

MCLEAN REVITALIZATION REPORT

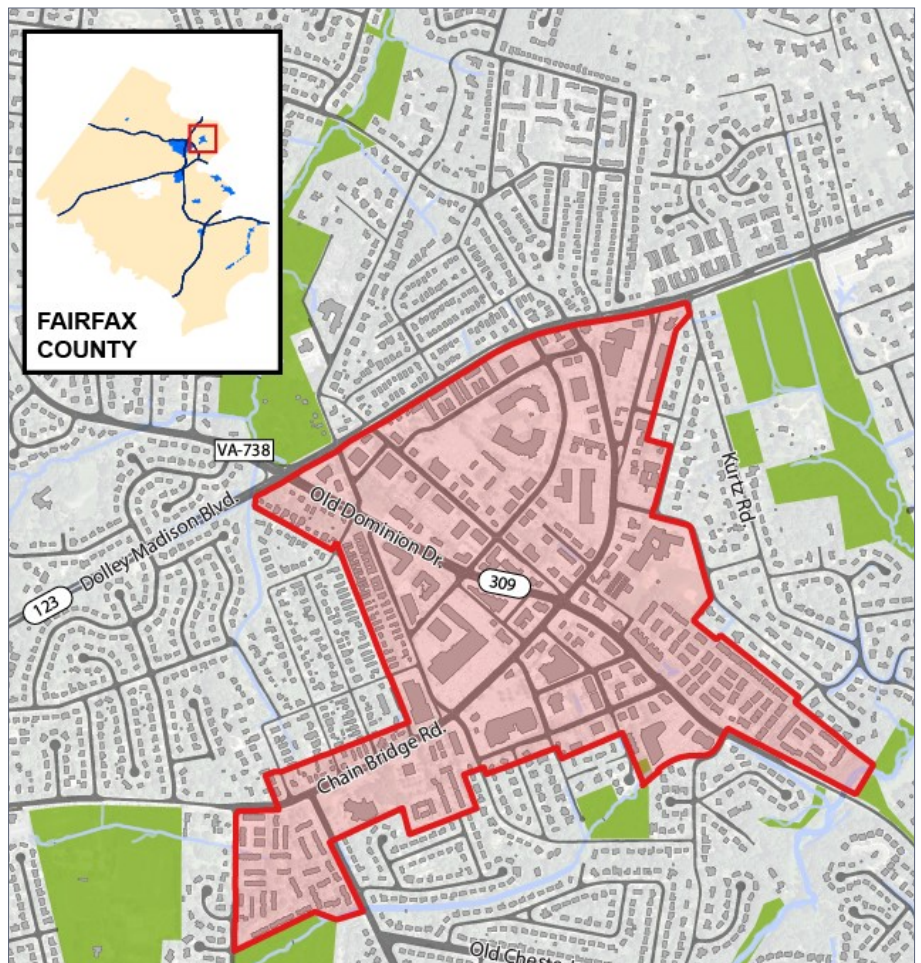
August 2015



Elm Street Residences



McLean Personal Storage



MCLEAN OVERVIEW

The 230 acre McLean Commercial Revitalization District (CRD) is located in the northeastern portion of Fairfax County, centered at the intersection of Chain Bridge Road and Old Dominion Drive. It is three miles from the Tysons Corner Urban Center and the McLean Silver Line Metrorail station. The boundary of the McLean CRD is geographically coincident with that of the McLean Community Business Center (CBC) and contains a wide variety of community-serving office, retail and business uses bounded by stable residential neighborhoods.

In 1998, the Fairfax County Board of Supervisors (Board) adopted an amendment to the Comprehensive Plan (Plan) for the McLean CBC to: foster redevelopment, create opportunities to improve the physical condition of the non-residential areas, sustain current and attract complementary new non-residential uses, encourage the stability of the surrounding residential neighborhoods, and create a strong sense of place.

The Plan envisions the creation of community focal points that will provide a pedestrian-oriented Main Street in a South Village, and aesthetically integrated commercial uses in a North Village. In the Plan, the CBC is divided into sub-areas that include Redevelopment Areas, which are those areas most likely to change and are concentrated around the North and South Villages; Stabilization and Enhancement Areas, which are smaller parcels within the CBC that have the potential for redevelopment; Buffer Areas, which are areas on the fringes of the CBC and include areas adjacent to single-family neighborhoods; and, Areas of Minimum Change, in which new development is unlikely, although some infill development or redevelopment with consolidation may occur. In 2013, the Board adopted editorial edits to the Plan to clarify guidance for the McLean CBC.

ELM STREET RESIDENCES

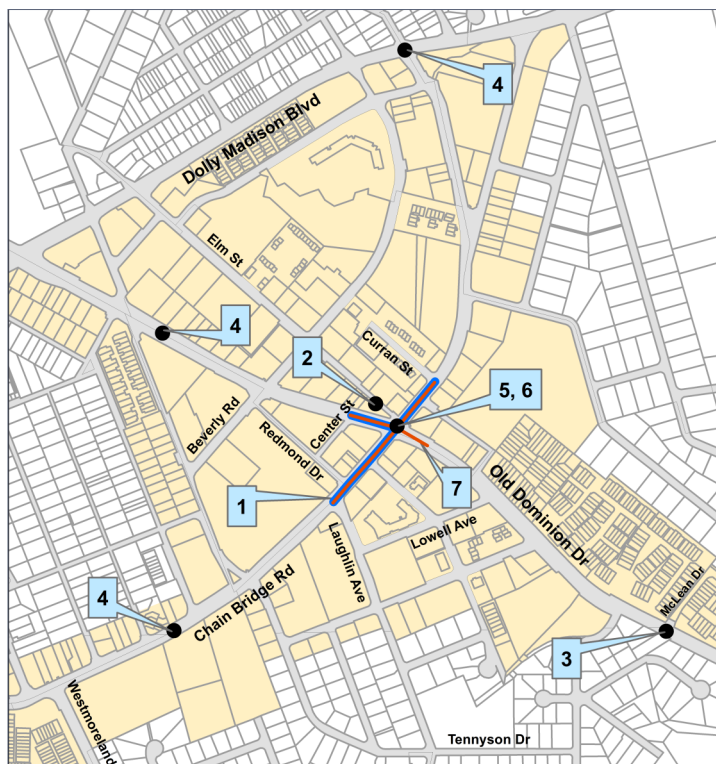


Elm Street Residences—view from Fleetwood Road

Located on 4.43 acres in the heart of downtown McLean, the 376,164 square foot (SF) Elm Street Residences project will transform a single use, surface-parked office site into a vibrant pedestrian-oriented, multi-family, mixed-use development with neighborhood-serving retail uses, and well-designed open space that will entice residents and visitors alike. The plan includes underground parking; extensive streetscape improvements along Elm Street, Fleetwood Road, and the site's northwest and southeast frontages; open space with active and passive recreational equipment; a sensory garden; water feature; and, public art.

See page 5, [McLean CRD Development Activity](#), to view the details of this and other development projects within the McLean CRD.

INFRASTRUCTURE IMPROVEMENT PROJECTS



Before

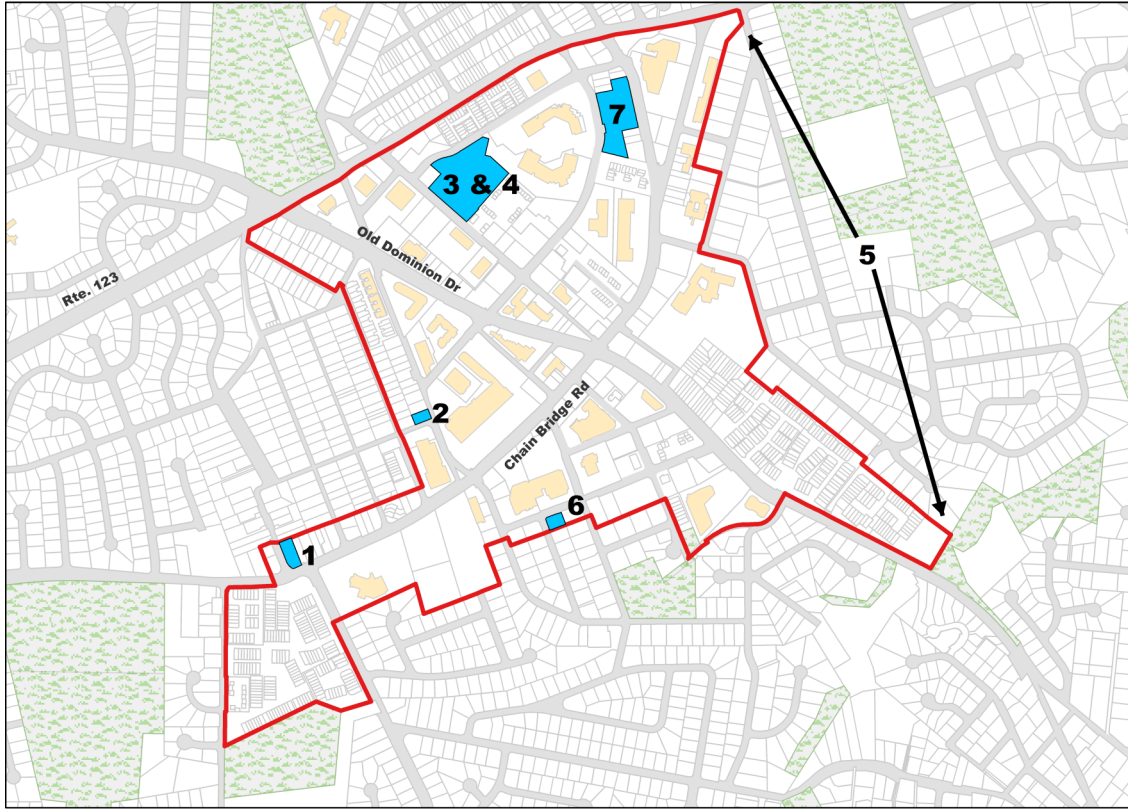
Utility Undergrounding & Signal Replacement



After

1. **McLean Streetscape Phase III.** The project will install brick pavers, lights and landscaping along the south side of Chain Bridge Road from Redmond Drive to Old Dominion Drive to Center Street, and along both sides of Chain Bridge Road from Laughlin Street to Curran Street. The final plan is under development.
2. **Listrani Peninsula.** Added to the McLean Streetscape Phase III project in 2014, the project will design and install landscaping, pavers, a seat wall, and an area for the future installation of public art at the peninsula between Old Dominion Drive and Elm Street.
3. **McLean Gateway.** Design and construction of a landscaped medium along Old Dominion Drive at the intersection of Old Dominion Drive/McLean Drive, and the installation of a McLean gateway sign within the median. Construction is anticipated to begin fall 2015.
4. **Gateway Signage.** Installation of gateway signs at the Chain Bridge Road/Dolley Madison intersection; on Chain Bridge Road between Westmoreland Road and Tennyson Drive; and, on Old Dominion Drive between Dolley Madison Boulevard and Beverly Drive. The project is funded by grants obtained by the McLean Revitalization Corporation (MRC).
5. **Chain Bridge Road Corridor Enhancement.** Completed in 2015, the project redesigned the Chain Bridge Road/Old Dominion Drive intersection and constructed pedestrian and streetscape improvements, including the extension of the peninsula at Old Dominion Drive and Elm Street to create a safe pedestrian refuge on the west side of the intersection. The crosswalks will be restriped to align with a new pedestrian traffic signal.
6. **Signal Replacement.** In 2015, new mast arms and signals were installed at the intersection of Chain Bridge Road and Old Dominion Drive.
7. **McLean Utilities.** Completed in 2013, utility lines were undergrounded along the south side of Old Dominion Drive between the Lowell Avenue and the Chain Bridge Road/Old Dominion Drive intersection to Center Street; and, along both sides of Chain Bridge Road from Laughlin Street to Curran Street.
8. **Bicycle Way-Finding Signs.** (Project not shown on map). This project, the first of its kind in Fairfax County, installed approximately 80 signs along bicycle routes in McLean. The signs point bicyclists to such locations as the McLean Community Center, the McLean Metrorail station and the W&OD trail.

