



# McLean CBC Comprehensive Plan



# Guiding Planning Principles

Nearly all of the Principles either promote high quality urban design or have direct ideas about placemaking





# Plan Framework

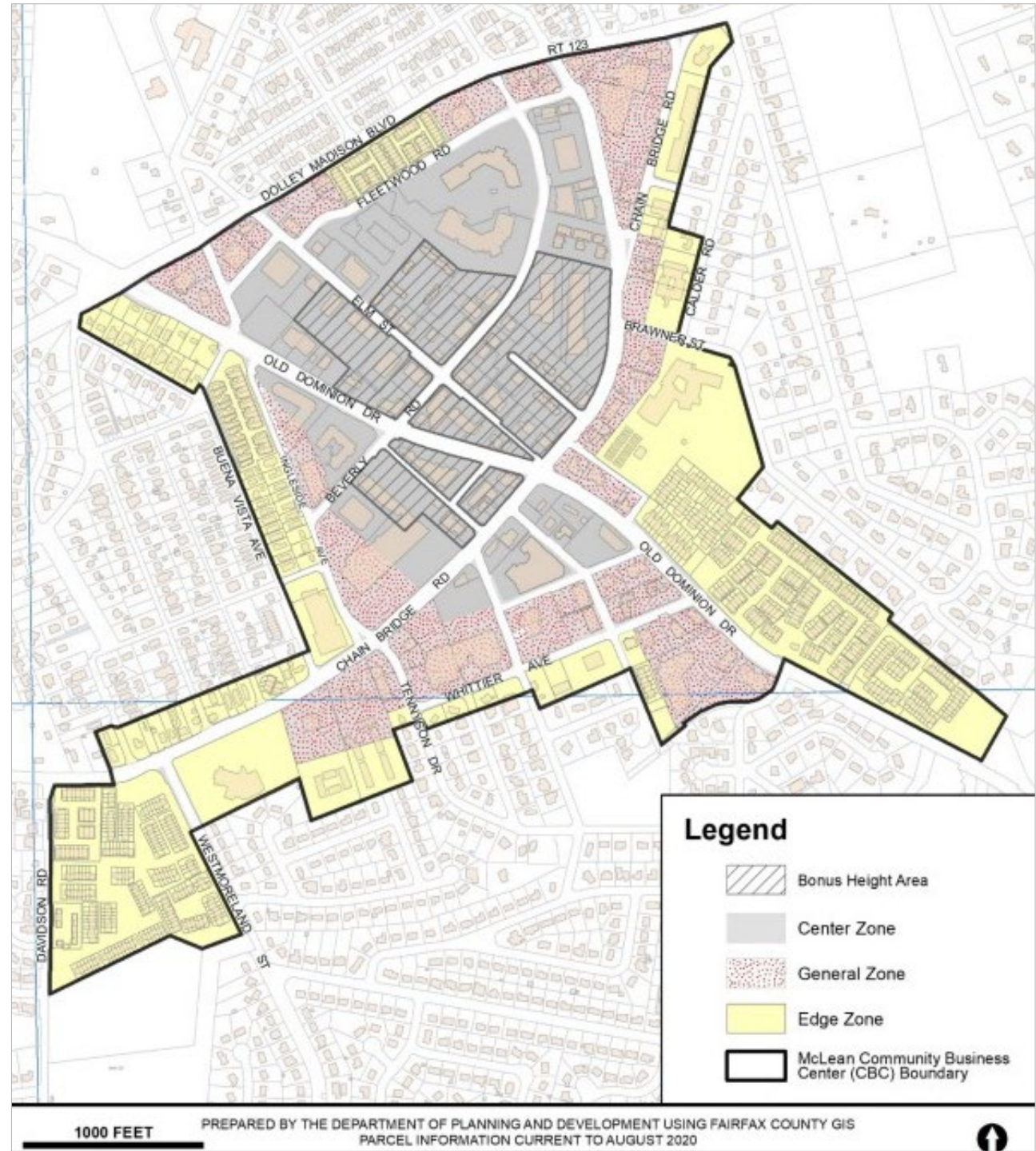
## Zones

1. Center
2. General
3. Edge

## Form-based Approach for Center/General Zone

Uses building form, building location, design, and height to determine development potential rather than a specific density.

