



**McLean Citizens Association Resolution**  
**Cityline Partners LLC**  
**CDPA 2011-PR-023**  
**Renaissance Centro Tysons, LLC**  
**FDP 2011-PR-023-04**  
**Arbor Row Block D**  
**Tax Map 29-4 ((7)) 2A**  
**December 2, 2015**

**Whereas**, in November 2012, the Fairfax County Board of Supervisors approved a rezoning and a Conceptual Development Plan (CDP) for Arbor Row that comprises 19.4 acres in the West Park Urban Neighborhood along Westpark Drive; and

**Whereas**, Arbor Row, owned by Cityline Partners LLC and located within ½-mile of the Tysons Corner Metro station, is divided into six blocks planned for redevelopment with 1 hotel, 4 office and 3 residential buildings; and

**Whereas**, Block D, a 1.99-acre parcel located on the south side of Westpark Drive at its intersection with Jones Branch Drive, is conceptually approved for a hotel of 9 to 17 stories and 170,000 square feet (sf) of floor space; and

**Whereas**, Cityline Partners is seeking to amend the CDP to change Block D from a hotel to a residential use; and

**Whereas**, Renaissance Centro Tysons LLC, the contract purchaser of Block D, is seeking Final Development Plan (FDP) approval to construct a residential building with 110-140 for-sale condominium units, of which 20% would be dedicated to Workforce housing; and

**Whereas**, the proposed residential building would have 25 stories with a gross floor space of 203,600 sf, a building height of 285 feet and a floor/area ratio of 2.34; and

**Whereas**, Block D is in the Tier 2 height category with a recommended maximum height of 225 feet; and

**Whereas**, 33,600 sf of floor space were added to the structure for the provision of Workforce units and the Tysons Comprehensive Plan guidance allows such additional density and height for the provision of Workforce housing; and

**Whereas**, a maximum of 270 parking spaces would be provided in 1 level of underground parking and 4 levels of above-ground parking; and

**Whereas**, the number of residential parking spaces provided would be based on a ratio of 1.5 to 1.9 spaces per unit depending on the number of bedrooms; and

**Whereas**, the change from a hotel to a residential use would reduce the number of site-generated, daily vehicle trips from 2,245 to 1,268; and

**Whereas**, the applicant further proposes to add a 16,400 sf pocket park at the rear of the property with tables and bench furniture and connections to the trail network; and

**Whereas**, the for-sale condominiums designated as Workforce housing units would be subject to the following conditions:

- 1) Unit sales pricing shall be consistent with Unit Pricing for High Rise Condominium Buildings as established by the Fairfax County Executive,
- 2) The units shall be equally distributed between the 70%, 80% and 100% Area Median Income tiers,
- 3) The mix of units would be 50% efficiencies, 40% 1-bedroom and 10% 2-bedrooms; and

**Whereas**, with the change from a hotel to a residential use, the applicant's proffers would be modified to include, but not be limited to:

- 1) Contribution of \$20,000 to Fairfax County for Traffic Light Preemptive Devices utilized by emergency vehicles,
- 2) Contribution of \$79,968 towards the purchase and/or construction of athletic fields within Tysons based on the proposed additional 33,600 sf of floor space,
- 3) Contribution of \$11,749 for each projected student to the Fairfax County School Board based on a student yield ratio of 0.1 student per dwelling unit,
- 4) Provision of private, on-site recreational facilities for the residents of the property expending a minimum of \$1,800 per dwelling unit on such recreational facilities; and

**Whereas**, the CDP amendment and FDP are in compliance with the Tysons Comprehensive Plan;

**Now, therefore, be it resolved** that the McLean Citizens Association supports the approval of applications CDPA 2011-PR-023 and FDP 2011-PR-023-04.

*Approved by the MCA Board of Directors  
December 2, 2015*

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

cc: Linda Smyth, Providence District Supervisor  
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