

**McLean Citizens Association
Board of Directors Meeting
Sept. 9, 2015 Sign-In Sheet**

Officers (6)

President	Jeff Barnett	Present
First Vice President	Glenn Harris	Present
Second Vice President	Animesh Gupta	Present
Treasurer	Bill Crosby	Present
Recording Secretary	Kate Probst	Present
Corresponding Secretary	Marisa Zalmanis	Present

Board Members Representing Associations (20)

John Adams	Georgetown Pike & Potomac River	Absent
Elizabeth Baird	Cedars of McLean	Present
Steve DelBianco	Franklin Area	Present
Louise Epstein	Downscrest Citizens Association	Present
Darren Ewing	Olney Road Association	Absent (exc)
Jane Greenstein	Chesterford	Present
Francesca Gutowski	Lynwood	Present
Bonnie Heebner	Madison of McLean	Present
Robert Heilen	Pimmit Hills	Present
Ron Hutchinson	Evermay	Absent (exc)
Bruce Jones	Lemon Road	Present
David Pritchett	Treeline	Present
Jim Robertson	Evans Mill Pond	Present
Suzanne Samuels	Langley Oaks	Present
John Schaefer	McLean Broyhill Estates	Present
Behram Shroff	McLean Hamlet	Present
Dale Stein	Millwood of McLean	Present
Jim Turner	McLean Hunt	Absent
Linda Walsh	Dominion/Brookhaven	Present
David Wuehrmann	Ellison Heights-Mt. Daniel	Present

Board Members At-Large (14)

Irv Auerbach	Absent (exc)
Roshan Badii	Absent (exc)
Tom Brock	Absent (exc)
Thomas Culligan	Present
Andrea del Vecchio	Present
Madge Gazzola	Present
Anne Gruner	Present
Sally Horn	Present
Rob Jackson	Present
Paul Kohlenberger	Present
Jane Scott-Jones	Absent (exc)
Patrick Smaldore	Present
Andrea Young	Present
Mark Zetts	Present

MCA BOARD OF DIRECTORS MEETING
September 9, 2015 DRAFT Minutes

Guests: Ken Moore (Connection newspaper) and Brian Trompeter (Sun Gazette).

Call to Order

Mr. Barnett called the meeting to order at 7:30 pm, verified there was a quorum, and reminded everyone to sign in.

Approval of Minutes

The July minutes were unanimously approved by a voice vote.

Report of the Treasurer

The July Treasurer's report was unanimously approved by a voice vote.

1st VP Report – Candidates' Debate

Glenn Harris reported on the Candidates' Debate that the MCA will host at the MCC on Sunday October 18, from 2:30 to 6 pm (seating will begin at 2:00 pm). There will be four debates:

- State Senate (D 31) - Barbara A. Favola v. George Forakis
- House of Delegates (D 34) - Kathleen J. Murphy v. Craig Parisot
- Dranesville Supervisor - Jennifer Chronis v. John Foust
- Dranesville School Board Representative - Pete Kurzenhauser v. Jane K. "Janie" Strauss

We expect each debate to last approximately 40 minutes. We are handling questions a little differently than in past MCA debates. We will be requesting questions from MCA members (by email before the debate), and would like each of the committees to come up with a few questions for each of the candidates. Will be putting together a vetting committee to determine which questions will be asked. We will be asking the same questions of the two candidates in each debate.

We have to be out of the MCC by 6pm, so that will limit the number of questions we can ask. We will need to run the debate "tightly" given our time constraints.

Success requires assistance from MCA members. We need 12 people to act as ushers. Louise Epstein will be the chair of the ushers. If you are interested in ushering, please email Glenn and Louise.

As part of our effort to enhance membership in MCA, we will give preferred seating to MCA members who RSVP.

Committee Reports

1. Budget and Taxation

Dale Stein reported that the MCA Budget & Taxation (B&T) Committee and MCA Education & Youth Committee (E&Y) will have a joint meeting with Matt Haley. Mr. Haley is the chairman of the 36-member task force formed by Fairfax County Public Schools (FCPS) to propose ways to reduce the school system's budget for the next fiscal year by up to \$100 million. This is a good opportunity for us to get engaged in the budgeting process. All are welcome.

