



**McLean Citizens Association Resolution**  
**Tysons Westpark, L.C.**  
**RZ/CDP/FDP 2013-PR-009**  
**Tax Maps 29-3 ((15)) 8**  
**October 1, 2014**

**Whereas**, Tysons Westpark, L.C. has filed an application to rezone their property located at 8401 Westpark Drive at the intersection of Leesburg Pike (Rt. 7) and Westpark Drive in Tysons; and

**Whereas**, the applicants seek to rezone from the C-7 Regional Retail district to the Planned Tysons Corner (PTC) district; and

**Whereas**, the subject property comprises one parcel of 5.37 acres and is currently developed with a 9-story, 301-unit hotel; and

**Whereas**, the property generally lies within 1/4-mile of the Greensboro Metro station; and

**Whereas**, the applicant further seeks approval of a Conceptual Development Plan (CDP) that, in compliance with Comprehensive Plan guidance, proposes a residential/mixed-use development of three high-rise buildings: 2 multi-family residential and 1 hotel; and

**Whereas**, the CDP proposes a development with a maximum gross floor area (GFA) of 1,489,000 square feet corresponding to a floor/area ratio (FAR) of 6.37; and

**Whereas**, the two residential buildings, named D1 and D2, would provide a maximum of 1,300 dwelling units, 20% of which would be dedicated to affordable workforce housing; and

**Whereas**, the development of D1 would include the construction of a second, 1-story building, fronting on Route 7, that would house accessory uses for the residents; and

**Whereas**, the hotel, named D3, would comprise a maximum of 300 units; and

**Whereas**, all three buildings would have ground floor retail/service uses occupying no more than 24,500 square feet of GFA; and

**Whereas**, the hotel would have a maximum height of 180 feet or 14 stories; and

**Whereas**, the two multi-family high-rise buildings would have stair-stepped rooftops with:

- a) An architectural feature enclosing the mechanical area, occupying 22% of the roof, at a height of 330 feet,
- b) Another 53% of the roof area at 290 feet,
- c) The remaining 25% of the roof at a height at 245 feet on D1, and 220 feet on D2; and

**Whereas**, the subject property lies in the Tier 2 building height zone in which the Tysons Comprehensive Plan contemplates building heights of 175 to 225 feet; and

**Whereas**, Comprehensive Plan guidance allows flexibility in building height to accommodate the provision of affordable/workforce housing; and

**Whereas**, the Fairfax County Zoning Ordinance permits increased heights for architecturally screened features occupying less than 25% of the roof top; and

**Whereas**, the height of the proposed buildings facilitates significant open space and creates a view corridor where the park space of the subject property connects with the park space of the proposed development to the northeast; and

**Whereas**, the property would have a maximum of 2,267 parking spaces in 5 levels of parking at or below grade, with the actual number of spaces provided to be determined at final design of each building; and

**Whereas**, the applicants are requesting Final Development Plan (FDP) approval for residential building D1; and

**Whereas**, the FDP proposes to demolish the existing Westpark Hotel and convert most of the area for buildings D2 and D3 into an interim park until the buildings are developed, which would result in considerable open space for active and passive recreation with 14 temporary parking spaces to support it; and

**Whereas**, FDP approval and development of the buildings D2 and D3 would occur in response to market demand on a timeline extending many years; and

**Whereas**, the applicant would construct 3 publicly accessible parks over multiple development phases, comprising a total of 2.36 acres:

- a) Civic Square: A 0.34 acre park on the eastern corner of the property with a multi-purpose lawn panel, enhanced landscaping, outdoor seating and space for outdoor exhibits and events,
- b) Neighborhood Park: A 1.78 acre park in the center of the property with a multi-purpose lawn and a particular focus on active recreation for adults and children,
- c) Dittmar Gateway Park: A 0.24 acre landscaped/hardscaped plaza at the corner of Route 7 and Westpark Drive that would be subject to VDOT approval; and

**Whereas**, the applicant would record public access easements ensuring that the park spaces are open to the public, however an easement for Neighborhood Park would not be recorded until the completion of buildings D2 and D3, and

**Whereas**, to implement a grid of streets, the applicant would dedicate right-of-way and construct, if not already constructed by others:

- a) Park Avenue: A collector street along the northwest property line, parallel to Route 7, connecting Westpark Drive and Madison Street,
- b) Madison Street: A local street with 2 travel lanes on the southwest property line, parallel to Westpark Drive, connecting Park Avenue and Route 7, and

**Whereas**, the above streets would be constructed in phases to Virginia Department of Transportation (VDOT) standards for eventual acceptance into the State System; and

**Whereas**, the applicant would also conduct warrant studies for traffic signals at the intersections of Westpark Drive/Park Avenue and Park Avenue/Madison Street and, if warranted, the signals would be designed, equipped and installed by the applicant; and

**Whereas**, to satisfy a requirement for the provision of public facilities, the applicant would contribute \$2,234,000 towards a new Fairfax County Community Library to be provided by others in a building on an adjacent property, payable on the first occupancy permit; and

**Whereas**, the applicant would make a contribution towards the development of an athletic field by one of the following options:

- a) Enter into a private agreement with the applicant on pending rezoning application RZ 2010-PR-022 to provide a rectangular athletic field on a property on Science Applications Court off Gallows Road, or
- b) Contribute an amount of \$2,206,000 by June 30, 2015, or
- c) Contribute an amount of \$2.38 per square foot of GFA upon issuance of the first occupancy permit; 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 Tysons-wide road improvements,
- c) Contribution of \$.07 per square foot of GFA for Route 7 improvements,
- d) Contribution of \$10,488 for each of the projected 143 students, based on 0.11 student per dwelling unit, to Fairfax County Public Schools,
- e) Committing to Travel Demand Management (TDM) goals for the subject property to gradually reduce weekday peak hour vehicle trips 45% as Tysons reaches a development level of 113 million square feet;

**Now, therefore, be it resolved** that the McLean Citizens Association supports rezoning application RZ 2013-PR-009 and development plans CDP/FDP 2013-PR-009, provided that Fairfax County ensures that the recreation field towards which the developer is contributing be located in Tysons.

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

---

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

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