



Urban Design Concept

Neighborhood Village -

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.

The physical features that define Neighborhood Village concept in the District Design Guidelines are:

- 1. Organic Development Patterns.** The character of the built environment of McLean has evolved naturally over time in relationship to the transportation systems that served the area. McLean is characterized by a central crossroads area with an overlay of a grid of streets. This layout, along with the preponderance of local businesses over national chains and big-box retailers, fosters the small-town vibe and village feel of McLean. New developments should consider historical block patterns when designing building footprints and incorporate historical elements such as influential names, building materials, and educational signage.
- 2. Traditional/Transitional Style and Materiality.** Use of quality masonry in buildings and site features with classic and clean lines. Avoid replicating or recreating any one historical style or period, but rather use materials such as brick and stone to reflect a high-quality and substantive built environment. New development should be designed to blend into this context but avoid sameness from building to building. Allow for the mixing of styles as long as there are common themes relating to the overall context of McLean.
- 3. Transitions.** The design of redevelopments should carefully consider its surrounding context and neighboring uses to ensure compatible transitions that minimize impacts to existing development. Successful transitions between buildings can be achieved in a number of ways, including building step-backs, material usage, screening and barriers. At the same time, it will be important to find ways to connect buildings and uses in ways that build community.

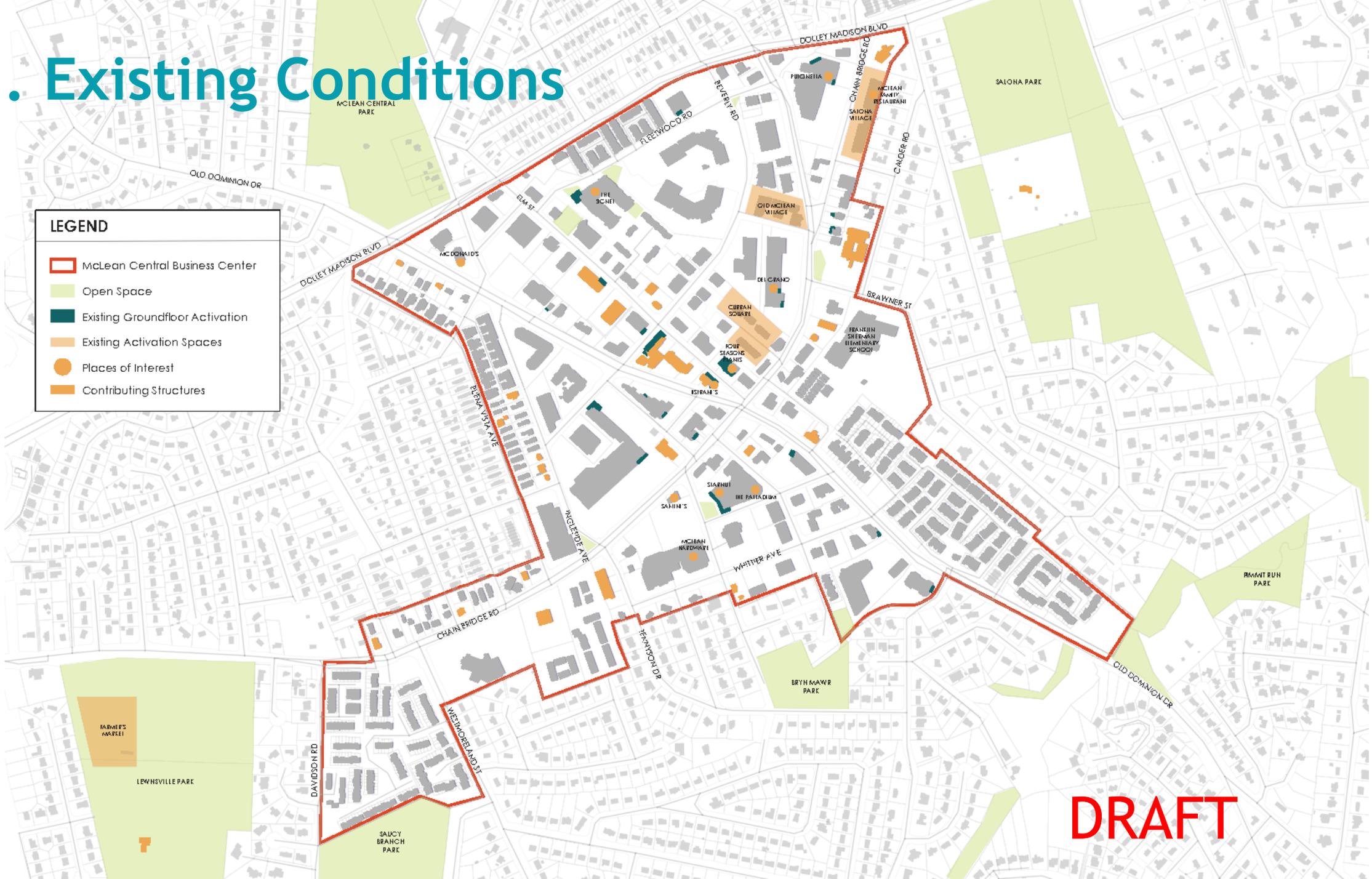
The physical features that define Neighborhood Village concept in the District Design Guidelines are:

- 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. Use the ‘Building Zone’ to connect buildings to the public sidewalk creating opportunities for social interactions for all types of residential and commercial buildings. Encourage additional opportunities for outdoor dining and outdoor seating spaces.
- 5. Environmentally-focused Designs.** Streetscapes and public spaces should showcase and celebrate sustainable designs that increase the number of trees and green spaces. These “green corridors” are used to reduce rainwater runoff and heat island impacts. New development or building retrofits should also place an emphasis on green building and sustainable technologies.
- 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. Such pathways should be characterized through their use of greenery, public art, distinctive paving and furnishings, and lighting.
- 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. Public spaces provided with developments should complement the open space system for the CBC.

1. Existing Conditions

LEGEND

-  McLean Central Business Center
-  Open Space
-  Existing Groundfloor Activation
-  Existing Activation Spaces
-  Places of Interest
-  Contributing Structures



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4. Activity Nodes

Smaller parks should stand out more and read like a network and help connect important sites to each other.
Add transition locations surrounding the CBC
Add additionally identified pathways

LEGEND

- McLean Central Business Center
- Open Space
- Existing Groundfloor Activation
- Existing Activation Spaces
- Places of Interest
- Contributing structures/sites
- Center Zone
- General Zone
- Edge Zone
- Pedestrian Enhancements
- Temporary Pedestrian Only Streets
- Pedestrian Connections
- Future Green Space
- Nodes
- Gateways



Edits from the Advisory Group meeting on 4/27 are included in this narrative in red

Highlight this crossing

Existing area of activity

Potential Park Location to be explored

Add sunrise

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