Dale also noted other issues the B&T committee is working on:

- Students attending FCPS schools - Consistent with the FCPS effort to find cost savings, the B&T and E&Y committees are jointly seeking ways to ensure that only students who live in Fairfax or pay tuition to FCPS attend the schools, as required by state law.
- Virginia Retirement System (VRS) - FCPS teachers are enrolled in the VRS retirement pension plan for teachers. The plan is run by the state of Virginia. FCPS is one of many school systems covered by it and FCPS pays its share of the costs. VRS is significantly underfunded, including the FCPS share, and we are jointly seeking a means of encouraging fuller funding.
- Proposed Presentation - Fairfax County and McLean are undergoing significant changes because of economic, financial, social, and other forces. The B&T committee is trying to arrange for Dr. Stephen Fuller to make a presentation, open to the public, on these drivers for change and the directions in which Fairfax County and McLean are moving as a result. Dr. Fuller is a professor at George Mason University, in a named Faculty Chair, and until recently was Director of the Center for Regional Analysis at George Mason.

2. Education and Youth

Louise Epstein noted that the FCPS Budget Task Force has just posted a "budget tool" that sets forth their new list of potential budget cuts for FY 2017, and members of the public can "vote" for the cuts that they would choose that total to \$50 million and to \$75 million. She encouraged MCA members who are attending the September 17th meeting to look at the list of potential cuts at <http://www.fcps.edu/news/fy2017/budget-tool.shtml>

Ms. Epstein reminded those present that the meeting that has been scheduled for Tuesday, September 15 has been *CANCELLED*.

She also reported that the Committee will again host a "Conversation with Dr. Garza," Monday, September 28, at the McLean Community Center.

The Committee continues to work the following issues:

- Class size (regulation, staffing, budget)
- VRS Resolution
- Compliance with residency laws
- Curricular sequences related to a combination of student wellness and the budget. Relates to number of classes the students take (would take 6 rather than 7), issue of flexibility of electives,
- Monitoring the change in High School start times
- Annual budget resolution

3. **Environment, Parks & Recreation**

Paul Kohlenberger reported that the Committee continues to participate in Supervisor Foust's Stream Team Task Force that is reviewing the procedures for the Dead Run Stream Phase 2 and 3 Stream Restoration. Residents are concerned about proposed tree loss in the Park. The second meeting has not yet been scheduled.

Other issues discussed included county staff efforts to begin reviewing Rough Grading Plans and attend Pre-Construction meetings with builders for all infill development projects in the Dranesville District to be certain the tree regulations are being followed.

There have been complaints from residents where neighborhoods are undergoing transition to larger homes that large trees are being removed unnecessarily. Turkey Run Farms, a six acre project that has many older mature trees, is the first case under the new review process.

Other issues discussed included the Washington Gas proposal in Pimmit Hills for a pressure regulator that they want to install on the property next to the Pimmit Barn that has been used by the community for a number of years.

The Committee asked the Dranesville District Park Authority Board Member for a status report on the land swap at Langley Fork, the one item holding up completion of the Master Plan process for the Park. The committee will contact the PA for that information.

4. **Membership**

Animesh Gupta reported that the total number of MCA members was 565 as of August. He reported that the Membership Committee is hoping to host a Movie Night in October or November, as a means to encourage more families with young children to join MCA. Please email Animesh if you are interested in helping to work on Movie night. The Committee is working to make the MCA "onboarding" process easier to do online, and Patrick Smaldore, the Committee Vice-Chair, has been reaching out to local businesses to tell them about the MCA.

5. **Planning and Zoning**

Mark Zetts noted that there are two resolutions before the Board, which are addressed under the “new business” section.

Mr. Zetts reported that:

- the Planning Commission will be meeting on September 17th for a decision-only hearing on the proposed expansion to the Mt. Daniel Elementary, which the MCA opposed, and that he expects that the request will be denied;
- the County has released a Zoning Ordinance Amendment that proposes to increase the allowed density in “revitalization areas,” which would include McLean, and could have a major impact on our area, and that
- the Committee has invited County staff to the P&Z meeting on 9/29 to brief us on the proposed Zoning Ordinance amendment.

6. Transportation

Jim Robertson that the Committee received 180 responses to their survey regarding airplane noise, but that the information they received is not specific enough to move forward with the FAA. The Committee is trying to figure out ways that can get more specific information to document the concerns about airplane noise. Some MCA members noted that some of the loudest noise comes from helicopters.

