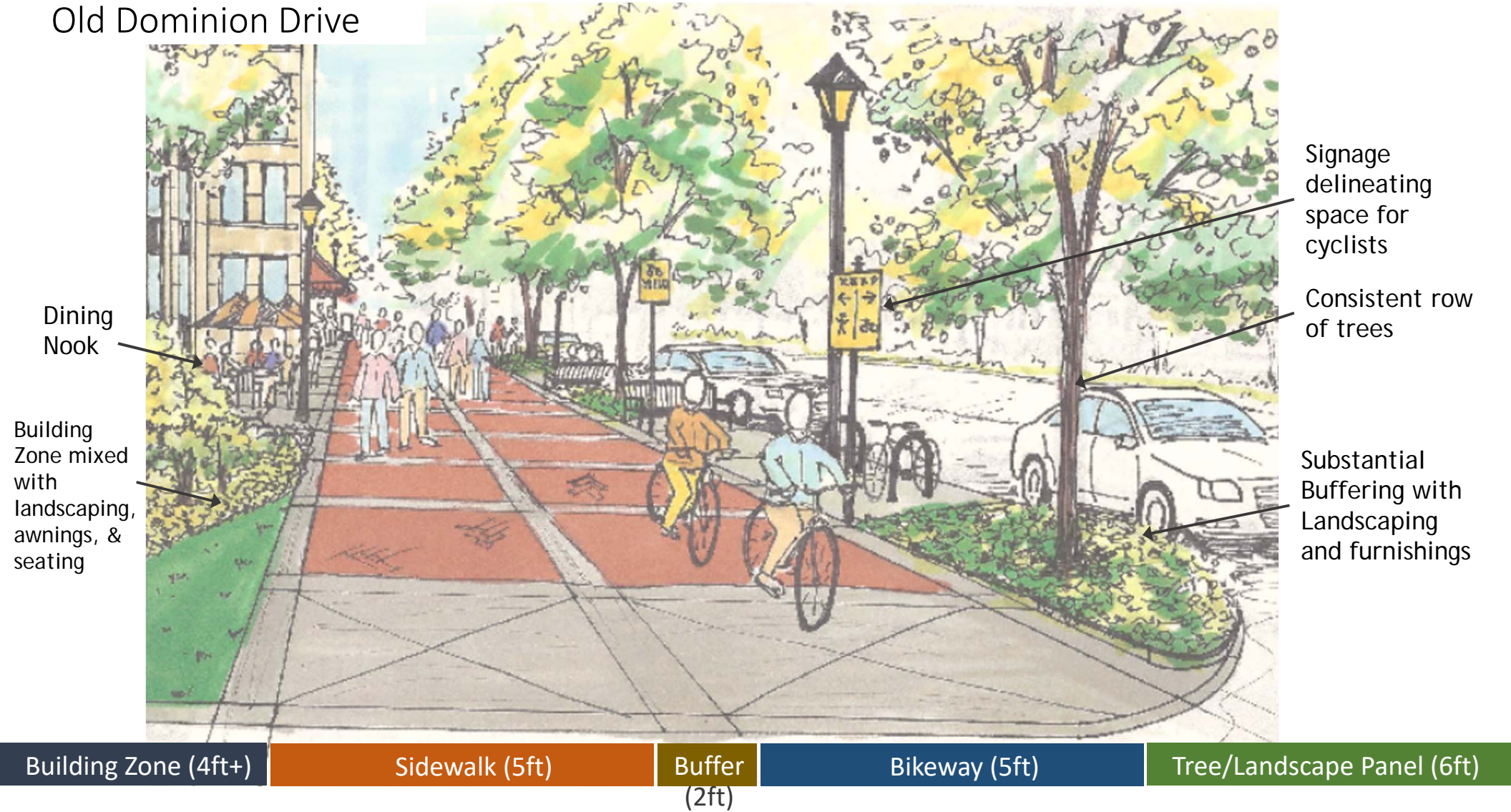


Old Dominion Dr

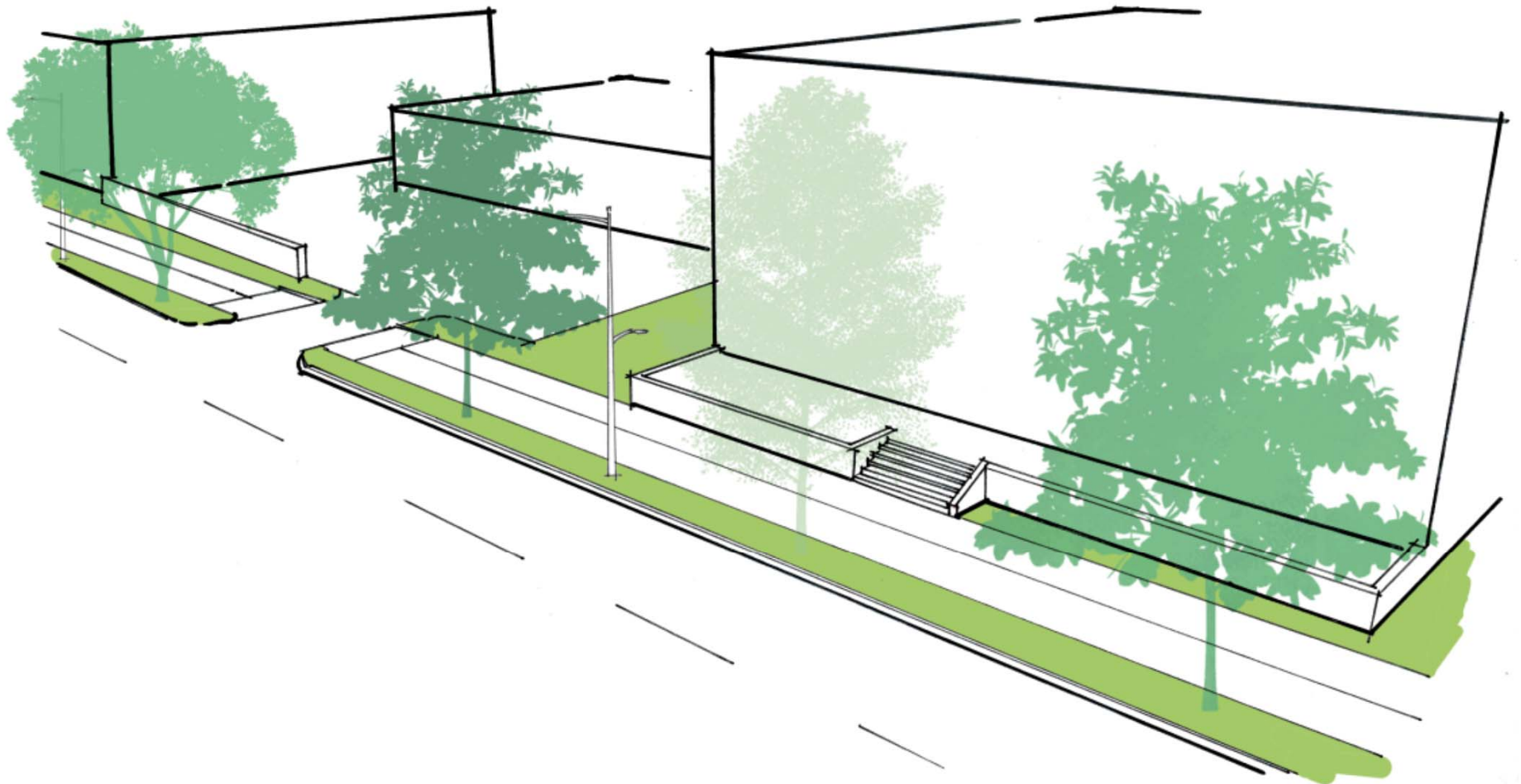
**Wider Streets
(4+ lanes)
emphasize
throughput of
people in cars,
walking, biking, and
riding transit**

