McLean Citizens Association Resolution
RZ/FDP 2012-DR-019
6862 Elm Street
Tax Map 30-2 ((1)) 61
June 17, 2014

Whereas, JBG/Elm Street Office, LLC and Elm Street Residential, LLC, seek to rezone a property at 6862 Elm Street in the McLean Community Business Center (CBC) from the C-3 Commercial district to the Planned Residential Mixed Use (PRM) zoning district; and

Whereas, the subject property of 4.43 acres is currently developed with an 8-story office building of 109,600 square feet (sf) and an expansive asphalt surface parking lot; and

Whereas, the applicants further seek approval of a Final Development Plan (FDP) that proposes to retain the existing office building and develop a mixed-use, multi-family residential building with up to 240 dwelling units, of which 29 units would be dedicated to affordable/workforce housing; and

Whereas, the residential building would have a maximum gross floor area of 263,806 sf that would include 5,033 sf of ground floor retail space, and up to 18,348 sf of accessory uses, such as a community room, a fitness center and a leasing office; and

Whereas, the residential building would have a maximum height of 75 feet, or 7 stories, with the upper floors stepped back to reduce the apparent mass of the structure to the abutting properties; and

Whereas, the first floor of the existing office building would be expanded with a 2,753 sf addition along its Elm Street frontage to incorporate a ground floor retail use; and

Whereas, the property would be developed to a maximum of 376,165 sf and a floor/area ratio (FAR) of 1.94; and

Whereas, the applicants would construct up to 667 parking spaces to park the office, residential and retail uses; and

Whereas, 610 of those parking spaces would be provided in up to 6 levels of underground parking beneath the residential building, with the remaining 57 provided as on-street parking spaces along the internal private street; and

Whereas, under a methodology approved by the Fairfax County Department of Transportation (FCDOT), the applicants would work with McLean House and McLean Office Square to review parking space counts, monitor for illegal parking and, if necessary, implement parking mitigation measures as necessary; and

Whereas, if necessary, the applicants would contribute up to $100,000 to McLean House and up to $10,000 to McLean Office Square to implement the parking mitigation measures; and

Whereas, subject to VDOT approval, the applicants would implement the lane striping and appropriate signage necessary to create a right turn lane and a left turn lane on eastbound Elm Street at the approach to Beverly Road; and

Whereas, subject to FCDOT and VDOT approval, the applicants would construct approximately 810 linear feet of on-site sidewalk and streetscape improvements in accordance with the McLean CBC Open Space Design Standards; and

Whereas, subject to FCDOT, VDOT and landowner approval, the applicants would similarly construct approximately 2,110 linear feet of off-site sidewalk and streetscape improvements along the frontages of the Pournaras, McLean House, Ashby and McLean Office Square properties; and

Whereas, in the event the approvals for the on-site or off-site sidewalk and streetscape improvements were not obtained, the applicants would contribute up to $503,000 to the Dranesville District Pedestrian Improvement Fund; and

Whereas, subject to county and landowner approval, the applicants would replace an existing 930-foot trail along the rear property lines of the JBG, Ashby, McLean Office Square and Road Runner properties with a new 8-foot wide, lighted asphalt trail; and

Whereas, in the event the approvals and off-site easements were not obtained to allow installation of the improved trail, the applicants would contribute up to $284,000 to the Dranesville District Pedestrian Improvement Fund; and

Whereas, prior to site plan approval, the applicants would submit to FCDOT a plan for parking the existing office use during the period of construction that would comply with the Zoning Ordinance, and this plan may include measures such as, but not be limited to:

1) A valet service to stack and park vehicles on the property,
2) Vehicle lift structures for the stacking and parking of vehicles on the property,
3) A valet service to transfer vehicles to and from the property and one or more temporary off-site parking locations,
4) One or more temporary off-site parking locations with shuttle bus service to and from the property,
5) A request for a temporary parking reduction for the office use; and

Whereas, to accommodate public transit, the applicants would construct a bus shelter on Elm Street in accordance with the McLean CBC Open Space Design Standards; and

Whereas, the applicants would construct a second, off-site bus shelter on Fleetwood Road or, alternatively, make a monetary contribution of up to $22,000 towards the second bus shelter that would be provided by others; and

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

a) Contribution of $375,060 to the Fairfax County Park Authority,
b) 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,

c) Contribution of $283,176 to Fairfax County Public Schools to offset the impacts of the 27 students the development is projected to generate,

d) A contribution of $100,000 to the Fairfax County Board of Supervisors for transfer to the Fairfax County Public Schools to be utilized to improve the existing basketball courts and athletic fields at Franklin Sherman Elementary School,

e) A yet unspecified contribution to the McLean Revitalization Corporation for undergrounding off-site utility lines in the CBC,

f) The provision of 109 long-term and short-term bicycle parking spaces on the property,

g) Committing to Travel Demand Management (TDM) goals to reduce by 20% the number of peak hour vehicle trips generated by the property's residential use, and

Whereas, the McLean Comprehensive Plan was amended on March 25, 2014 with language specific to the 6862 and 6870 Elm Street properties recommending, in part:

1) A mixed-use development at a maximum intensity of 1.94 FAR with minimum surface parking,
2) Improved pedestrian and bicycle circulation and connections,
3) Urban design elements and features consistent with the McLean CBC Open Space Design Standards,
4) Bus stops for the accommodation of public transit; and

Whereas, the proposed development is in substantial compliance with the McLean Comprehensive Plan;

Now, therefore be it resolved that the McLean Citizens Association supports application RZ/FDP 2012-DR-019.

Approved by the MCA Executive Committee on behalf of the Board of Directors
Date 6/17/2014

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Bailey Hopple, JBG
Brian Winterhalter, Cooley LLP
Fairfax County Planning Commission
Fairfax County Board of Supervisors