



McLean Citizens Association Resolution
NV Commercial Inc. and Clyde's Real Estate Group Inc.
RZ/CDP/FDP 2011-PR-005
Tax Maps 29-3 ((1)) 65, 71, 71A, 72, 73, 75, 76, 78A
October 15, 2013

Whereas, NV Commercial and Clyde's Real Estate Group have filed an application to rezone their consolidated properties located at the intersection of Leesburg Pike (Rt. 7) and Chain Bridge Road in Tysons; and

Whereas, the applicants seek to rezone from the C-8 Commercial district to the Planned Tysons Corner (PTC) zoning district; and

Whereas, the subject property comprises eight parcels of 5.79 acres and is currently developed with six low-rise commercial retail buildings and Clyde's restaurant; and

Whereas, 96% of the property lies within 1/8-mile of the Greensboro Metro station; and

Whereas, the applicant further seeks approval of a Conceptual Development Plan (CDP) that proposes a mixed-use development of six high-rise buildings comprising 3 multi-family residential and 1 office, and 2 buildings of yet undetermined use (residential, office or hotel); and

Whereas, while the developer is proposing a wide range of building sizes and heights, the proffered conditions would allow the following range of intensity:

- a) A gross floor area of 1,288,000 square feet to a maximum of 2,029,000 square feet, corresponding to floor area ratios (FAR) of 5.1 to 8.05 respectively,
 - b) Office floor space not to exceed 631,000 square feet or 2.5 FAR,
 - c) Building heights generally ranging from 185 feet to a maximum of 400 feet or 15 to 34 stories,
 - d) Between 1,042 and 1,509 residential units of which 20% would be dedicated to workforce housing,
 - e) Between 83,000 and 173,000 square feet of retail uses,
 - f) Up to 3,714 parking spaces below and above-ground, with some parallel street parking;
- and

Whereas, the applicants are requesting Final Development Plan (FDP) approval for Building F, a residential building up to 400 feet in height (34 stories) that would provide up to 414 units, and

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

Whereas, as part of the FDP the applicants would create a temporary 0.73-acre park, named Metro Plaza, at the entrance of the Greensboro Metro station and activate the park with a tastefully appointed and well-maintained interim pop-up retail establishment, housed in shipping containers; and

Whereas, the applicants would further furnish Metro Plaza with benches, bike racks, landscaping and a water feature; and,

Whereas, during a later phase of development the interim park would be replaced with a permanent park, at the applicant's cost, when the adjacent area is redeveloped; and

Whereas, to implement a grid of streets, the applicant would dedicate right-of-way and construct in phases:

- a) Two new local roads, Viale Central and Tysons Central Street,
- b) A collector road, Center Street, and optionally extend it off-site to Pinnacle Drive,
- c) A second collector road, Station Place, if it has not yet been constructed by the adjacent development; and

Whereas, Center Street and Station Place would be built to Virginia Department of Transportation (VDOT) standards for eventual acceptance into the State System; and

Whereas, the applicants would request a limited access break on Rt. 7 that, if approved by VDOT, would provide direct access to Viale Central from Rt. 7, a state highway classified as a limited access highway; and

Whereas, the development would provide up to 1.94 acres of public parkland with amenities such as water features, active recreation areas, dog park, playground and exercise station; and

Whereas, to satisfy a requirement for the provision of public facilities, up to 14,000 square feet of gross floor space would be provided on two floors in Building C; and

Whereas, this space would be made available to Fairfax County, rent-free for 50 years, for a public/community use that may include educational facilities; and

Whereas, up to 6 parking spaces would also be made available for the public facility, corresponding to 0.42 parking spaces per 1,000 square feet of floor space; and

Whereas, such a public/community use would be utilized by residents of the surrounding communities who would not necessarily walk, bike or take transit; and

Whereas, the Northern Virginia Center in Falls Church, which houses an education facility for Virginia Tech adjacent to the West Falls Church Metro station, provides 4.5 parking spaces per 1,000 square feet of floor space and must utilize the Metro station parking lot for overflow parking; and

Whereas, the applicants would make a contribution towards the development of an athletic field at Westgate Park of at least \$2,863,000 by December 31, 2015, or alternately, \$2.35 per square foot of gross floor area upon issuance of occupancy permit for each building; and

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

- a) Contribution of \$1,000 for each residential unit and \$6.44 for each new square foot of office or hotel space for grid-of-street improvements,
- b) Contribution of \$1,000 for each residential unit and \$5.63 for each new square foot of office or hotel space for Tysons-wide road improvements,
- c) Contribution of \$9,378 for each expected student based on 0.087 student per high-rise dwelling unit to Fairfax County Public Schools,
- d) Contribution of \$3.00 for each new square foot of office or hotel space for Affordable/Workforce Housing,
- 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 at the street level and parking garages,
- g) Committing to Travel Demand Management (TDM) goals for the subject property to gradually reduce weekday peak hour vehicle trips 50% as Tysons reaches a development level of 113 million square feet; and

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

Now, therefore, be it resolved that the McLean Citizens Association supports rezoning application RZ 2011-PR-005 and development plans CDP/FDP 2011-PR-005, subject to the following conditions being met:

- 1. The applicants agree to submit the plans and illustrations for the Metro Plaza pop-up retail establishment to the Planning Commission for review and approval, and
- 2. The applicants demonstrate that adequate parking will be provided to accommodate an education use, consistent with on vehicle trips at similar educational uses located a similar distance from Metro stops in Arlington and Fairfax.

*Approved by the MCA Executive Committee on behalf of the Board of Directors
October 15, 2013*

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

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