



**McLean Citizens Association Resolution**  
**Cityline Partners LLC**  
**RZ/CDP/FDP 2011-PR-011**  
**Tax Maps 30-1 ((1)) 6A, 6B, 6C, 6D and 30-3 ((28)) A, C1, 4B 4C**  
**March 13, 2013**

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

**Whereas**, Land Bay East comprises 8 parcels of 23.5 acres in the West\*Gate office park with 5 existing office buildings comprising 242,000 square feet; and

**Whereas**, the Land Bay East properties are generally situated within ¼-mile of the Tysons/McLean Metro station with frontage on Colshire Drive and Anderson Road; and

**Whereas**, the applicant further seeks approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP) that propose a transit-oriented, mixed-use development of 13 buildings: 6 commercial office, 6 residential and 1 hotel; and

**Whereas**, the development also proposes 116,240 square feet of ground floor retail; and

**Whereas**, the development would have a maximum gross floor area of 5,125,234 square feet and a corresponding floor area ratio of 4.57; and

**Whereas**, a maximum of 360 hotel rooms and 1,917 residential units would be provided with 20% of the dwelling units dedicated as workforce housing; and

**Whereas**, of the proposed 13 buildings, the applicant is requesting FDP approval for 2 residential buildings on 2.57 acres known as the Garfield block, which is bounded by Chain Bridge Road, Anderson Road and Dolley Madison Boulevard; and

**Whereas**, the proposed heights of the two FDP residential buildings would be 6 and 15 stories; and

**Whereas**, the remaining CDP office buildings range from 14 to 32 stories and the residential buildings from 17 to 28 stories, with building height generally increasing with proximity to the Metro station; and

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

**Whereas**, the development would provide 6,770 parking spaces, above and below-ground, which equates to 1.5 spaces for every 1,000 square feet of office floor space and 0.74 space per hotel room; and

**Whereas**, the parking space ratio for residential units would vary from 1.3 to 1.5 spaces per unit; and

**Whereas**, to implement a grid of streets, the applicant would dedicate right-of-way and 1) construct two new local roads, South Dartford Drive and Station Street, 2) extend Colshire Meadow Drive from Colshire Drive to Anderson Road and, 3) widen Colshire Drive and Anderson Road; and

**Whereas**, South Dartford Drive would be built to Virginia Department of Transportation standards for eventual acceptance into the State System; and

**Whereas**, Station Street would be a private road to accommodate underground parking and street closings, up to 64 times a year, for public events; and

**Whereas**, the applicant would provide 3 bus bays on Colshire Drive and 1 on Colshire Meadow Drive; and

**Whereas**, the proposed transit-oriented development would create an urban, pedestrian-friendly environment with primary, secondary and tertiary pedestrian corridors to accommodate both high levels of pedestrian activity and efficient pedestrian movement; 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) Contribute to the construction of the new Fire and Rescue Station on Old Meadow Lane,
- c) Contribute to the construction of the athletic field on Old Meadow Lane,
- 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 directly 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 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 dwelling unit) to the Fairfax County School Board,
- 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 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,

and

**Whereas**, the proposed rezoning and associated conceptual and final 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-011 and development plans CDP/FDP 2011-PR-011.

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

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