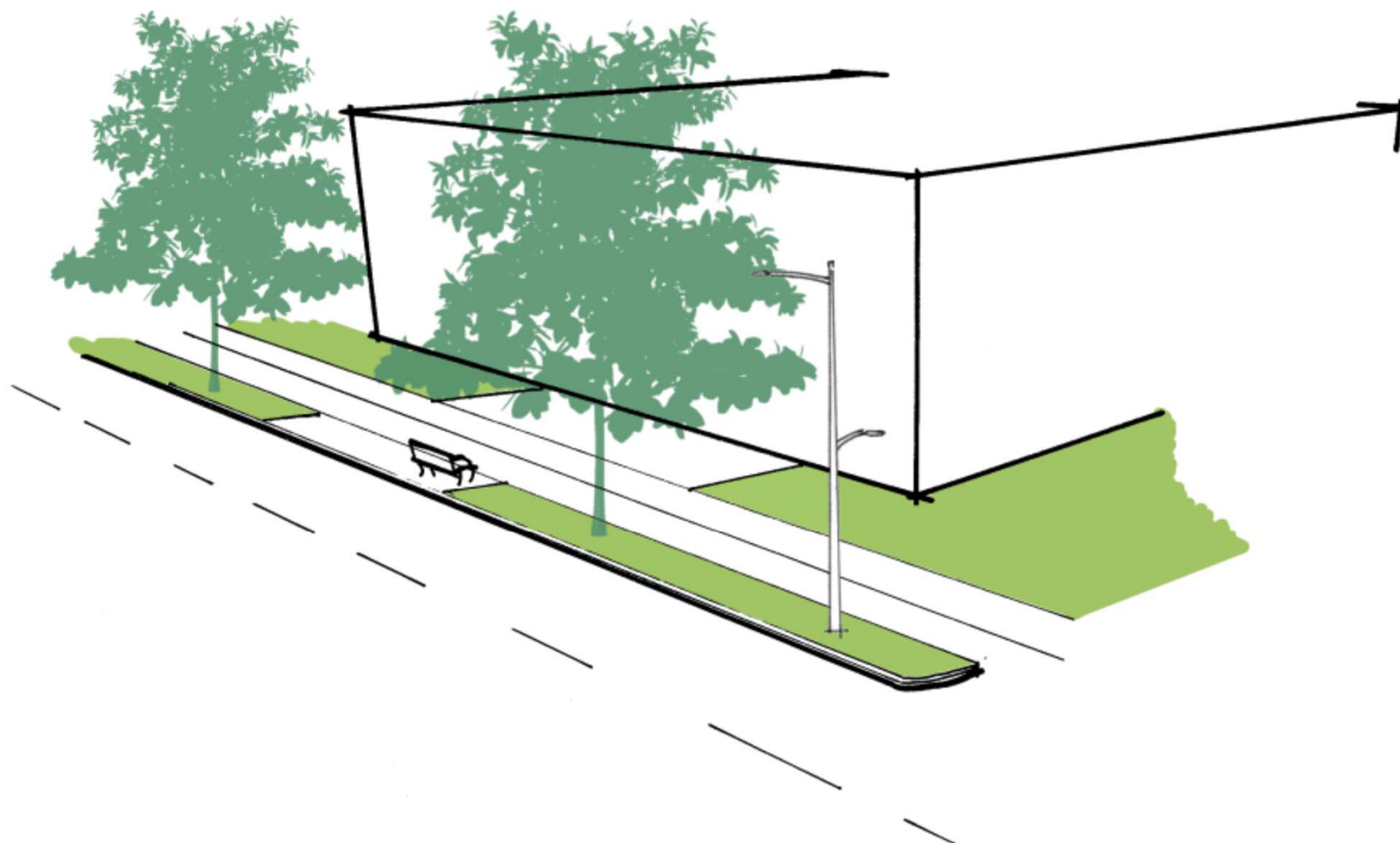


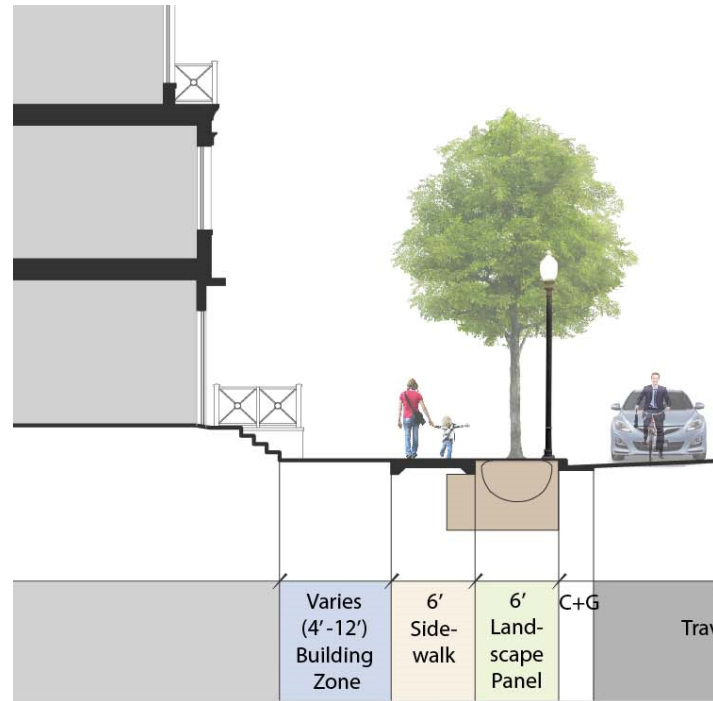
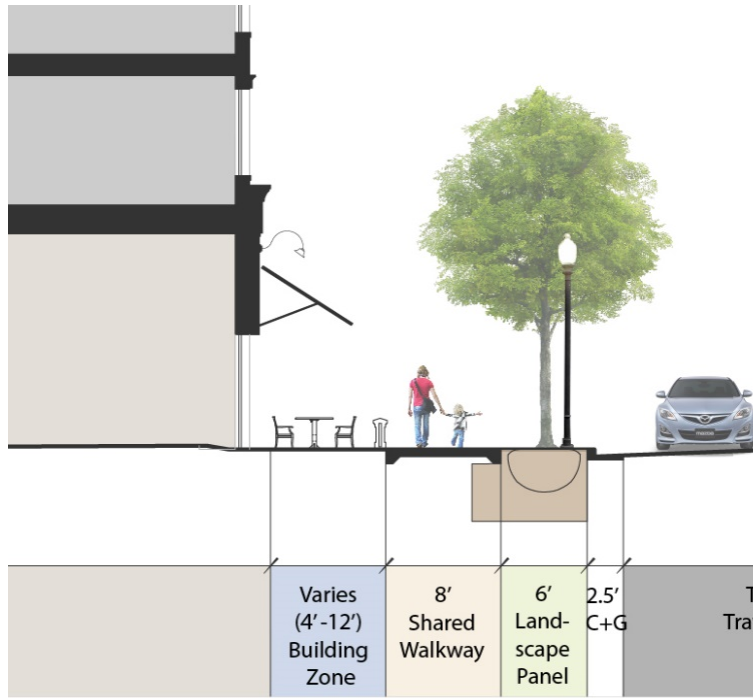
Old Dominion Drive



Old Dominion Dr

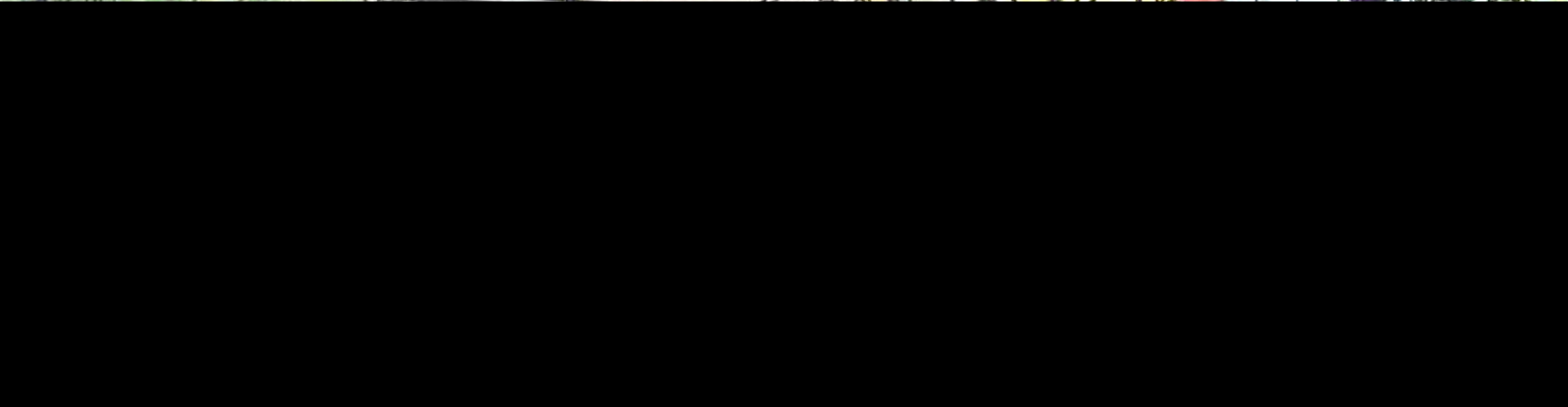






Comprehensive Plan Cross-Sections LOCAL

**Narrower Streets
(2-3 lanes + parking)
emphasize ped
experiential,
businesses/dining,
social spaces**



Elm Street

Building Zone

Provided with development to support a high-quality pedestrian realm, promote “eyes on the street”, and accommodate:

- Building entrances
- Outdoor dining
- Retail browsing and displays
- Plantings
- Residential porches or
- Stoops
- Public Art and Signage



18 feet wide
(curb to building)

Building Zone

- Typically, 12 feet or less
 - Exceptions may occur where plazas, urban parks, or spaces for public art are located.
- Upper levels of a building may be set back further than the ground floor to allow light and air to reach the street.
- No portion of the zone including door swings should impede upon the public right-of-way
- The width is dependent upon the function of the adjacent land use.



