



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*

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