



**McLean Citizens Association Resolution**  
**Cityline Partners LLC**  
**RZ/CDP 2011-PR-010**  
**Tax Maps 29-4 ((6)) 101A, 102**  
**March 13, 2013**

**Whereas**, Cityline Partners LLC seeks to rezone Land Bay West of Scotts Run Station from the C-3 Office district to the Planned Tysons Corner (PTC) zoning district; and

**Whereas**, Land Bay West comprises 2 parcels of 6.9 acres in the West\*Gate office park with 2 existing office buildings of 4 and 6 stories; and

**Whereas**, the subject properties are generally situated within ¼-mile of the Tysons/McLean Metro station with frontage on Old Meadow Road; and

**Whereas**, the applicant further seeks approval of a Conceptual Development Plan (CDP) that proposes a transit-oriented, mixed-use development of 4 buildings: 3 commercial office and 1 residential; and

**Whereas**, the development also proposes 27,280 square feet of ground floor retail; and

**Whereas**, the development would have a maximum gross floor area of 1,571,826 square feet and a corresponding floor area ratio of 3.52; and

**Whereas**, a maximum of 391 dwelling units would be provided with 20% of the units dedicated as workforce dwelling units; and

**Whereas**, the proposed heights of the three office and one residential buildings are 28, 18, 13 and 24 stories respectively; and

**Whereas**, the final size and height of the proposed buildings would be established at FDP approval; and

**Whereas**, the development would provide 2,284 parking spaces, above and below-ground, which equates to 1.3 spaces per residential unit and 1.5 spaces for every 1,000 square feet of office floor space; and

**Whereas**, the applicant would dedicate right-of-way for the construction of two new local streets, Lincoln Road and Grant Road, and the widening of the Old Meadow Road; and

**Whereas**, both Lincoln and Grant Roads would be built to Virginia Department of Transportation standards for eventual acceptance into the State System; and

**Whereas**, in conjunction with the applicant's two other co-pending Scotts Run rezoning applications, the applicant would:

- a) Submit advanced preliminary design plans for the proposed Dolley Madison Boulevard (Rt.123) Super Street and contribute \$0.07 per square foot of development, or a maximum of \$445,000, towards its construction,
- b) Construct and dedicate to Fairfax County a two-level Fire and Rescue Station, of approximately 15,000 square feet, to be delivered by 2020 on an off-site parcel with frontage on Old Meadow Lane,
- c) On the same property also construct and dedicate to Fairfax County a 180' x 220' athletic field, turfed and lighted, with parking, to be delivered by 2023,
- d) Proffer to a restoration of Scotts Run Stream Valley Park between Colshire Meadow Drive and Dolley Madison Boulevard and the segment of the stream valley adjacent to the Taylor Block,
- e) Make further improvements to those sections of Scott Run Stream Valley Park by installing pedestrian pathways, terraces and a bridge crossing the stream to facilitate its use,
- f) Rebuild the Colshire Meadow Drive Bridge over Scotts Run;

and

**Whereas**, the proposed transit-oriented development would create an urban, pedestrian-friendly environment, as set forth in the Tysons Comprehensive Plan; 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 and hotel space to the Tysons Road Fund for grid-of-street improvements,
- b) Contribution of \$1,000 for each residential unit and \$5.63 for each new square foot of office and hotel space to the Tysons Road Fund for Tysons-wide road improvements,
- c) Contribution of \$10,489 for each expected student based on 0.11 student per high-rise dwelling unit to Fairfax County Public Schools,
- d) Contribution of \$3.00 for each new square foot of office and hotel space towards 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;

and

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

**Now, therefore, be it resolved** that the McLean Citizens Association supports rezoning application RZ 2011-PR-010 and development plan CDP 2011-PR-010.

*Approved by the MCA Board of Directors  
March 13, 2013*

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  
Keith Turner, Cityline Partners LLP  
Thomas Fleury, Cityline Partners LLP  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors