



**Westgate Block Hilton Hotel
RZPA-2023-PR-00040(parent)
RZPA-2023-PR-00030(parent)
CDPA-2011-PR-011
PCA-2011-PR-011-004
FDP-2011-PR-011-07**

March 6, 2024

EXECUTIVE SUMMARY

MCA generally supports these applications requesting the approval of the following: 1) a Final Development Plan Amendment (FDPA) which divides the Westgate Block into two building sites (A and B), with Building Site A proposed as a hotel, a change from the approved Concept Development Plan (CDP) as office space, and 2) an associated Proffered Condition Amendment (PCA) and Conceptual Development Plan Amendment (CDPA) proposing to change the use of Building Site B to office or residential. The current approved use of the entire Westgate Block (Site A and B) in the approved CDP is office alone.

MCA acknowledges that the current economics of office construction at Tysons have changed following the impact from the pandemic and that the unanticipated variant forms of Work- from-Home (WFH) continue to evolve since the original application. As a result, the Applicant seeks to replace an office building approved at the site with a combined, high-end and extended stay 17-story Hilton hotel with 263 units, approximately 225 feet in height, with ground floor retail and rooftop restaurant, contained in Building A.

While this change in use at Building A will provide additional hotel capacity to the Scotts Run South area without adversely affecting the community when compared to the original office plan, there is concern with traffic impact that should be evaluated by the county on a Scotts Run South area-wide basis.

With regard to Building Site B, MCA takes no position at this time, but believes that if and when the Applicant later proposes development for residential use, the application should be fully reviewed at that time in light of the cumulative impact of residential development in Tysons on schools, traffic, parks and other public services. In the short term, the Applicant's proposed interim park on the site of Building B will provide recreational benefits to the local community.

BACKGROUND

Basic Facts of the Proposal

Whereas, the Board of Supervisors approved RZ 2011-PR-011, on April 9, 2013. This previously approved rezoning of approximately 23.5 acres, within the area known as Scotts Run South from the C-3 and Highway Commercial (HC) Districts to the Planned Tysons Corner and HC Districts, is subject to the proffers dated April 4, 2013 and a conceptual development plan dated May 10, 2011 and revised through March 25, 2013. The Westgate Block was originally planned for 405,000 square feet of office space.

KM Hotels LLC (“Developer”) and Cityline Partners (“Managing Agent”)¹ have now filed applications² for a 1.78-acre portion of the Scotts Run South development in Tysons that is identified as Westgate Block (“Subject Property”).³ The applications would change the currently approved use of the Subject Property from a proposed office building to a high-rise hotel building with ground floor retail/service uses and a rooftop restaurant.

Tysons Urban Center Comprehensive Plan

Whereas, since the Subject Property is located within one-half mile of the McLean Metro Station, it is designated as “transit station mixed use” (“TSM”) in the Tysons Plan. TSM areas are planned for a balanced mix of retail, office, residential, arts/civic, and hotel uses.

The site of the proposed hotel, lies in the Tysons East District within the Anderson Subdistrict. While the Tysons Plan recommends that the overall percentage of office uses throughout all TSM areas should be about 65%, even distribution is difficult to achieve across Subdistricts. The Anderson Subdistrict is dominated by planned and completed residential construction, so the proposed addition of this hotel will add to the diversification of the mix of the Subdistrict. With this proposed hotel addition, the Applicant states that the hotel mix for the entire Tysons East TSM would increase from 4.50% to 5.67%

As stated in the Applicant’s CDPA/FDPA, the Tysons East district shows a decline in office use from approximately 60% to approximately 50% of uses when the conversions and options other than residential are factored into projections. A 10 percentage point change is significant. This reduction only reflects the known potential requests for conversions at this time. While the change in the community impact from office use to hotel use as a single conversion is relatively benign, MCA is concerned that these impacts will grow to be a greater burden on the community when office use accounts for less than 50% of all TSM’s at Tysons.

MCA has already raised concerns about the recent trend in office to residential conversions, both existing and planned, and its impact on schools, traffic and public services.

¹ Collectively “Applicants”.

² There are three concurrent applications: 1. a Conceptual Development Plan Amendment, CDPA-2011-PR-011; 2.a Proffered Condition Amendment, PCA-2011-PR-011-004, and 3.a Final Development Plan, FDP-2011-PR-011-07.

