

Community Workshop Results

Volume II: District Design Guidelines for McLean

April 2022



PLANNING & DEVELOPMENT



Workshop Event Details

Event advertised widely through website, newsletters, NextDoor, press release, blogs, local organizations

2.5 Hour Workshop held on March 23, 2022

103 registrants, 75 attended

Workshop technology ran into some challenges, so staff developed some follow up tools including individual conversations and a web poll to ensure we collected all the feedback. Received ~200 responses

Icebreaker

Positive Attributes of McLean

Convenient/access

- locally owned restaurants, grocery, meat markets, and specialty shops - all the basics
- Close to highways and DC

Small town atmosphere/small-scale

- Surface parking/plenty of free parking/no meters

Low rise buildings

- Not overwhelmed by large, tall buildings that block sunshine
- Suburban feel as compared to a city center (not Tysons)

Friendly, family-oriented atmosphere

- Family-oriented, larger lots, hometown feel, family friendly (local sports, schools)
- Good parks nearby

Pedestrian-scale

- Walking distance to many services

Other

- Quiet, clean, safe environment
- Demographics of surrounding residents can support a variety of businesses
- Quality, Unique, Traditional
- Functional for all generations

Breakout Groups

Summary of Desired Changes

Continuity on the look of McLean

- Inconsistent streetlights and sidewalk treatments, missing trees

Needs to be more pedestrian-friendly

- Wider sidewalks (should comfortably accommodate carriages/wheelchairs)
- Complete missing sidewalk gaps
- Marked crosswalks are safer and more visible (blinking crosswalks where appropriate)
- Similar sidewalk design throughout

Too many curb cuts/driveways

More Trees and Landscaping

- Wider planting strips
- Greater buffer between street and sidewalk
- More native plants and trees

Materials

- Brick sidewalks have eye appeal whereas the grey plain sidewalks show marks and look dirty and unkept
- snow removal can damage the brick and make more expensive to maintain throughout the years

Need bike lanes for safety

Breakout Groups

Summary of Streetscape Preferences

Sidewalks

- Brick sidewalks or brick with another material (however higher maintenance and ADA concerns)
- Beverly Road is a good example: Looks attractive and is well-maintained
- Wide sidewalks

Building Zone

- Residential needs separation between homes and street using trees
- Balance available space with a mix of landscape and building uses

Trees and Landscaping

- More trees, green areas and less hardscape
- Shade
- Plant butterfly friendly plants
- Bioretention areas with trees to assist with stormwater management
- Use it to separate or buffer people from vehicles