There are aspects of the Urban Design Guidelines that will help inform the form-based approach.





# Center Zone (75 acres)



**The Center Zone includes a floating incentive area where a developer can propose additional public improvements in exchange for increase in development**

- “Town Center Character”: highest intensity development and the **signature urban park**. Mix of multifamily residential and non-res. Limited amount of stacked townhomes
- Building heights: 7 stories (10 stories with bonus)
- Active ground floor uses: surround the park.
- Block size: Where smaller blocks cannot be achieved, mid-block ped crossings should be provided to help create a better scaled block and improved ped network.
- Building frontage: located close to the sidewalk to create a pedestrian-oriented environment, unless there is an outdoor café, public plaza located between the building and sidewalk.
- Parking: No surface parking (except teaser)

# General Zone (54 acres)



- Uses: low to mid-rise development. Mix of multifamily residential and non-res. SFA or stacked townhomes appropriate at the periphery as a transition between zones or to surrounding neighborhoods
- Building heights: 5 stories
- Active ground floor uses: with mixed-use development
- Parking: surface parking and structured. Surface parking may be appropriate for retail. Desired on the side or rear with ped connections to the use.



# Edge Zone (85 acres)



Buffers neighborhoods from the CBC

- Uses: low density, mostly residential, mostly not envisioned for intensification. Preservation of existing retail is encouraged
- Transitions: Appropriate transitions may include the use of building set-backs, step-backs, screening and buffering, and other architectural treatments.
- Parking: Surface