7. Tysons Liaison

Rob Jackson reported that, along with Town Council of Vienna, they are reviewing the proposed amendments to the Comprehensive Plan for Tysons.

Liaison Reports

- 1. Public Safety Liaison,** Patrick Smaldore thanked everyone for helping to get the word out about the Emergency Preparedness class, and encouraged people to take the class. He noted that he continues to work on:
 - MCC-sponsored Community Emergency Response Team Training
 - Planning for the September 23rd National Preparedness Month Program
- 2. McLean Community Center,** – Andrea Del Vecchio, the new MCA liaison to the MCC, noted that the MCC will be holding a public hearing on their proposed FY 2017 budget, which is posted on the MCC website, on September 14, 7:30 pm. All are welcome to send in public comments. She noted that the MCC Garage sale is this weekend, and that the architect is still working on updating the plans for the MCC. She reminded everyone that the MCA Artfest will be held October 4th.
- 3. McLean Revitalization Corporation (MRC)** Patrick Smaldore reported that they did a walk through of the downtown area, that was very informative, and that the permit process to install the McLean Gateway signs appears to be moving forward.

4. McLean Planning Committee – no report.

5. Tysons Partnership – no report.

6. Aging Up - Jeff Barnett reported that Jim Phelps has asked the Board for permission to use the MCA email list as part of an effort to co-sponsor outreach with the MCBA. The Board approved this request.

New Business

Movie Night – As noted under the Membership notes, the Membership Committee is requesting approval from the Board to host a movie night to attract younger families to MCA. Steve Delbianco noted that the approved 2016 budget allows for \$1400 in discretionary funding for the Membership Committee, which can be used to fund this event. The Executive Committee will work with Membership to refine the plan for a November prototype "Movie Night."

Planning & Zoning Resolutions

Mark Zetts briefed the Board on two Tysons-related resolutions, both of which oppose the proposed changes. Each are described briefly below.

Tysons Corner Center. This application is asking for some changes to a rezoning that was approved in 2007 which involved 4 phases of development on the Tyson Center Mall property. Phase 1 (those three new tall buildings along Rt. 123) is complete and Phase 2 development has been put on hold. This application requests a modification of the Phase 3 and Phase 4 plans. While there would be no increase in the amount of square footage, the proposal would eliminate one planned office building and essentially move that floor space to 2 residential buildings. Because of this additional floor space, those 2 residential buildings would be taller and have 115 additional units. The additional building height would not be excessive.

However, the applicant is also modifying the 2007 proffer agreements and there are two changes of concern:

- 1) In 2007, the Center agreed to provide a good-sized grocery store for the residents and tenant employees. They are now proposing to delete this requirement and instead provide one or more stores that would carry many of the items found in a grocery store. They say there are other groceries in Tysons where residents can shop. P&Z feels that this is very undesirable as it will ultimately result in more vehicle trips on a property that already has a very high trip count, not to mention the traffic around the Center on Routes 7 and 123.
- 2) The 2007 proffers also required a Child Day Care for a minimum of 100 children and a maximum of 150 children. The new proffer language dropped the requirement for a minimum of 100 children. The Committee opposes this change, because there is a great demand for Day Care.

The committee also feels that the Center should proffer additional contributions, and is requesting:

- 1) An extra 2% affordable units, from 9% to 11%.
- 2) A contribution to the Rt. 123 Super Street
- 3) A contribution to a temporary police station should the county want to establish one to increase police presence.

After discussion of the issues, and a number of "friendly amendments," the Board unanimously approved the revised resolution by voice vote.

Greensboro Place, now trademarked as "The Boro." The major concern with this proposal is the requested increase in building height. The Comprehensive Tysons Plan calls for building heights in the range of 175' to 225' on most of the property, although it does allow for additional height to provide 20% workforce housing. Three buildings in the proposal have heights of 340', 310 and 300', significantly over the recommended heights. Other than proposed building height, this rezoning is in compliance with the Comprehensive Plan. Building height is a key element of Tysons' redevelopment and urban design, and the height recommendations were written into the Comp Plan for a reason. For this reason, the Committee opposes the proposed rezoning. A few friendly amendments were offered and accepted.

The Board unanimously approved the resolution, as amended, by voice vote.

Adjournment

The meeting was adjourned at 8:55 pm.

