



McLean Citizens Association Resolution
Georgelas Group LLC
RZ/CDP/FDP 2010-PR-014-D
Tax Maps 29-1 ((1)) 18C, 29-3 ((1)) 54A, 57, 57B, 57G
February 6, 2013

Whereas, Georgelas Group LLC seeks to rezone Part D of Springhill Station to the Planned Tysons Corner (PTC) zoning district; and

Whereas, Part D comprises 5 parcels of 9.86 acres, well within ¼-mile of the Tysons/Springhill Metro station, with frontage on Springhill Road, Tyco Road and Route 7; and

Whereas, the applicant further seeks approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP) that proposes a transit-oriented, mixed-use development of 7 buildings: 5 residential and 2 commercial office, with the applicant reserving the right to convert two of the residential buildings to an office or hotel use; and

Whereas, all buildings would have ground floor retail and services; and

Whereas, the development would have a maximum gross floor area of 2,786,000 square feet and a corresponding floor area ratio of 6.43; and

Whereas, the total dwelling units provided would range from 550 to 2,035, depending on the number of residential buildings constructed and whether the units are for-sale or rental; and

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

Whereas, the maximum building heights would be 260' to 400', equivalent to 24 to 35 stories, with the tallest buildings being within 1/8-mile of the Metro station; and

Whereas, the final size and height of each building would be established at FDP approval; and

Whereas, the applicant is requesting FDP approval for one residential building, situated on Tyco Road one block north of Route 7; and

Whereas, all buildings in the development would have 3-4 levels of underground parking with most buildings having 4-6 levels of above-ground parking for a maximum of 4,600 parking spaces; and

Whereas, buildings within 1/8-mile of the Metro station would have reduced parking; and

Whereas, the applicant is proffering to dedicate right-of-way for the construction of two new local roads, Pierpoint Street and Merchant Street, and the extension of Broad Street from Springhill Road to Tyco Road; and

Whereas, these roads would be built to Virginia Department of Transportation standards for eventual acceptance into the State System; and

Whereas, 2.23 acres of publicly accessible parks and recreational facilities would be provided including a running track, golf putting green, children play areas, yoga/exercise area and skate park; 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 or hotel space to the Tysons Road Fund for grid-of-street improvements,
- b) Contribution of \$9,378 for each expected student (based on 0.087 student per dwelling unit) to the Fairfax County School Board,
- c) Contribution of \$3.00 for each new square foot of office or hotel space for Affordable/Workforce Housing,
- d) Contribution of \$150,000 towards the relocation and undergrounding of Dominion Power's electric transmission line that crosses the property,
- e) Contribution of \$0.75 for each new square foot of development to construct a new Fairfax County Fire and Rescue Station,
- f) Contribution of \$2.00 for each new square foot of development to fund the design and construction of an athletic field at Ragland Road Park, if the athletic field is approved on the Master Plan,
- g) 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,
- h) Provision of paved bike lanes and bike racks, bike lockers and bike storage areas throughout the property,
- i) 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,
- j) Agreeing to a maximum penalty of \$0.05 to \$0.10 per square foot if the TDM objectives are not met once the neighborhood is stabilized,
- k) Retaining on-site and/or reusing the first inch of rain fall storm water with underground stormwater detention facilities,

and

Whereas, the FDP further proposes an option for an interim Metro parking use on the D1 parcel prior to the construction of the planned 31-story office building; 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 applications RZ 2010-PR-014-D and CDP/FDP 2010-PR-14-D; and

Be it further resolved that the McLean Citizens Association supports interim Metro parking on the FDP property.

*Approved by the MCA Board of Directors
February 6, 2013*

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