



McLean Citizens Association Resolution
MR Commons LLC
RZ/CDP/FDP 2011-PR-017
Tax Maps 30-3 ((28)) 5, 6, 8, B4
April 28, 2013

Whereas, MR Commons LLC seeks to rezone the property known as The Commons of McLean from the R-20 Residential district to the Planned Tysons Corner (PTC) zoning district; and

Whereas, the subject property comprises 4 parcels of 20.96 acres and is currently developed with 13 garden apartment buildings providing 331 residential units; and

Whereas, these properties generally lie between $\frac{1}{4}$ and $\frac{1}{3}$ -mile from the McLean Metro station; and

Whereas, the applicant further seeks approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP) that propose development of 7 high-rise, multifamily residential buildings that would provide a maximum of 2,571 units of which 471 units would be dedicated to workforce housing; and

Whereas, the single-use development would have a maximum gross floor area of 2,622,400 square feet of residential use and a floor area ratio of 2.87; and

Whereas, the 7 residential buildings would range in height from 160-240 feet, or 15-22 stories; however, the developer would reserve the right to construct 3 of the buildings to a height of 75 feet, or 6 stories; and

Whereas, of the proposed 7 buildings, the applicant is requesting FDP approval for 1 residential building of 15 stories at the corner of Chain Bridge Road and Anderson Road that would provide 331 units; and

Whereas, the remaining development would be constructed in response to market demand on a timeline extending many years or even decades; and

Whereas, the development would provide 3,040 parking spaces, above and below-ground, which equates to 1.0 to 1.3 spaces per unit, plus 167 on-street and surface parking spaces; and

Whereas, final building size and height and the number of parking spaces provided would not be established until FDP approval; and

Whereas, to implement a grid of streets, the applicant would dedicate right-of-way and 1) construct four new local roads, 2) extend Colshire Meadow Drive from Colshire Drive to Anderson Road (jointly with Cityline), 3) extend Dartford Drive from Colshire Drive to Colshire Meadow Drive and 4) widen Anderson Road; and

Whereas, all roads except for Center Alley would be built to Virginia Department of Transportation standards for eventual acceptance into the State System; and

Whereas, the proposed development would be exclusively a residential use; and

Whereas, the subject rezoning is the first transit-oriented development (TOD) rezoning in Tysons proposing a single-use development; and

Whereas, the applicant would reserve the right, at the applicant's sole discretion, to convert 50,000 square feet of residential floor area to retail/services uses; and

Whereas, the Anderson Subdistrict is planned for mixed-use residential with Comprehensive Plan guidance calling for supporting retail and basic shopping and services that meet residents' daily needs; and

Whereas, Anderson Subdistrict guidance further envisions one or more lively neighborhood shopping streets; and

Whereas, the Fairfax County Zoning Ordinance classifies Neighborhood Retail as less than 100,000 square feet of retail floor area serving a neighborhood-oriented market of approximately 5000 persons; and

Whereas, the Commons would have 5,000 residents; and

Whereas, with the approval of subject rezoning, the total number of approved residential units in the East Tysons under the 2010 Comprehensive Plan would be 6,109, with another 464 units proposed by the Scotts Run North rezoning, for an estimated population of 13,100; and

Whereas, with large areas of East Tysons also planned for urban residential use and yet to be rezoned, there will be a need for retail and services on a community scale to be provided in TOD fashion as local-serving, ground floor retail; and

Whereas, while the Commons Village Shopping Center to the south has a grocery store and a small restaurant, it lacks other basic retail and services; and

Whereas, the patrons of Goodman Field would be well-served by a retail food establishment or convenience store, and the presence of ground floor retail along the south end of East Lane would be a natural extension of the retail use provided by the Commons Village Shopping Center; and

Whereas, Scotts Run and Commons' residents would walk or bike past this segment of East Street on the way to the grocery; and

Whereas, the development would provide 9.0 acres of public parkland including the 4.35-acre Anderson Park and the full-size, turfed and lighted Goodman athletic field; and

Whereas, Anderson Park and the Goodman Field would be delivered upon issuance of the 150th occupancy permit for the 3rd and 5th building respectively; and

Whereas, the proffered provision of the athletic field fulfills the combined requirement of Capital One and the Commons to provide an athletic facility, and by the time the athletic field would be

delivered the two developments would have up to 2,695 occupied units with 295 school-aged children needing recreational facilities; and

Whereas, there is a dearth of rectangular athletic fields in the McLean area; and

Whereas, the athletic facilities in Tysons are expected to satisfy the demand for youth, adult and employee active recreation and East Tysons already has 6.6 million sf of approved office development; and

Whereas, with at least three major developments constructing multi-family high-rise buildings in East Tysons comprising over 6,000 units, and significant numbers of residential units being developed in other station areas, the delivery of the 5th building could be decades after CDP approval; and

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

- a) Contribution of \$157,345 towards the construction of the Dolley Madison Boulevard (Rt.123) Super Street,
- b) Contribution of \$1,000 for each residential unit for grid-of-street improvements,
- c) Contribution of \$1,000 for each net new residential unit for Tysons-wide road improvements,
- d) Contribution of \$9,378 for each expected student to the Fairfax County School Board,
- e) 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,
- f) Provision of paved bike lanes and bike racks, bike lockers and bike storage areas throughout the property,
- g) 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 96 million square feet,

Now, therefore, be it resolved that the McLean Citizens Association supports rezoning application RZ 2011-PR-017 and development plans CDP/FDP 2011-PR-017, subject to the following conditions being met:

1. The applicant proffers a minimum retail gross floor space of 50,000 square feet, where appropriate interim uses of that space would be permitted until the later phases of development,
2. The applicant delivers the Goodman Field facility upon the issuance of the 150th occupancy permit of the 5th residential building, or by a date certain of December 31, 2025, whichever comes first.

*Approved by the MCA Executive Committee on behalf of the Board of Directors
April 28, 2013*

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
Jay Donahue, Dranesville District Planning Commissioner
Ben Wiles, Staff
G. Evan Pritchard, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
Fairfax County Planning Commission
Fairfax County Board of Supervisors