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

9-Sep-15

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	7/1/2015				\$8,987.62
Additions	7-1-15 through 8/31/15		Dues (Paypal)	\$204.70	
			Total: Additions	\$204.70	\$9,192.32
Deductions					
			Total: Deductions	\$0.00	
			Checking Total Current Value		\$9,192.32
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY .8%	9/2/15	1/17/17	\$5,975.24	
3000102774	APY 1.4%	9/2/15	3/2/20	\$5,822.14	
3000103064	APY 1.5%	9/2/15	6/12/20	\$5,969.06	
			CD Total Current Value		\$17,766.44
			Net Worth (Checking+CD)		\$26,958.76

Checking account and certificates of deposit are at SONA Bank in McLean.

Respectfully submitted,
Bill Crosby, Treasurer



McLean Citizens Association Resolution
Tysons Corner Holdings LLC and Tysons Corner Property Holdings LLC
CDPA/FDPA 2004-PR-044
Tax Maps 29-4 ((01)) 35A and 39-2 ((1)) 2, 4 and 5
September 9, 2015

Whereas, in 2007, the Fairfax County Board of Supervisors approved a rezoning of the Tysons Corner Center (Center) and approximately 3.5 million square feet of new development that will be constructed over four phases of development; and

Whereas, Phase 1, which comprised 1.38 million square feet of office, residential, hotel and commercial floor space along Rt. 123, was completed in June 2015; and

Whereas, Phase 2 development, also situated on Rt. 123 directly across from the Tysons Metro station, is on hold; and

Whereas, the applicants are seeking to amend the Conceptual Development Plan and the Final Development Plan for Phases 3 and 4 comprising 1,099,300 square feet (sf) of floor space; and

Whereas, the applicants are not requesting any additional square footage over the approved 1,099,300 sf; and

Whereas, the proposed plan reflects current marketplace conditions by reducing the number of office buildings by two and converting that space to residential use; and

Whereas, Phase 3 was approved for two buildings totaling 379,900 sf:

- a) Multi-family residential with 282 units and retail – 323,800 sf
- b) Office with retail – 56,100 sf; and

Whereas, for Phase 3, the applicants are proposing a single building, located in the existing LL Bean surface parking lot, plus additional retail, totaling 437,850 sf,

- a) Multi-family residential, 19 floors, with 382 units and retail – 430,295 sf
- b) New retail space at the entrance to Bloomingdales – 7,555 sf, and

Whereas, the 57,950 sf increase over the approved Phase 3 floor space comes from a transfer of 7,950 sf from Phase 4, plus 50,000 sf that had been approved, but not yet allocated; and

Whereas, the residential building would have a height of 250', an increase of 55' over the approved height; and

Whereas, Phase 4 was approved for four buildings totaling 669,400 sf:

- a) Multi-family residential with 300 units and retail - 337,500 sf
- b) Office with retail – 54,300 sf
- c) Office with retail – 258,400 sf
- d) Retail/commercial - 19,200 sf; and

Whereas, for Phase 4, the applicants are proposing three buildings, situated on the west side of the Center and fronting on International Drive, totaling 634,340 sf, a reduction of 35,000 sf:

- a) Multi-family residential, 20 floors, with 288 units and retail – 309,110 sf
- b) Multi-family residential, 5 floors, with 67 units and retail – 84,050 sf
- c) Office with retail – 233,080 sf
- d) Optional retail/commercial uses – 8,100 sf; and

Whereas, the larger Phase 4 residential building would have a height of 250', an increase of 45' over the approved height, and the smaller residential building a height of 76'; and

Whereas, in 2007, the applicant proffered the development of a grocery store on the property, primarily for the residents and tenants of the Center; and

Whereas, the 2007 proffer specified a neighborhood-serving grocery having a gross floor space of between 5,000 and 15,000 square feet to be delivered 5 years after the 250th occupancy permit is issued for Phase 2 development; and

Whereas, the proffer further specified a quick service food store shall be provided during Phase 1 to serve residents and tenants until the grocery is provided; and

Whereas, the applicant would delete the proffer condition to provide the grocery store, and opt instead to provide produce, meats, prepared foods, staples and other household products in one or more outlets, including a permanent location of an unspecified floor space in the shopping center and temporary, seasonal retail locations such as farmers' markets or pop-up retail; and

Whereas, the 4 phases of development would add 1,540 households and several thousand tenant employees, and the proffered grocery, sized to serve the needs of the Center's population, would provide a much needed amenity and would capture many trips that might otherwise exit the Center to shop elsewhere in Tysons or make secondary trips on the way home; and

Whereas, in 2007, the applicant proffered the development of a Child Day Care during Phase 2 that would serve no fewer than 100 children and no more than 150 children, and be delivered upon the issuance of the 204th residential occupancy permit or the occupancy permit for 244,000 square feet of office space under Phase 2 development; and

Whereas, child day care is a service that is generally in high demand in the greater McLean area, and this Child Day Care would be marketed primarily to the employees, residents and tenant of the Center; and

Whereas, the applicant is proposing to modify the proffer to deliver the Child Day Care prior to the final bond release for Phase 2, at which time all 4 phases of the Center's new development may have been completed; and

Whereas, by the completion of Phases 3 and 4, the Center's new development would be 50% and 75% complete respectively, and up to 1,131 residential units may have been constructed

and occupied, and many new employees added to the property before the Phase 2 milestone is reached triggering the delivery of the Child Day Care service; and

Whereas, the applicant further proposes to delete the proffer language requiring the Child Day Care to serve a minimum of 100 children; and

Whereas, Phases 3 and 4 would provide a maximum of 737 dwelling units of which 9%, or 68 units, would be allocated to affordable housing for residents with household incomes at or below 70% of the Area Medium Income; and

Whereas, a key objective of the Comprehensive Plan is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons; and

Whereas, crime in Tysons has increased well over 30% since the opening of the Silver Line in the following categories: Assault, Burglary, Destruction, Stolen/Recovered Vehicles and Vehicle Tampering; and

Whereas, the Center currently provides space in the shopping center for 11 police officers; and

Whereas, while the Comprehensive Plan recommends a satellite police station be provided in Tysons by 2020, the nature and extent of the increase in crime may necessitate establishing an earlier, more visible police presence in Tysons; and

Whereas, the Center averages 68,000 visitors a day; and

Whereas, the Center's main entrance is on Rt. 123 and this principal arterial is planned for a Super Street reconfiguration between International Drive and Anderson Road, and this reconfiguration would decrease vehicle delays by increasing the duration of the green signals by up to 40%;

Now, therefore, be it resolved that the McLean Citizens Association supports application CDPA/FDPA 2004-PR-044 under the following conditions:

- 1) The proffer language for the neighborhood-serving grocery be restored with a delivery date of 5 years after the issuance of the 250th residential occupancy for Phases 3 and 4 combined,
- 2) The Child Day Care proffer be amended specifying one or more day care centers be delivered by final bond release of Phase 2, 3 or 4, whichever occurs first,
- 3) The Child Day Care proffer be further amended specifying that the day care centers shall have a total minimum capacity of 100 children, if and when enrollment demand reaches 100 children,

And be it further resolved, that the McLean Citizens Association requests the applicant amend the proffer statements to include the following contributions:

- 1) Increase the percentage of Phase 3 and 4 affordably priced rental units from 9% to 11%,
- 2) Should Fairfax County seek to establish an interim police facility in Tysons before the provision of the planned satellite police station, make a monetary contribution or provide temporary space that meets the needs of the interim facility,

- 3) Should the Rt. 123 Super Street Concept be approved by VDOT, make a contribution towards the design and/or reconstruction of Rt. 123 as a Super Street along the segment of Rt. 123 adjacent to the Center's main entrance.

Approved by the MCA Board of Directors

Date 9/9/2015

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: Linda Smyth, Providence District Supervisor
Ken Lawrence, Providence District Planning Commissioner
James Hart, At-Large Planning Commissioner
John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Antonio Calabrese, Cooley LLP
Hillary Zahm, Macerich/Tysons Corner Center
Fairfax County Planning Commission
Fairfax County Board of Supervisors



McLean Citizens Association Resolution
TMG Solutions Plaza Land, L.P.
RZ/CDP/FDP 2012-PR-022
Tax Maps 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1 and 7E1
September 9, 2015

Whereas, TMG Solutions Plaza Land, L.P. has filed an application to rezone 8 contiguous properties located in the Tysons Central 7 district from the C-4 High Intensity Office to the Planned Tysons Corner (PTC) district; and

Whereas, the subject properties, comprising 18.1 acres, are generally situated south of Greensboro Drive, east of Westpark Drive, west of Solutions Drive and north of Route 7, and are currently developed with 4 high-rise office buildings; and

