



**McLean Citizens Association Resolution  
Georgelas Group LLC  
RZ/CDP 2010-PR-014-E  
Tax Maps 29--3 ((1)) 63C  
February 6, 2013**

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

**Whereas**, Part E comprises a single parcel of 7.39 acres, generally situated ¼-mile from the Tysons/Springhill Metro station, with frontage on Greensboro Drive and Springhill Road; and

**Whereas**, there are two existing 10-story office buildings on the property that would remain; and

**Whereas**, the applicant further seeks approval of a Conceptual Development Plan (CDP) that proposes a transit-oriented, mixed-use development of 5 buildings: 2 residential and 3 commercial office (2 existing), with one of the residential buildings comprising 10-12 units of urban townhouses; and

**Whereas**, the applicant would reserve the right to convert one of the residential buildings to a hotel use and the urban townhouses to retail uses; and

**Whereas**, part of the existing parking structure would be demolished to make room for the proposed office building (E3) at the southwest corner of the property; and

**Whereas**, building E3 would have ground floor retail and services; and

**Whereas**, the development would have a maximum gross floor area of 1,083,000 square feet and a corresponding floor area ratio of 3.29 with density increasing with proximity to Metro; and

**Whereas**, up to 224 dwelling units would be provided, if the applicant opts for the residential use, and 20% of the units would be dedicated as workforce dwelling units; and

**Whereas**, the maximum heights of the two proposed high-rise buildings would be 175' to 260', equivalent to 14 to 22 stories; and

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

**Whereas**, the new buildings would have a mix of underground and above-ground parking for a maximum of 2,155 parking spaces; and

**Whereas**, the applicant is proffering to dedicate right-of-way for the construction of two new local roads, Broad Street and Logan Street, and the widening of Greensboro Drive; and

**Whereas**, Broad Street would be built to Virginia Department of Transportation standards for eventual acceptance into the State System and Logan Street would remain a private street; and

**Whereas**, 19,300 square feet of publicly accessible parkland would be provided along Logan Street for passive recreation; 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 high-rise dwelling unit and 0.44 student per townhouse) 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 \$0.75 for each new square foot of development to construct a new Fairfax County Fire and Rescue Station,
- e) 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,
- f) 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,
- g) Provision of paved bike lanes and bike racks, bike lockers and bike storage areas throughout the property,
- h) 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,
- i) 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,
- j) Retaining on-site and/or reusing the first inch of rain fall storm water with underground stormwater detention facilities,

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 applications RZ 2010-PR-014-E and CDP 2010-PR-14-E.

*Approved by the MCA Board of Directors  
February 6, 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  
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