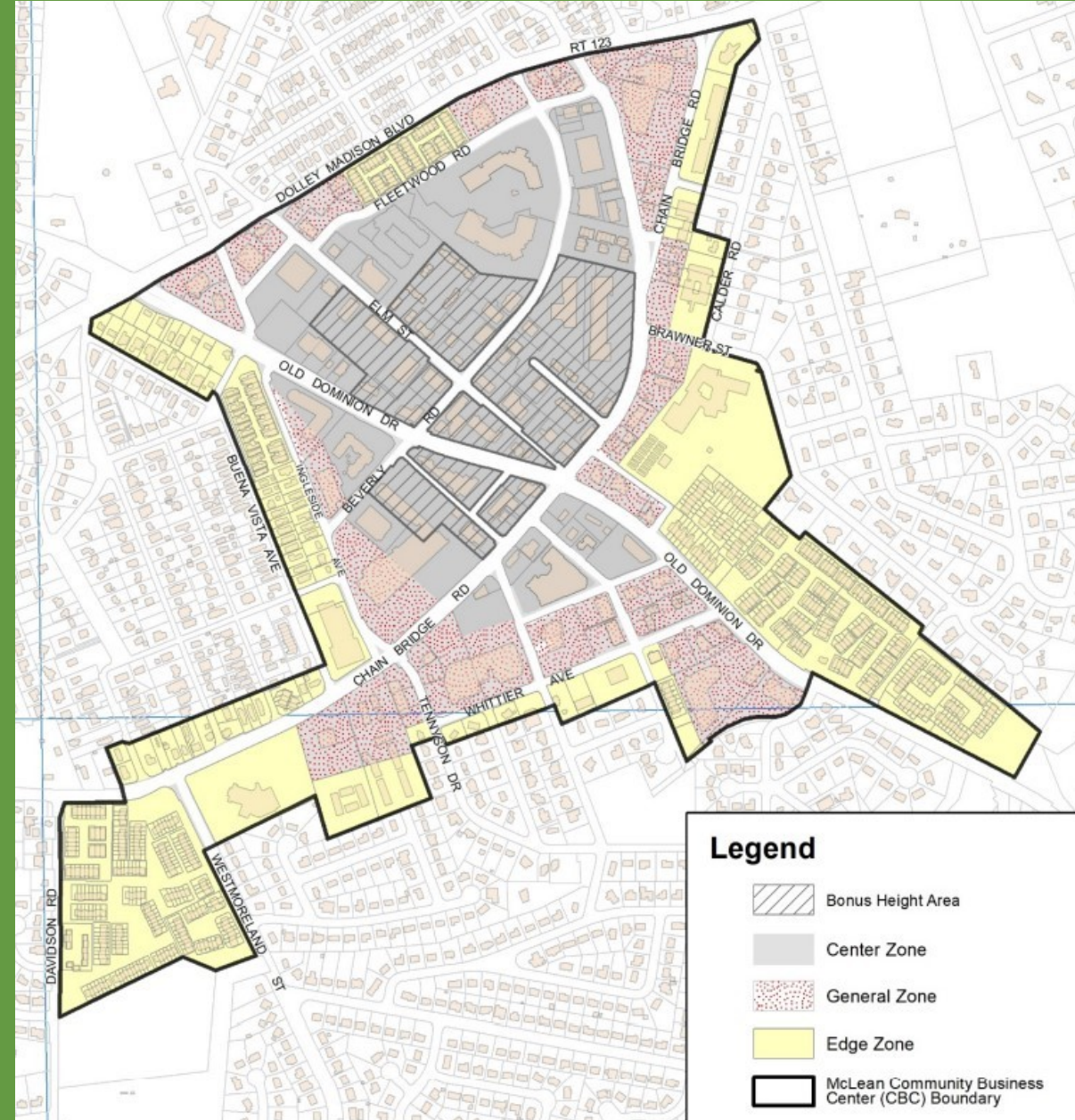
Breakout Groups

Summary of Parking Preferences

- Concerned about losing convenient parking
- Repurpose parking to create interactions between restaurants and outside space
- Parking mixed with outdoor living
- Use on-street parking to slow down traffic

Reminder of Comprehensive Plan Guidance

- 1. Center Zone: Garage parking with some teaser surface parking permitted*
- 2. General Zone: Mixed surface and garage. Surface parking may be appropriate for retail. Desired on the side or rear with ped connections*
- 3. Edge Zone: Surface*



Breakout Groups

Summary of Public Space Preferences

Mix of Active and Passive

- Active spaces to attract a variety of people with varied interests
- Human scale places
- Main Street-like place to congregate (ie. King Street)
- Outdoor dining areas and social plazas
- Lots of space for walking
- Quiet green spaces with large trees

Park Activities

- Pop up spaces
- Places for performances
- Place for small-scale programming
- Places to bring dogs
- Public art, including things linked to McLean history
- Musical and visual arts
- Water features and fountains
- Variety of unique, attractive sitting areas
- Exercise/yoga class
- Area for evening events with lighting and maybe music

- Outdoor movies
- Seasonal activities - splash park, ice rink
- Amenities for kids - play areas but not playground (ie. climbing rocks, splash fountains)

Open Spaces near Retail/Restaurants

- Need to have a reason to go to a park - things to do around it (eg. Restaurants)
- Any public space needs more population along with coffee/restaurant atmosphere
- The StarNut Cafe works well with the Palladium Fountain. The high school children utilize the space as well

