

**MCLEAN PLANNING COMMITTEE MEETING AGENDA**  
**Monthly Meeting, November 14, 2018**  
**6645 Chain Bridge Road, McLean. Balducci's shopping center**

7:00 PM

Call to Order

Winnie Pizzano

**Approval of minutes**

Ruthanne Smith

Minutes approved

**Treasurer's Report**

Francesca Gutowski

No activity this month

\$947.00 balance

Are we going to continue with the P.O. Box?

Yes, for the bank statement and income tax.

**Supervisor's Report**

Ben Wiles

No attendance from the Supervisor's office.

**MRC Report**

Roshan Carter

No formal update.

Noted that Listrani's area planting has begun.

**Old Business**

6707 Old Dominion Project Subcommittee

Maya Huber

Approved, done, nothing new to report.

Foust announced a new project to Long & Foster agents – to announce the 44 new units and the agents were thrilled.

**New Business**

**Task Force Update**

Rich Salopek

- The McLean CBC Comp Plan redo is proceeding
- Streetsense presented a sample vision of their suggested evolution for downtown McLean
- Timing
  - Task Force meets Monday, November 18
  - There may be a community Open House early December
- If MPC is going to offer opinions, we probably need to do it now - before the December meeting

## **Overview Presentation Points (Rich Salopek)**

(see the entire briefing at: [https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/mcleancbcstudy/open\\_house\\_2\\_accessible\\_pres.pdf](https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/mcleancbcstudy/open_house_2_accessible_pres.pdf))

- All of the information that Streetsense presented is DRAFT
- Plan is illustrative, not literal
- Info from tonight's MPC meeting is a first draft

There are two dimensions to consider:

- The proposed development area
- The zoning being proposed
- There are four zones proposed
  - Center
  - General
  - Edge
  - Street and Open Space
- Generally speaking, the zones step down as you move away from the Center, to the General and then to the Edge zone; the idea is to buffer adjacent residential neighborhoods
- Proposed new idea from the planners: Whenever the discrepancy between two buildings is two stories, the bigger building has to have a setback
- Proposed development framework is primarily along Elm Street, Beverly, and Curran
- Character of the Center Zone is very urban – wide sidewalks, robust streetscape, not very big setbacks
- There are multiple property parcels that make up the area being proposed for development and without massive amounts of property consolidation the plan doesn't work
- Streets are being realigned
  - Proposing a new streetscape, a link to the Community Center
  - Has imprint of Planning and Zoning office that has said the blocks are too big; StreetSense has broken that up

## **General MPC Discussion of the Presentation**

### **Majority of the Discussion in the Streetsense meeting was about the Vision, was conceptual**

- Concentrate new development in the Center to achieve the greatest benefit – if you let it disperse, it won't have as great an impact
- Greater height, density, paths around buildings – then need a Center area which can't be on a Main Road – because there is too much traffic – so now, they are at the Elm Street area
- Height, mostly underground parking, pedestrian streets,
- Doing things in response to principles that P&Z has been trying to push on to McLean for years

### **Things that were glossed over**

- Don't believe that the greatest height should come to the Total Wine parking lot

- After some real estate developer acquires all of the property in Area 1 – they can build higher but have to give up space on front of Elm St for a Civic Center and green space
- Two things that were never labeled
  - Height and FAR ratio but roughly
    - 9-10 stories 3 FAR
    - 6-8 stories is 2 FAR
- Essence of message from Streetsense is “McLean get a grip because there isn’t much potential – have to concentrate to maximize. Otherwise, you disperse development and get nothing. Try to make the development community do this all in one place.”

### **Comments and Observations**

Rich: Worried about long-term viability of the strategy

- Creating a new series of streets from properties owned by so many people concerns me – what are the odds
- Streetsense did a nice job of coming up with a new concept
- Like concentrating development in the place where they did it
- All the big moves in the plan are completely dependent on consolidation
- Don’t like the office building site next to Palladium and new Bassing
- Ideas of creating the streets

Maya: Concern about the need to assemble so much property

### **Other Feedback**

- Don’t like the office building where the gas station is
- Extend Beverly to Ingleside and 123
- Connect Beverly and make old Verizon building part of an area that includes Staybridge, brick building behind it, and
- Office building should be closer to 123
- Need more green space, pocket parks and historic areas
  - Fairfax County hasn’t done an inventory of historic homes – no sense of place
- Maybe include a crossing area between the building on stilts and Pulcinella – because people cross here – like maybe a strobe light crossing – in favor of a pedestrian crossing –

### **Vision Changes**

The McLean Planning Committee encourages and supports the concept of revitalizing McLean. We appreciate the effort that has gone into creating the Planning Framework and zoning suggestions.

After reviewing the plan, we have the following observations and recommendations:

1. The plan relies too heavily on the ability to assemble various parcels; that poses a significant impediment to its implementation
2. The ability to implement new roads could be impacted because doing so:
  - a. Relies on acquiring the right of way
  - b. Requires too much community concession

3. Site of office building at Old Dominion and Chain Bridge is not right; this area should be primarily residential in nature to leverage the residential nature of Bassing development and Palladium
4. Beverly Road should be extended in both directions to support the vision of a tree-lined boulevard and to connect to adjacent areas
  - a. Connect Beverly to Ingleside and develop the area to include the Verizon building
  - b. Connect Beverly to 123
5. The plan should encourage residential development and a wider streetscape
6. Do not need a mid-block crossing adjacent to the Ashby
  - a. This should remain as a pedestrian path as part of the Signet
  - b. Creating this mid-block crossing is not feasible given the topography changes
7. Make the area along Old Dominion more green from Whittier to Ingleside
8. Enclose the end of Elm Street and include a pocket park
9. Incorporate a pedestrian crossing at Ingleside rather than in the middle of the block
10. Encourage the creation of a major green space
11. How does the new plan address our heritage resources?

Motion: Move to provide the feedback above.

All were in Favor. None Opposed.

Motion passed.

### **Discussion of Zoning**

With respect to the zoning:

- Represents the fabric of the comp plan
- In the plan, “Edge” does not mean residential, it refers to height

### **Zone**

Where the general zone is adjacent to the edge zone, there should be adjustments in the height of the general zone to stepdown the buildings on the adjacent side (compatible with the Edge Zone) We recommend the following properties be incorporated in the Edge Zone:

- Baptist Church
- Properties adjacent to Franklin Sherman
- Properties south of Franklin Sherman that include the Exxon

**Motion: to provide the above feedback.**

All in Favor. None Opposed.

Motion passed.

Adjournment

### **Directors:**

<b>MCA</b>	<b>SCA</b>	<b>GMCC</b>	<b>CLA</b>
<b>Maya Huber</b>	<b>Andrew Serafin</b>	Nicole Morrill	Ed Murn
<b>Francesca Gutowski</b>	<b>Winnie Pizzano</b>	<b>Ruthanne Smith</b>	Mark McFadden
<b>Rich Salopek</b>	<b>Ann Seaman</b>		
Merrylee Pierce	<b>Charlie Bunn</b>	Ken Wiseman	

### Alternates

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Roshan Carter  
Connie Fan

Mari Pierce  
Hanlan Pasquier  
**Kathleen Wysocki**  
**Brian Berry**

Molly Peacock  
Marshal Hyman  
Alan Edward  
Emily Oveissi