Whereas, the consolidated property is located immediately adjacent to the Greensboro Metro stations and 92% of the property lies within ¼-mile of the station; and

Whereas, the applicant further seeks approval of a Conceptual Development Plan (CDP) that proposes an transit-oriented, mixed use development of 12 new buildings: 6 multi-family residential, 3 office, 1 hotel, a theater and a retail kiosk; and

Whereas, the 12 buildings would be a mix of high-rise and mid-rise structures with retail uses and services located on the ground floor; and

Whereas, the applicant would reserve the right to develop a multi-family residential or office building in place of the hotel; and

Whereas, the theater would be a high-end, 15-screen movie theater, with seating for 1,850 patrons and upscale dining options; and

Whereas, the 6 multi-family residential buildings would have a maximum of 2,010 units, 20% of which would be dedicated to workforce housing; and

Whereas, up to 170 of the dwelling units would be condominiums; and

Whereas, the amount of parking provided would be in accordance with the PTC district regulation of 1.3, 1.6 and 1.9 spaces per unit for 1, 2, and 3 bedroom units respectively; and

Whereas, the 2,010 units would generate 201 students (based on 0.1 student per dwelling unit) who would attend the Westbriar Elementary, Kilmer Middle, Marshall High school pyramid,

and the applicant would contribute \$11,749 for each projected student to the Fairfax County School Board; and

Whereas, of the 4 existing office buildings, the building at 8301 Greensboro Drive would be demolished and the other 3 buildings, sited next to the Metro station and formerly known as the SAIC campus, would remain; and

Whereas, the 12 new buildings and the 3 existing office buildings would bring the property's total to 14 buildings with a maximum gross floor area (GFA) of 4,250,000 square feet (sf) and a corresponding floor/area ratio (FAR) of 5.33; and

Whereas, development of the property would occur in two phases and, to proceed with the development of Phase 1, the applicant is seeking approval of a Final Development Plan (FDP) for 6 new buildings: 4 residential, 1 office and the theater; and

Whereas, the FDP application would be divided into two parts, with the first application requesting approval for four residential buildings located in Blocks A and B in the north corner of the property, and the second application, to be heard 3 months hence, for the office and theater buildings in Block C along Madison Street; and

Whereas, the development, by architectural design, would have varying building heights; and

Whereas, all 6 FDP buildings would be situated in an area planned for the Tier 2 height range; and

Whereas, the Comprehensive Plan (Plan) height recommendation for Tier 2 areas is 175' – 225' and for Tier 1, generally closer to the station, 225' – 400'; and

Whereas, the proposed maximum heights for the 6 FDP buildings would be 340', 310', 160', 100', 140' and 300'; and

Whereas, residential buildings A1 at 340' and A2 at 310', and office building C3 at 300' would exceed Plan guidance by 51%, 37% and 33% respectively; and

Whereas, the applicant's Statement of Justification, when addressing the requested increase in building height in regard to Urban Design, refers to the accommodation of workforce housing and further adds "*...the tallest tower, A1, anchors the prominent corner of Greensboro Drive and Westpark Drive...*"; and

Whereas, while Plan guidance provides flexibility in building height for the provision of 20% workforce housing, no more than an additional 20% of floor space is allowed to achieve this objective; and

Whereas, the subject property is in an area of the highest elevations in Tysons; and

Whereas, Plan guidance calls for the tallest buildings to be within 1/8-mile of the Metro stations, with heights stepping down gradually as the distance from the stations increases; and

Whereas, however, the building heights in the proposed development would drop after 1/8-mile, then rise at the northern periphery outside the 1/4-mile ring; and

Whereas, the neighborhood on the opposite side of Westpark Drive, also a part of the North Subdistrict, is in the Tier 3 area (130' – 175') and the transition from the subject development to this neighborhood would be abrupt and incompatible; and

Whereas, the proposed heights for buildings A1 and A2 would exceed the discretionary flexibility allowed by the Plan for the provision of 20% workforce housing and public or quasi-public uses; and

Whereas, the request for increased building heights in Block A for buildings A1 and A2 would not result in a clear public benefit, such as the preservation of open space for public parks; and

Whereas, during Phase 2 of development, the applicant would design, construct and dedicate to Fairfax County a new Community Library, occupying up to 19,000 sf of floor space in the first two floors of high-rise office building E2, located at the corner of Madison Street and Rt. 7; and

