McLean Citizens Association Resolution
Georgelas Group LLC Rezoning and CDP/FDP
RZ 2010-PR-014-A
Tax Map 29-3 ((1)) 48D

September 7, 2011

Whereas, Georgelas Group LLC is seeking to rezone a 1.56-acre parcel located at 1551 Spring Hill Road from I-5 to the Planned Tysons Corner (PTC) zoning district; and,

Whereas, the applicant is further seeking approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP) that proposes to redevelop the property, currently a surface parking lot, as a multi-family residential high-rise with up to 478 dwelling units and, optionally, ground floor retail; and,

Whereas, the proposed 26-story high-rise, situated within ¼-mile of the Tysons Spring Hill Metro station, would be 300 feet in height and 436,000 square feet, with a floor area ratio of 6.33; and,

Whereas, there is no maximum density inside the ¼-mile TOD ring, however the applicant is requesting a waiver for increased building height, from the maximum height of 225 feet to 300 feet; and,

Whereas, the rationale for the increased height waiver is: 1) a significant portion of the lot is being dedicated to right-of-way for Condominium Avenue, East Street and West Street and, 2) the provision of 20% of the dwelling units for workforce affordable housing; and,

Whereas, the proposed transit oriented development would create an urban, pedestrian-friendly environment, as set forth in the Tysons Comprehensive Plan, with a connected grid of streets; and,

Whereas, 20% of the dwelling units would be dedicated to workforce and affordable housing; and,

Whereas, the building would have 4 levels of underground parking providing up to 682 parking spaces; and,

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

a) Construction of a grid of streets on the subject property including Condominium Avenue, East Street and West Street,
b) Contribution of $1,000 for each market rate dwelling unit to the Tysons Transportation Fund,
c) Contribution of $9,378 for each expected student (0.087 students per dwelling unit) to the Fairfax County School Board,
d) Contribution of $1.50 per square foot to Fairfax County towards the construction of a new fire station,

e) Provision of on-site recreational facilities for the residents of the property expending a minimum of $1,500 per dwelling unit on such recreational facilities,
f) Participation in a Special Transportation Assessment District (STAD) that will levy an ad valorem real property tax that will gradually increase to $0.29 per $100 of assessed value as the Silver Line Phase I District tax is phased out,
g) Posting a 'green building escrow' in the amount of $2.00 per square foot to be released after the building is certified LEED-NC,
h) Escrowing the sum of $500,000 with Fairfax County for the acquisition of parkland by the applicant in the RZ 2010-PR-014-B rezoning,
i) Escalating each year all monetary contributions, except for the STAD, based on the CPI-U inflation rate,
j) Installation of all utilities under the street to the extent possible,
k) Committing to Travel Demand Management (TDM) goals for the subject property to reduce weekday peak hour vehicle trips 35% by year 2020 and 55% by year 2050,
l) Agreeing to a maximum penalty of $0.45 per square foot if the TDM objectives are not met once the neighborhood is stabilized,
m) When half of the dwelling units are occupied, creating an interim park in a nearby, off-site open space area on parcel TM 29-3 ((1)) 63C that will serve as a park until the parcel is redeveloped,
n) Retaining on-site and seeking to reuse the first inch of rain fall storm water within 72 hours, and providing approximately 50% of all roof top areas as green roofs,

Now, therefore, be it resolved that the McLean Citizens Association supports the subject rezoning and approval of the CDP/FDP, subject to conformity with prior MCA resolutions on cost recovery (75/25) for Tysons redevelopment and revision of County policy for Fairfax County Public Schools cash proffers to conform with sound economic principles.

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
Aaron Georgelas, Georgelas Group LLP
Fairfax County Planning Commission
Fairfax County Board of Supervisors