Commercial Building Zone

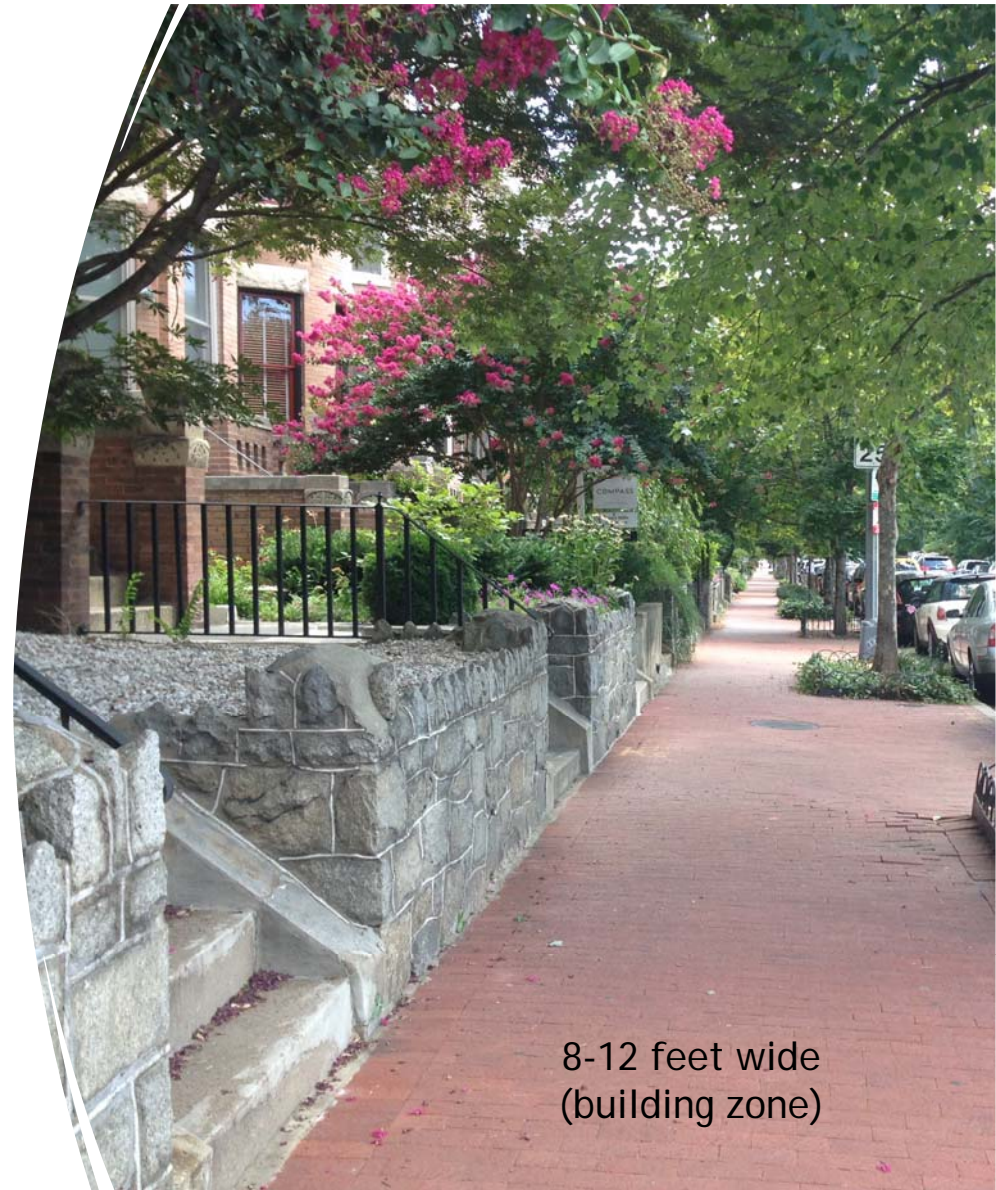
- 4 to 8 feet wide
- 8 - 12 feet wide for Retail browsing or outdoor dining
- Bev + Elm: Awnings and porticos to engage pedestrians and increase comfort
- OD + CB: Grade changes or low walls between the sidewalk and building zone for additional buffering