DEVELOPMENT ACTIVITY



McLean CRD Development Activity Map



Bren Mawr - Before and After (See Project 6 on page 5)



TOTAL DEVELOPMENT LEVELS AND LAND USE MIX

As of 2015, the McLean CRD has approximately 4,728,016 square feet (SF) of existing development. Of this amount, 2,975,941 SF, or 63%, is commercial development, which include rental apartments, and 1,574,961 SF, or 33%, is non-apartment residential development.

More information on each development can be obtained through the County's Land Development System, found online at: <http://ldsnet.fairfaxcounty.gov/ldsnet>

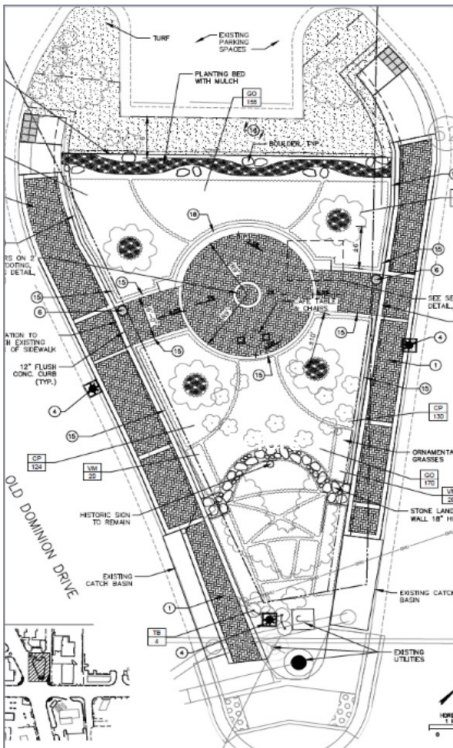
DEVELOPMENT ACTIVITY

| Plan Amendment/Rezoning/Site Plan Number (Approval Date/Status) | McLean CRD Development Activity |
|--|---|
| 1) Shore Armani, Trustee a/k/a Shoreh H. Armani SEA 2004-DR-004 (approved 1/30/15) | Approval of a Special Exception Amendment to continue use of a single-family home as a medical office, and to add a part-time employee who will reside in the basement and provide security for the premises. |
| 2) Mark Dennis McFadden, Trustee/Lynne Marian McFadden, Trustee SE 2014-DR-043 (approved 1/13/15) | Approval of a Special Exception to continue use of a single-family home as a real estate office for ten years. Extensions beyond the initial term may be granted by the Zoning Administrator for five year increments. |
| 3) Elm Street Residential, L.L.C. RZ 2012-DR-019/FDP 2012-DR-0217 (approved 7/1/14) Fleetwood Residential Center (new project name) 3728-SP-003-1 (under review) | Approval to rezone the site from the C-3 District to the PRM District, consistent with Plan Amendment (PA) S13-II-M. The development will include a 263,806 SF, 123-unit, 7-story multifamily residential building with 5,033 SF of retail space, and 18,348 SF of ancillary space. An existing 109,600 SF office building will be retained and 4,252 SF of it will be converted into ground floor retail use which, with the construction of an additional 2,758 SF, brings the total retail space to 7,010 SF. The plan includes a 461 space underground parking garage, 57 surface parking spaces, and 40% open space. |
| 4) Elm Street Plan Amendment S13-II-M1 (approved 3/25/14) | Approval of a plan amendment to redesignate properties located northwest of Elm Street and southwest of Fleetwood Road from an "Area of Minimum Change" to a "Redevelopment Area". The Plan recommends mixed-use development up to 400,000 SF, with conditions related to consolidation, building and site design, circulation, parking and storm water management. |
| 5) McLean CBC Editorial Plan Amendment PA 13-II-M3 (approved 11/19/13) | Approval of editorial edits to the Comprehensive Plan to clarify guidance for the McLean CBC. |
| 6) Bryn Mawr 17756-SP-001-3 (approved 5/30/13) (construction complete 2014) | Approval of a site plan to convert an existing residential structure to office use, and to install streetscape improvements (see photos on page 4). |
| 7) Madison Building Associates LLC and Second Madison Building RZ 2009-DR-016 (approved 3/9/10) FDP 2009-0137 (approved 3/9/10) (construction complete 2011) | Located at 1315 Beverly Road, the McLean Personal Storage project rezoned 2.66 acres from the C-6 District to the PDC District to retain an existing 81,180 SF office building and construct a LEED certified 4-story, 59,728 SF mini-warehouse with 235 parking spaces. The project provided 600 SF of streetscape along Old Chain Bridge Road and Beverly Road, and undergrounded utilities along the project's Chain Bridge Road frontage. |

