



McLean Citizens Association Resolution
Amherst Property, LLC
RZ/CDP/FDP 2014-PR-004
Tax Maps 29-4 ((7)) 6, part 7B
October 1, 2014

Whereas, Amherst Property LLC has filed an application to rezone their property located at 7915 Jones Branch Road in the West*Park area of Tysons; and

Whereas, the applicants seek to rezone from the C-3 Commercial Office district to the Planned Tysons Corner (PTC) district; and

Whereas, the subject property comprises 1 parcel and part of the adjacent property to the north for a total of 5.75 acres, and is currently developed with a 6-story commercial office building; and

Whereas, the property generally lies within 1/2-mile of both the McLean and Tysons Corner Metro stations; and

Whereas, the applicant further seeks approval of Conceptual and Final Development Plans that, in compliance with a Comprehensive Plan recommendation for residential-mixed use, propose to redevelop the property with a mid-rise multi-family residential building with the following intensity:

- a) A maximum gross floor area (GFA) of 450,000 square feet, corresponding to a floor area ratio (FAR) of 1.8,
- b) A maximum building height of up to 90 feet, or 7 stories,
- c) Up to 400 dwelling units of which 66, or 20%, would be dedicated to workforce housing,
- d) A maximum of 602 parking spaces; and

Whereas, the parking would be primarily above ground with some on-street parallel parking, however the above-ground parking would be situated within the interior of the building and not visible from the street, and

Whereas, while the use of the property would be primarily residential, up to 12,000 square feet of GFA would be developed with ground floor retail, services and/or resident amenity uses as permitted by the PTC District regulations; and

Whereas, the applicant would construct the following 3 parks, comprising a total of 1.5 acres, and record public access easements ensuring that the park spaces are open to the public:

- a) A 0.77 acre park on the western property line that would include numerous features such as a water feature, benches and lighted walking paths,
- b) An off-site 0.66 acre park, to the west of the above park, with a fenced dog park and benches,

- c) A 0.12 acre linear park, also off-site, that would provide a pedestrian connection from the rear of the subject property to Westpark Drive; and

Whereas, these parks would be constructed concurrently with the development of the residential building and would be made available for public use as soon as possible; and

Whereas, to implement a grid of streets, the applicant would:

- a) Dedicate right-of-way and construct, prior to the issuance of the first occupancy permit, three new local streets with placeholder names of Street A, Street B and Street C, situated to the north, west and south of the building, respectively,
- b) Extend Street C across the abutting western properties, also owned by the applicant, to connect with Westbranch Drive,
- c) Dedicate right-of-way and make improvements to Jones Branch Road by adding parking and bike lanes; and
- d) Construct these new local streets to Virginia Department of Transportation (VDOT) standards for eventual acceptance into the State System; and

Whereas, the applicant would proffer a monetary contribution towards the development of an athletic field of an amount equal to \$1.81 per square foot of GFA by June 30, 2015, or alternatively, \$2.38 per square foot upon issuance of the first occupancy permit; and

Whereas, the applicant would further proffer to make available 4,000 square feet of office space and 16 parking spaces, for a period of 10 years without charge, to the Fairfax County Fire Marshall Office in the adjacent office building at 7921 Jones Branch; and

Whereas, the applicant's proffers would include, but not be limited to:

- a) Contribution of \$1,020 for each residential unit for grid-of-street improvements,
- b) Contribution of \$1,020 for each residential unit for Tysons-wide road improvements,
- c) Contribution of \$10,825 for each of the projected 43 students, based on 0.11 student per dwelling unit, to Fairfax County Public Schools,
- d) Provision of on-site recreational facilities for the residents of the property expending a minimum of \$1,700 per dwelling unit on such recreational facilities,
- e) Provision of paved bike lanes and bike racks, bike lockers and bike storage areas throughout the property at the street level and parking garages,
- f) Joining the Arbor Row Travel Demand Management (TDM) program and committing to gradually reducing weekday peak hour vehicle trips from the subject property by 45% as Tysons reaches a development level of 113 million square feet; and

Whereas, the proposed rezoning and associated development plans are in compliance with the Tysons Comprehensive Plan;

Now, therefore, be it resolved that the McLean Citizens Association supports rezoning application RZ 2014-PR-004 and development plans CDP/FDP 2014-PR-004.

*Approved by the MCA Board of Directors
October 1, 2014*

cc: Linda Smyth, Providence District Supervisor
Ken Lawrence, Providence District Planning Commissioner
John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Ben Wiles, Staff
Elizabeth Baker, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
Fairfax County Planning Commission
Fairfax County Board of Supervisors