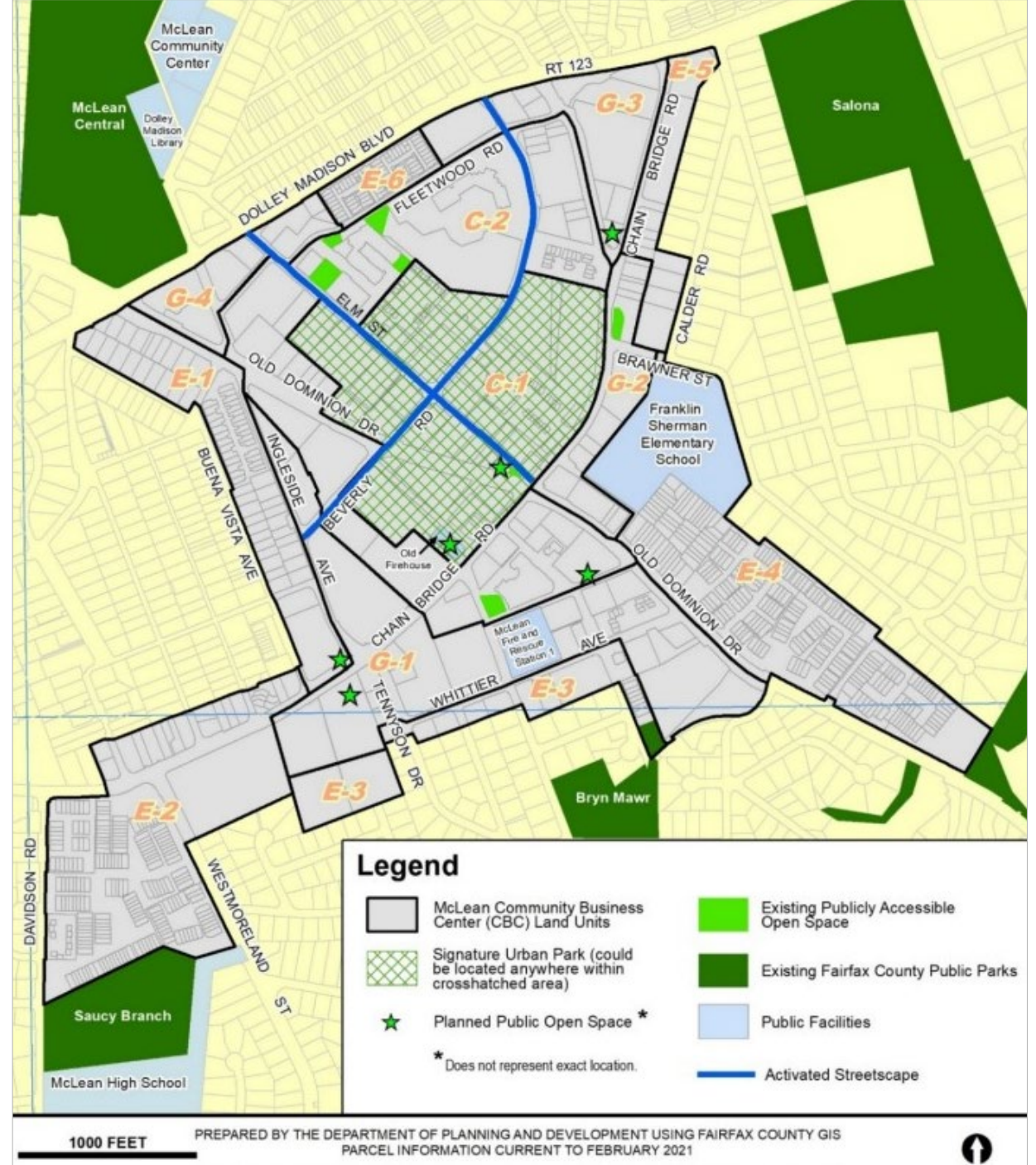
# Urban Design

- **Site Design:** human-scaled blocks, sense of enclosure on the street, midblock connections, active storefronts, outdoor seating, minimize loading areas and garages
- **Transitions:**
  - General Zone is a transition zone in terms of intensity of development and building height
  - Transitions are needed between existing and proposed development when the desired character does not align with the existing development
- **Building Articulation:** break up building mass
- **Transparency at the ground floor:** different recommendations between residential and commercial
- **Business Signage:** building and ground mounted signs that are integrated with the architecture. Ped-scaled signage should be included.
- **Wayfinding:** help people navigate the physical environment and to contribute to the overall identity of McLean through use of consistent themes
- **Public Art:** located in prominent public spaces and integrated with other urban design features. Use public art to highlight environmental processes and cultural heritage.



# Signature Urban Park

- 2/3 acre minimum (incentivized with additional development potential)
- Include active and passive activities, unstructured/structured, water, art, events, markets, classes, interactive elements
- Provide active ground floor uses in surrounding buildings. Surrounding streetscape is important.
- Connections to bike/ped infrastructure
- Contain a variety of seating options and shade elements





# Environment

- **Native Species and Natural Landscaping Methods:** should be used to minimize resource consumption, reduce stormwater runoff, decrease life-cycle maintenance requirements, increase the habitat value of each site, and increase soil and plant health.
- **Green Corridors:** create a larger network of planted areas for habitat creation and increase perviousness.
- **Transportation Corridors:** fulfill critical ecological functions by incorporating continuous planting areas to help manage water entering the stormwater system and community waterways, regulate ambient temperatures and air quality, provide comfortable pathways for exercise, and serve as wildlife habitat.
- **Impervious Surfaces:** remove excess pavement.
- **Stormwater:** addresses quantity and quality controls. Emphasizes GSI (mimicking nature)
- **Green Building:** Use a certification system such as LEED