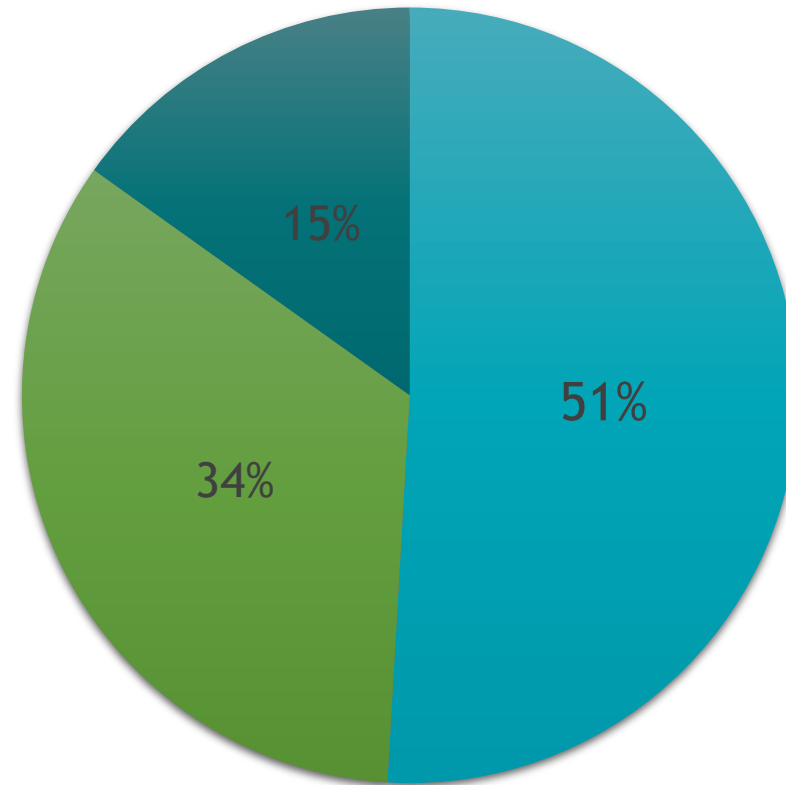
Formal Town Square

- Large green area for events
- Space for community to come together
- Great shade, visuals, and seating
- Areas that are easy to congregate in (something to look at, places to sit comfortably)

Workshop and Poll Results



Do you want to keep the current brick pavers in McLean?

