McLean Citizens Association Resolution
Georgelas Group LLC Rezoning and CDP
RZ 2010-PR-014-B
Tax Map 29-3 ((1)) 60C

September 7, 2011

Whereas, Georgelas Group LLC is seeking to rezone a 5.51-acre parcel located at 1524T 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) that redevelops the property as primarily a multi-family residential use; and

Whereas, the current use is mixed commercial in a 150,000 square foot, one-story building; and,

Whereas, the applicant proposes to construct 4 high-rise residential buildings, named G1 through G4, comprising up to 1,912 dwelling units with an option to convert G4 to office and G3 to a hotel use; and,

Whereas, 4.03 acres of the subject property is situated within ¼-mile of the Tysons Spring Hill Metro station, also referred to as Tier 2, and the remaining 1.58 acres (29%) lies outside the ¼-mile ring in Tier 3; and,

Whereas, while the property would be limited to a maximum gross floor area of 1,738,100 square feet, the size, height and use of the four proposed high-rises would not be established until Final Design Plan (FDP) approval; 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, the applicant proposes to extend Greensboro Drive, from its current terminus at Spring Hill Road, to Tyco Road; and,

Whereas, the applicant further proposes to construct and dedicate the right-of-way for Merchant Avenue which would bisect the property providing additional grid connections; and,

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

Whereas, while Tier 2 has no maximum density, Tier 3 maximum density is 3.0 FAR if 20% affordable housing is provided;

Whereas, the Tier 3 portion of the site has a density of 12.49 FAR and,

Whereas, Tier 2 and 3 have maximum heights of 225 feet and 175 feet respectively; and,

Whereas, the maximum height for the development would be 290 feet; and,

Whereas, the applicant is requesting a maximum density waiver for the Tier 3 section and a maximum height waiver for the entire site on the based on:

a) The dedication of right-of-way for Merchant Street, the extension of Greensboro Drive and bus circulator lanes on Tyson Road and Spring Hill Road,

b) Dedicating of 20% of the dwelling units to workforce affordable housing,

c) Providing space in building G4 to house a 2-story fire house for Tysons Unit 29,

d) Providing pedestrian and bike links to the Metro station area,

Whereas, Comprehensive Plan guidance provides for increased density in circumstances where a development is residential mixed-use, spans the Tier2/Tier 3 boundary and provides good access to the Metro station; and,

Whereas, the four residential buildings would have 4 levels of parking below ground and 4 levels of parking above ground for a total of up to 2,737 parking spaces; and,

Whereas, all three Georgelas rezonings generate the need for 13 acres of new parkland; and,

Whereas, Parts A & B propose 3.72 acres of parkland; and,

Whereas, while Part C, scheduled for future zoning approval, currently proposes another 5.75 acres of parkland for a total of 9.47 acres, there is a deficit of 4 acres of parkland for the entire development and, in particular, a deficit of active recreation facilities; and,

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

a) Contribution of $1,000 for each market rate dwelling unit to the Tysons Transportation Fund,

b) Contribution of $9,378 for each expected student (0.087 students per dwelling unit) to the Fairfax County School Board,

c) Provision of on-site private recreational facilities for the residents of the property expending a minimum of $1,500 per dwelling unit on such recreational facilities,

d) 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,

e) Posting a 'green building escrow' in the amount of $2.00 per square foot to be released after the building is certified LEED-NC,

f) Acquiring three parcels near Ragland Road for parkland to be dedicated to the Park Authority,

g) Escalating each year all monetary contributions, except for the STAD, based on the CPI-U inflation rate,

h) Installation of all utilities under the street to the extent possible,

i) 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,

j) Agreeing to a maximum penalty of $0.45 per square foot if the TDM objectives are not met once the neighborhood is stabilized,

k) 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,

l) Reserving right-of-way along Tyco Road and Spring Hill Road to accommodate the bus circulator,
m) Designing and constructing a two-level fire station in building G4,
n) Providing traffic signals as warranted and required by VDOT,
o) Providing a traffic congestion management plan to mitigate congestion during construction,
p) With each FDP submission for high-rises G1 – G4, providing wind tunnel analysis and supplemental traffic analysis as required by VDOT,

Now, therefore, be it resolved that the McLean Citizens Association supports the subject rezoning and approval of the CDP, 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.

And be it further resolved that MCA supports the allocation of the highest densities in the areas closest to the Metro stations and discourages the sprawl or bleed-over of density into the higher lower density tiers,

And be it further resolved that MCA strongly urges that the County continue proffer negotiations for all three zoning cases to acquire additional recreation facilities.

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