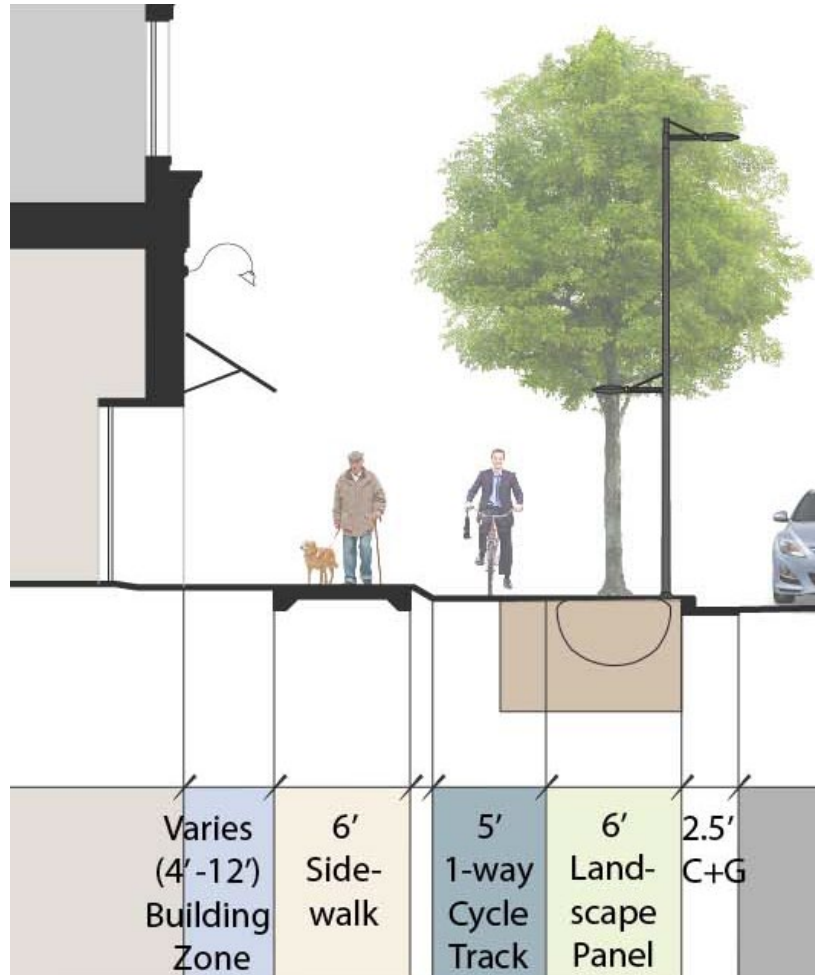
# Street Design

- **Pedestrian facilities:** Emphasize convenience, accessibility, and comfort (wayfinding, intersection design, refuges, driveway crossings).
  - Transitions between pedestrian facilities: such as from sidewalk to shared use path
- **Crosswalks:** crosswalks/pedestrian signals for all legs of intersections/4-way stops.
- **Walkways through and between Developments:** allow pedestrians to connect from one street to another, especially those east and west of Old Dominion Drive, north of Chain Bridge Road.
  - Mid-block pedestrian crossings: Beverly, Elm, Fleetwood, and Ingleside
- **Dolley Madison and Chain Bridge:** including grade-separated options, for improved pedestrian access to the McLean Community Center, library, park, school.