19 feet wide
(curb to building)

Residential Building Zone

- 8 to 12 feet wide
- Provide an effective transition and privacy between the public sidewalk and residences
- Plantings (e.g. shade and flowering trees, shrubs, flowering plants, ground cover, and grasses)
- Ground-floor residences with individual entrances should be grade-separated from the public sidewalk to provide some privacy.
 - When grade separation cannot be achieved, a landscaped building zone should be provided between the residence and the public sidewalk.



“Nooks”



Falls Church, VA



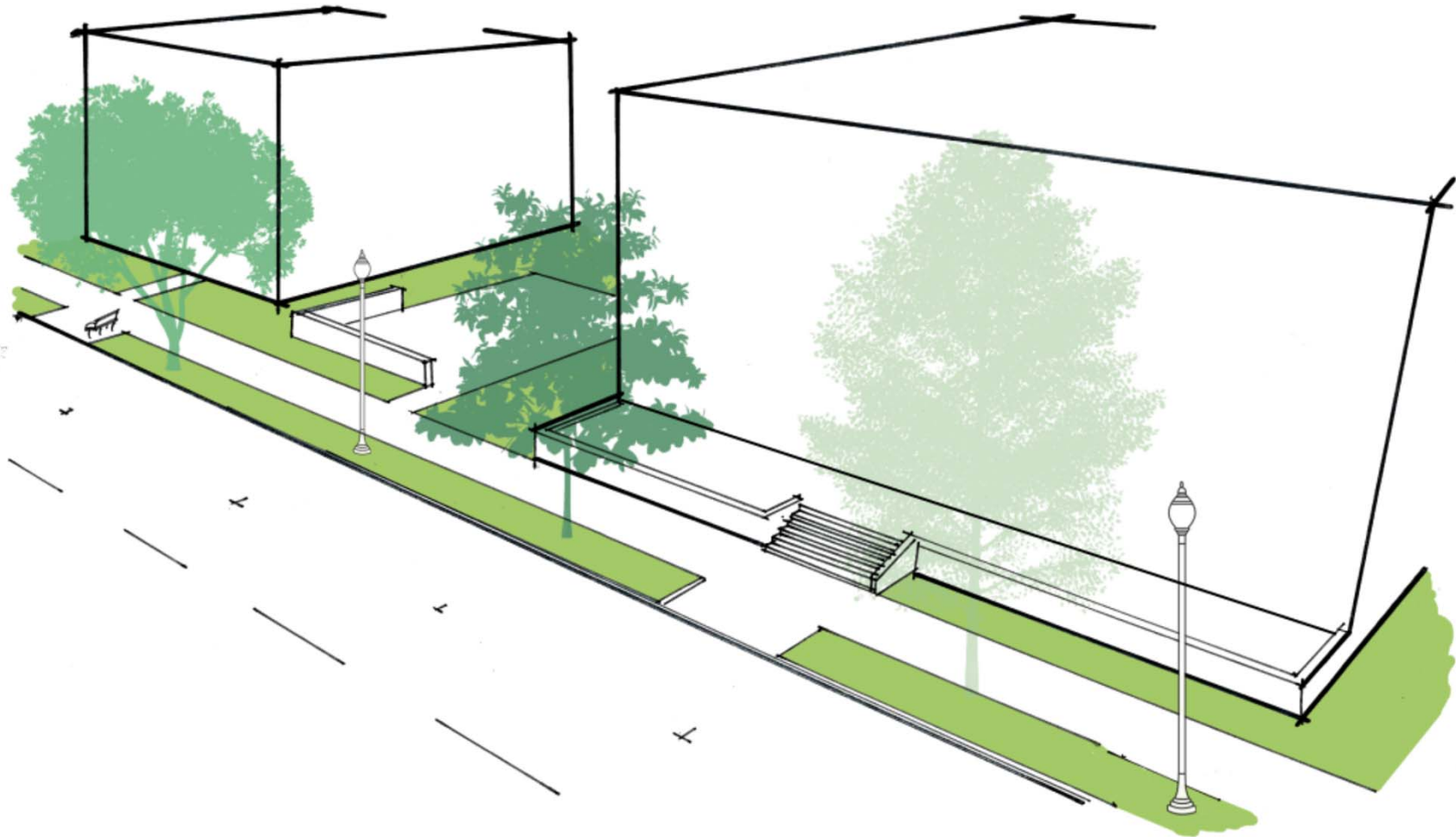
Mueller, Austin TX

“Pedestrian Mall” - Elm Street, block between Chain Bridge and Beverly



- Close street to improve safety and ops at the OD and CB intersection.
- Access should be maintained for pedestrians and bicyclists.
- Repurpose as a pedestrian mall with redevelopment on both sides of the street, permitting limited vehicular access.
- Coordinate with the property owners when redevelopment is proposed adjacent to this street segment.

“Pedestrian Pathways”



Streetscape Finishes – Workshop Sentiment

- **Village Concept.** Streetscapes should feel more intentionally designed for pedestrians. Encouraging people to linger and feel comfortable.
- **Human-scaled Details.** Defined as, “objects that we interact with every day are of a size and shape that is reasonable for an average person to use.”*
- **Warm Tones and Natural Materials**
- **Prefer Brick.** Real brick, not dyed concrete pavers that fade
- **Prefer Low-maintenance.**
- **Improved Accessibility.**

* Project for Public Spaces, 2016. <https://www.pps.org/article/placemaking-and-the-human-scale-city#:~:text=Although%20both%20involve%20people%2C%20we,%E2%80%9CMiracle%20Mile.%E2%80%9D%20Developer%20A.W.>

Streetscape -
Paving
Existing Design



Permeable
pavers

Streetscape - Paving Design



Proposed Scheme

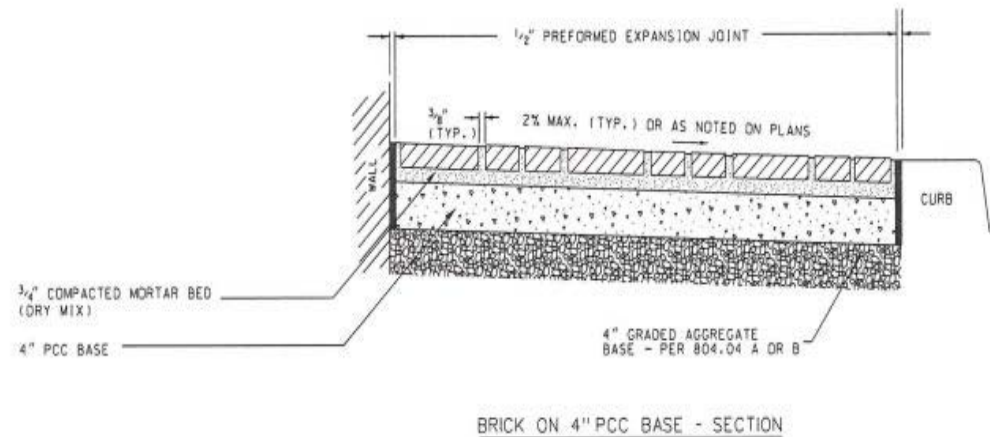
Sidewalk:
Concrete with brick
banding

Landscape Panel:
Brick

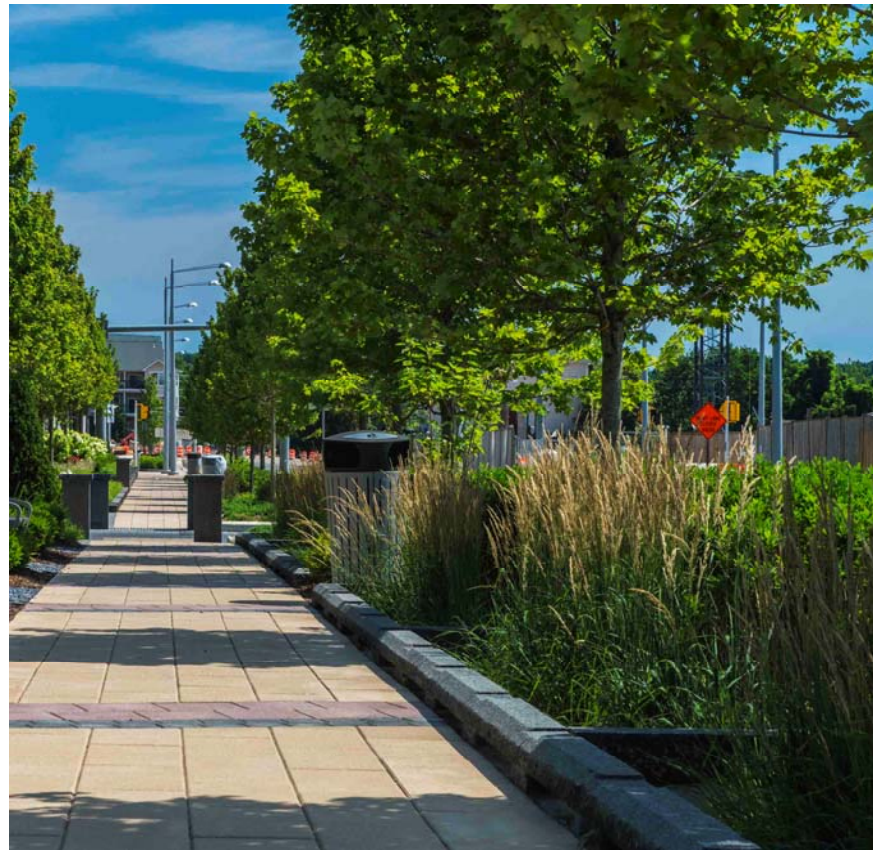
Building Zone:
Either brick or
another material
that coordinates
with the building
architecture

Pavement Accessibility and Maintenance

- Brick as an accent material. Sidewalks and bikeways may be concrete.
- Concrete sidewalks and bikeways should have sawcut joints to keep surfaces smooth.
- Clay Brick ilo concrete pavers. Concrete pavers fade and degrade without routine sealing.
- Set Brick in a concrete base (see example detail). This will minimize displacement.



Streetscape – Landscape Panel



Streetscape – Amenity Zones and pass-throughs



Streetscape – Rainwater Treatment + Storage



Streetscape - Trees

- More variety or more consistency? *Monoculture challenges*
- Are there tree species that are already in McLean that we want to promote?
- Concerns about shape/size?
- Future discussions will focus on street trees and landscaping



Streetscape - Trees

Two lists to start working with:

- Volume I UDG
- Original McLean Open Space Standards

CATEGORY I, II, III, AND IV TREES

COMMON NAME	SCIENTIFIC NAME	NATIVE	PLAZA	STREET	PARK	LID	AVG. HGT/ SPREAD