Whereas, the applicant would additionally furnish 25 reserved parking spaces for the library use and, at the applicant's sole discretion, would deliver to Fairfax County either a deed for the Library or a 50-year lease rent-free; and

Whereas, the property would have 30% open space including 7 publicly accessible parks comprising 3.88 acres; and

Whereas, to implement a grid of streets on the property for improved connectivity and to form urban blocks, the applicant would proffer to construct three new public streets and one new private street:

- 1) Boro Drive (private) running parallel to Greensboro Drive
- 2) Park Avenue, south of Boro Drive and also parallel to Greensboro Drive, that connects Westpark Drive with Station Place,
- 3) Madison Street, running parallel to Westpark Drive and connecting Greensboro Drive with Rt. 7,
- 4) Station Place, west of Madison Street and also parallel to Westpark Drive; and

Whereas, if sections of Park Avenue, Madison Street and Station Place have already been constructed by adjacent landowners, the applicant would demonstrate that the cost of design and construction has been shared between the associated landowners; and

Whereas, the applicant would be required to conduct 5 separate studies to determine whether traffic signals are warranted at the intersections formed by these new streets; and

Whereas, if the Virginia Department of Transportation (VDOT) determines that traffic signals are warranted, the full cost of provisioning, plus any needed pedestrian improvements, would be borne by the applicant; and

Whereas, the planned densities in the Rt. 7 corridor are projected to result in failure to meet Level of Service D/E on Route 7, at the intersection of Westpark Drive; and

Whereas, this lower level of service would be mitigated by constructing a new intersection at Rt. 7 and State Street, one block to the west of Westpark Drive; and

Whereas, the applicant, along with previous and future rezoning applicants, would proffer \$0.07 per square foot of gross floor space to pay for this improvement; and

Whereas, upon obtaining the applicable permits from VDOT, the applicant would construct a pedestrian bridge from the Greensboro Metro station entrance pavilion, over Station Street, to the proximate, existing F2 office building; and

Whereas, applicant would proffer to provide one full-size rectangular athletic field, turfed and lighted, consistent with Fairfax County Park Authority (FCPA) specifications, located on two parcels on the north side of Science Applications Court in south Tysons, off of Gallows Road; and

Whereas, the applicant, working in cooperation with the current owner of those properties, would deliver the athletic field by the issuance of an occupancy permit for the second new building constructed on the subject property; and

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

- a) Contribution of \$1,042 for each residential unit and \$6.71 for each new square foot of office and hotel space to the Tysons Road Fund for grid-of-street improvements,
 - b) Contribution of \$1,042 for each residential unit and \$5.87 for each new square foot of office and hotel space to the Tysons Road Fund for Tysons-wide road improvements,
 - c) Contribution of \$3.00 for each new square foot of office and hotel space towards Affordable/Workforce Housing,
 - d) Provision of on-site recreational facilities for the residents of the property expending a minimum of \$1,800 per dwelling unit on such recreational facilities,
 - e) Provision of paved bike lanes along the frontage on Westpark Drive and Greensboro Drive, and bike racks, bike lockers and bike storage areas throughout the property,
 - f) Committing to Travel Demand Management (TDM) goals to gradually reduce weekday peak hour vehicle trips as Tysons reaches a maximum development level of 113 million square feet, with final reductions of 55% for Blocks A, B and C, and 65% for Block E;
- and

Whereas, the proposed rezoning and conceptual and final development plans are in substantial compliance with the Tysons Comprehensive Plan, with the notable exception of building height; and

Whereas, the 2010 Tysons Comprehensive Plan Amendment was an especially difficult compromise to negotiate; and

Whereas, it is important that Plan guidance be followed and that the parties who reached consensus support the Plan;

Now, therefore, be it resolved that the McLean Citizens Association opposes rezoning application RZ 2012-PR-022 and development plans CDP/FDP 2012-PR-022 due to the proposed heights of buildings A1, A2 and C3 not conforming with Comprehensive Plan guidance and their lack of compatibility with the adjacent neighborhood.

Approved by the MCA Board of Directors

September 9, 2015

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

cc: Linda Smyth, Providence District Supervisor
Ken Lawrence, Providence District Planning Commissioner
James Hart, At-Large Planning Commissioner
John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Elizabeth Baker, Walsh Colucci
Fairfax County Board of Supervisors
Fairfax County Planning Commission