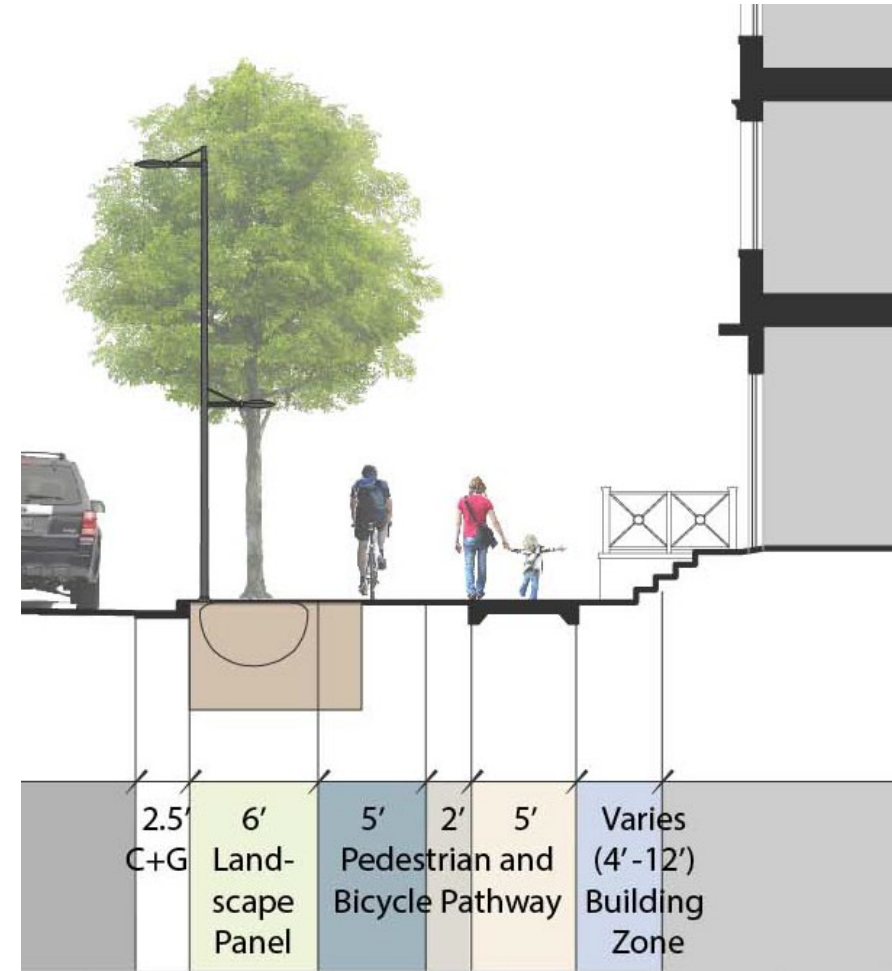




# Street Cross-sections – Avenue



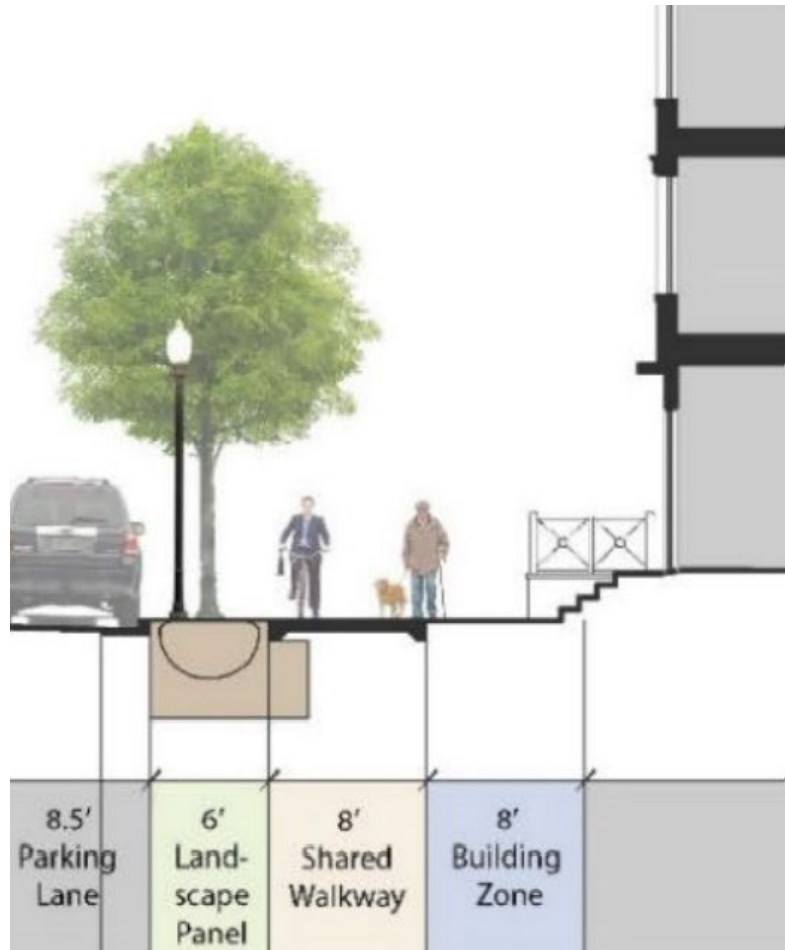
Avenue 2: Chain Bridge



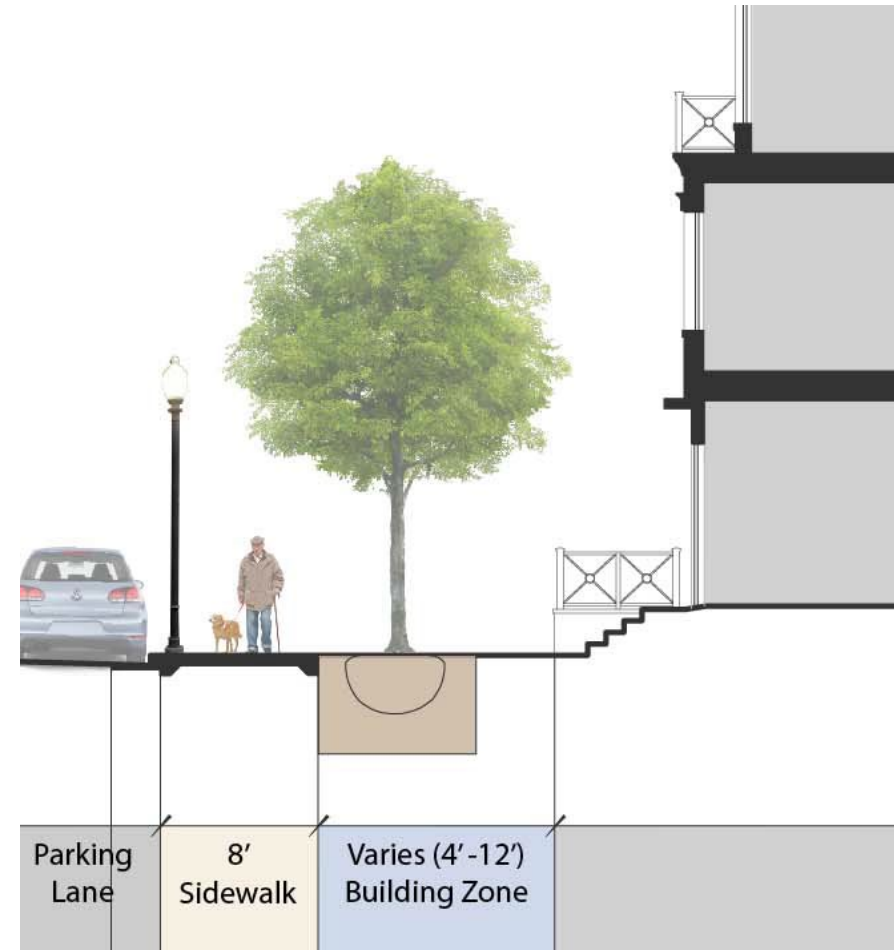
Avenue 1: Old Dominion