³ Westgate Block (Tax Map 030-3-28-02-001 is located at the southwest corner of the intersection of Dolley Madison Blvd (123) and Anderson Road.

Scotts Run South was designed to be a mixed use, but it is currently dominated by residential construction. If and when Westgate Block returns to the county for approval of Site B, the office option should be strongly encouraged to achieve the goals of Tysons Plan and a true mixed-use environment.

Parking/Construction Impact/Traffic

Whereas, the valet parking concept seems to be a workable solution for parking with 172 spaces servicing 263 units as referenced in the proffers. Given the proximity of McLean Station and the demographic of expected hotel clientele, this parking solution should minimize the overflow street parking impact of this hotel to surrounding areas. The hotel entrance/exit is on Anderson Road which avoids potential traffic issues on an already busy Dolley Madison Boulevard.

MCA acknowledges the Department of Planning and Development's (DPD) concerns that the pedestrian realm is not optimal with trash and loading access on Platform Avenue. However, MCA agrees with the applicant's characterization that adding access on Platform Avenue will not compromise the overall pedestrian experience given the aesthetic treatment of the doors and the development conditions limiting permitted times of use.

MCA appreciates seeing the official incorporation of a construction management plan in the proffers to address the impact from construction parking and deliveries of a project. Whether it be at Tysons or McLean, commercial or residential, site logistics are frequently an afterthought as to the impact on the existing residents, and this requirement will aid in maintaining pedestrian traffic. This proffer contributes to our support of the proposal.

Finally, the traffic study for this project has found that the hotel versus original office configuration will result in slightly less peak time traffic (though potentially higher overall trips). While the recommendation to add a second left turn lane at the intersection of Anderson and Dolley Madison Boulevard is estimated to improve traffic flow, it is still projected to leave the intersection with an F rating for wait times. However, the County is currently considering several traffic improvements to Dolley Madison Boulevard in this area and has initiated design studies of the proposed Lincoln Street that would connect Old Meadow Road to Magarity Road; if implemented, these efforts may alleviate traffic concerns at this intersection.

Parks

Whereas, the Applicant states that parks requirements have been fully met from Scotts Run South commitments including: 1) an interim park at the Van Buren site, 2) a park at the Taylor site, 3) Scott's Run stream valley area for open space, and 4) an athletic field adjacent to the new fire station. While the Applicant is proposing to add an interim park on the site of Building B to effectively use that space for public recreation until the building plan for that location is approved, Fairfax County Park Authority (FCPA) has determined that if Building B is developed as residential, that the potential for an increase of up to .39 acres of urban park space relative to the existing approved use may be required.

The Applicant has designated a total of 0.36 acres as publicly accessible urban park space. MCA shares DPD's concerns regarding the quality of the proposed park spaces as these areas are already developed and Staff reports they do not meet the Urban Park Framework standards and are not considered active park areas. MCA recommends the Applicant document how these designated spaces would become usable and functional urban parks spaces. In the absence of creating usable park space from these reclassified existing areas, the Applicant should accept the FCPA recommendation to enhance existing park functionalities and qualities of park spaces in the Scotts Run development to address the park need. Failure to meaningfully address the park deficit would reduce MCA's support of the application.

RESOLVED

Therefore, be it resolved that the McLean Citizens Association (MCA):

- (1)** urges the Fairfax County Planning Commission and Board of Supervisors to approve the FDPA that would divide the Westgate Block into a Building Site A and a Building Site B, with Site A developed for use as a hotel, and Site B reserved for later development as either residential or office use. However, with regard to Site A, MCA has a concern about the impact of the hotel use on traffic and requests the county fully evaluate the cumulative traffic impact from the pending, surrounding-area developments on the intersection of Anderson Road and Dolley Madison Boulevard and nearby roads as part of its current consideration of traffic improvements in this area so that these developments do not exacerbate an already overwhelmed traffic situation.
- (2)** takes no position at this time with regard to proposed use of Building Site B, , but believes that if and when the Applicant later proposes development for residential use, the application should be fully reviewed at that time in light of the cumulative impact of residential development in Tysons on schools, traffic, and other public services. MCA fully endorses the establishment of the interim park planned for Building Site B.

Approved by the MCA Board of Directors, March 6, 2024

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

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