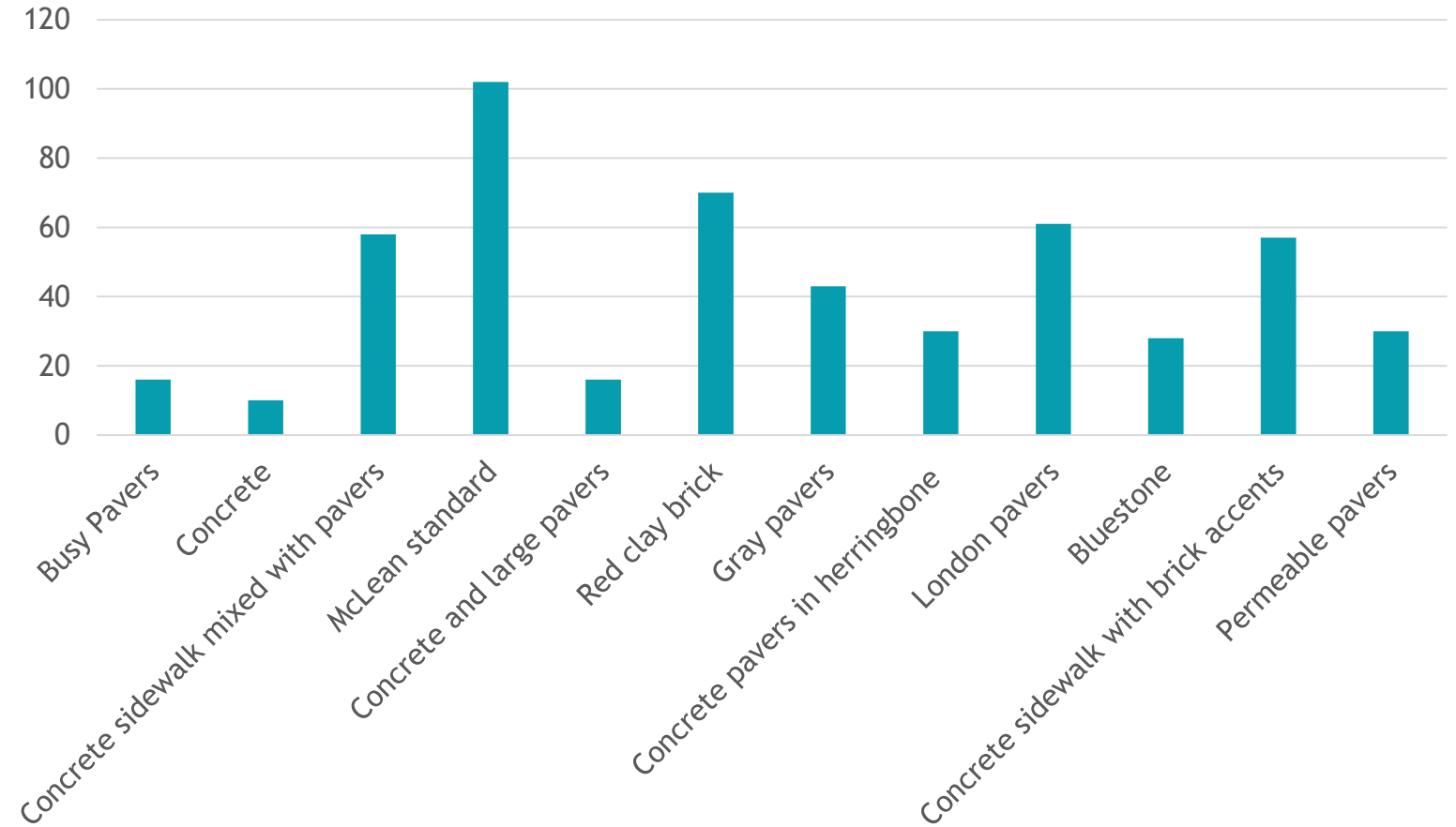


■ Yes ■ No ■ I Don't Know

Workshop and Poll Results



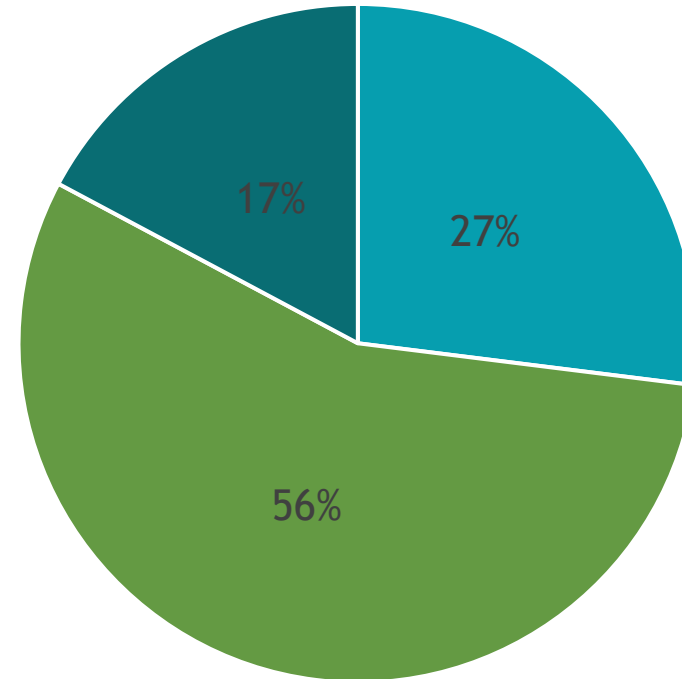
Which Paving Style/Materials is Preferred?