# Street Cross-sections – Local



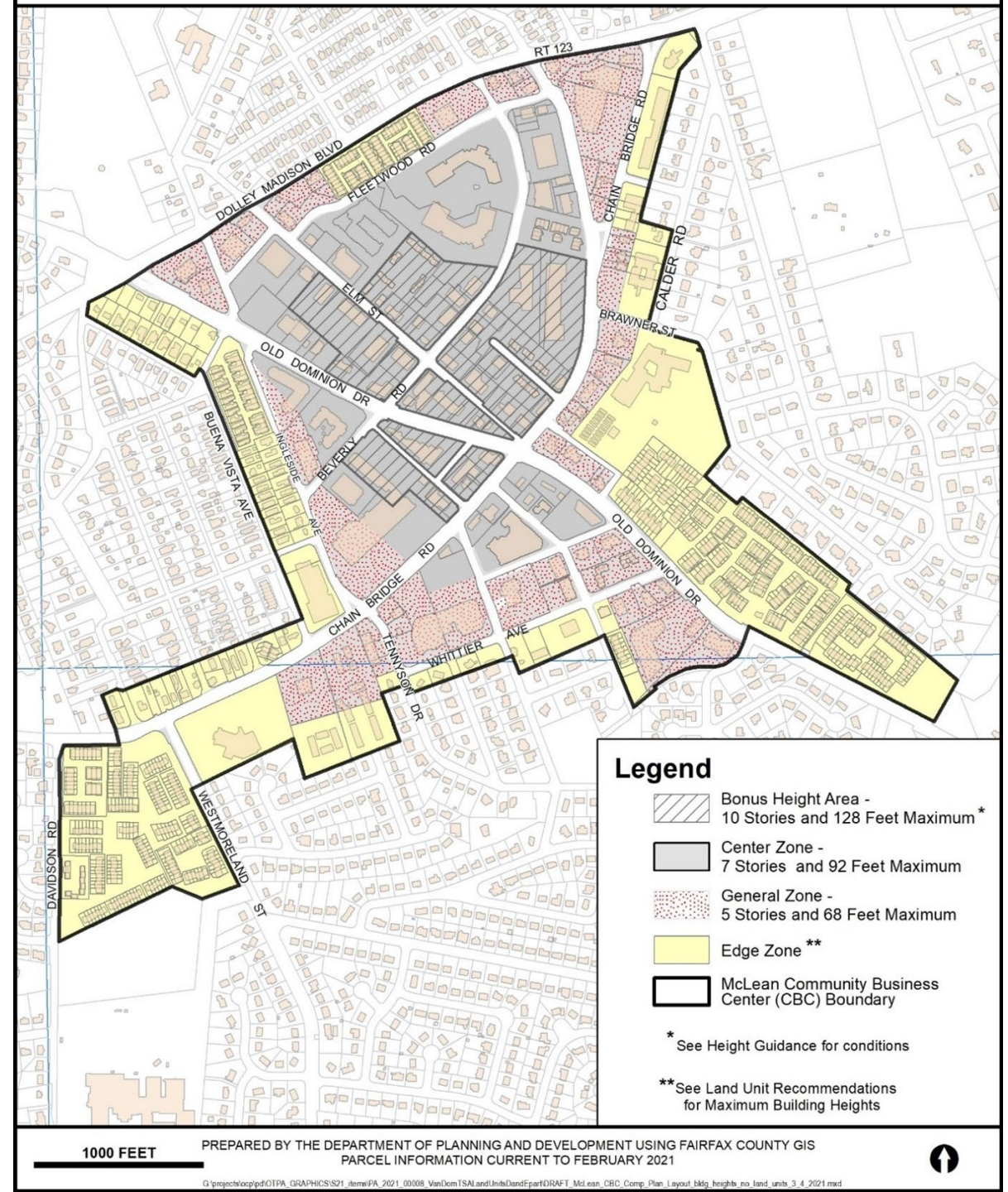
Local 1: Beverly/Elm



Local 2: Other streets/New

# Building Heights

- Bonus Height Area – 10 stories (128 ft Max)
- Center Zone – 7 stories (92 ft Max)
- General Zone – 5 stories (68 ft Max)





# McLean Open Space Standards (from prior Comp Plan)

- Will be used until new Guidelines are adopted
- Anything we may want to carry forward?
  - Trees and landscaping comparison list
  - Paving treatments?