Category IV							
London Plane Tree	Platanus acerifolia 'Bloodgood'			X		X	60'-100'/80'
Sycamore	Platanus occidentalis	X			X	X	75'-100'/75'-100'
Swamp White Oak	Quercus bicolor	X	X	X	X	X	50'-60'/50'-60'
Willow Oak	Quercus phellos	X		X	X		40'-60'/30'-40'
Northern Red Oak	Quercus rubra	X	X	X	X		75'/50'-60'
Valley Forge Elm	Ulmus americana 'Valley Forge'		X	X			50'-70'/40'-50'
Category III							
River Birch	Betula nigra	X	X		X	X	25'/15'
Hackberry	Celtis occidentalis	X		X		X	40'-60'/40'-60'
Thornless Honeylocust	Gleditsia triacanthos inermis	X	X	X		X	30'-70'/30'-70'
Black Gum	Nyssa sylvatica	X	X	X		X	30'-50'/20'-30'
Bald Cypress	Taxodium distichum	X		X	X	X	50'-100'/20'-35'
Silver Linden	Tilia tomentosa		X	X	X		50'-70'/30'-50'
Category II							
European Hornbeam	Carpinus betulus		X	X	X		30'-40'/20'-30'
American Hornbeam	Carpinus caroliniana	X		X		X	35'-50'/20'
Persian Parrotia	Parrotia persica		X	X	X	X	30'-40'/15'-30'
Eastern Hophornbeam	Ostrya virginiana	X		X	X		25'-50'/20'35'
Category I							
Columnar Red Maple	Acer rubrum 'Columnaris'			X			60'/15'
Columnar European Hornbeam	Carpinus betulus 'Columnaris'			X			30'-50'/20'-30'
Princeton Sentry Gingko	Ginkgo biloba 'Princeton Sentry'		X	X			65'/25'

Streetscape - Lighting



Metroscape
(comfort optics)



Trika
(family of fixtures)



Trika *[Cyclone]*