Workshop and Poll Results



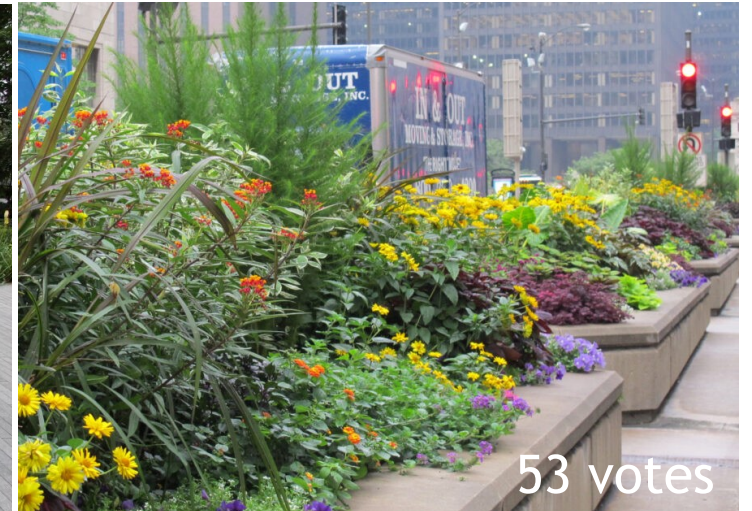
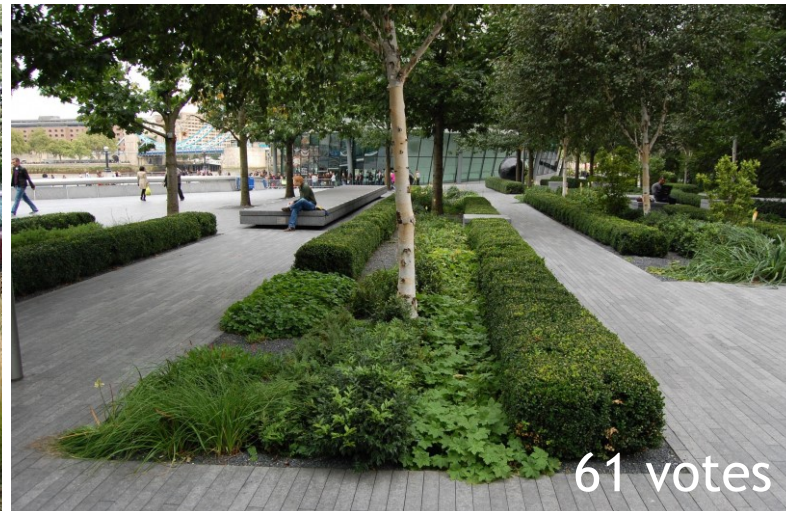
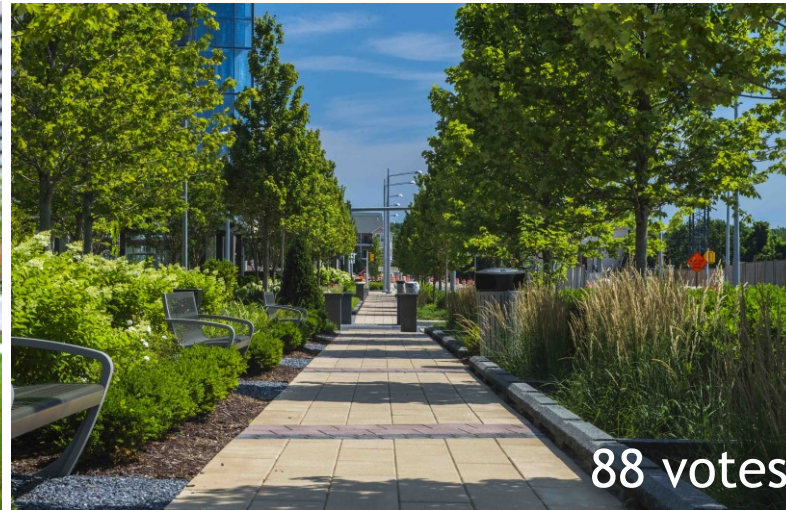
Retain existing streetlight standard?



■ Yes ■ No ■ Don't Know

Visual Preference Poll

Preferred Landscape Treatments



Visual Preference Poll

Types of Public Art



Most “seconded” Comments from respondents

“

The small town charm of McLean is worth preserving. Obvious bike racks and seating will be encouraging. The gas stations at the main cross roads must make way for a more interesting town center.

11 days ago

👍 21 Agree

Downtown McLean could use some more open space areas to encourage people to be outside and relax (with artwork, colorful designs, and seating). This would also encourage more outdoor events.

11 days ago

👍 18 Agree

Please retain the small town feeling of McLean and make it walkable and bikeable. We love our small local businesses and community atmosphere. Please also incorporate as many sustainable landscaping features as possible, with native trees, native landscaping, and innovative rainwater capture displays/sculptures.

11 days ago

👍 17 Agree

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