TRANSPORTATION INITIATIVES

The Tysons Corner Neighborhood Traffic Impact Study analyzed intersections surrounding the Tysons Urban Center to determine the effect of the adopted Tysons Comprehensive Plan on those intersections. The goals of the study are to estimate 2030 volumes at the intersections, determine intersections that are projected to potentially require improvements, and to propose mitigation measures. Phase I of the study, which was completed in August 2010, analyzed 19 intersections; and, Phase II, which is anticipated to be completed in late 2015, includes an additional 10 intersections, for a total of 29 intersections. The study used the latest land use information based on rezoning approvals and applications associated with the Tysons Consolidated Traffic Impact Analyses (CTIA); and, the detailed CTIA travel demand model to assess intersections and identify mitigation measures. Of the 29 intersections studied, eight intersections are located within the McLean CBC: Dolley Madison Blvd/Lewinsville Road/Great Falls Street; Dolley Madison Blvd/Old Dominion Drive; Lewinsville Road/Balls Hill Road; Great Falls Street/Chain Bridge Road; Dolley Madison Blvd/Chain Bridge Road; Dolley Madison Blvd/Churchill Road; Old Dominion Drive/Chain Bridge Road; and, Chain Bridge Road/Westmoreland Street.

INFRASTRUCTURE IMPROVEMENT PROJECT IMAGES



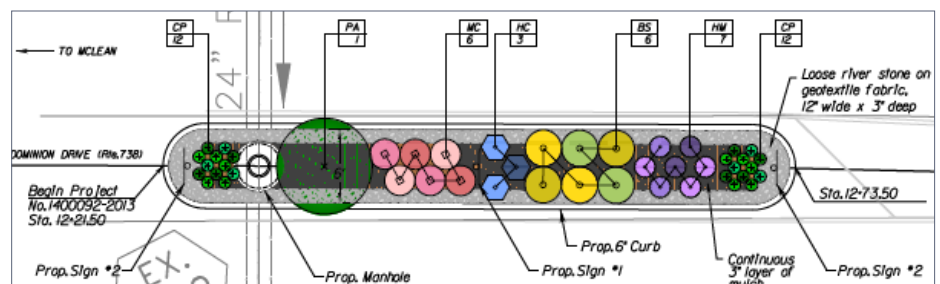
Listrani Peninsula



Gateway Signage



Bicycle Way-Finding Signs



McLean Gateway Project

Contact Information

Fairfax County Office of Community Revitalization (OCR)
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
<http://www.fcrevite.org>



Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request this information in an alternate format, call 703-324-9300 or TTY 711.