

**McLean Citizens Association Resolution**  
**Proffered Condition Amendment PCA C-491-02**  
**McLean Professional Park**  
**Tax Map 30-2 ((1)) 23**  
April 1, 2009

**Whereas**, the McLean Professional Park (MPP) is a 6.24 acre townhouse office park in a C-2 district located in the McLean Community Business Center (CBC), at 1477 Chain Bridge Road; and,

**Whereas**, MPP owes its current zoning status to proffers approved in a 1975 rezoning, which proffers state, in part:

Proffer #2: “A four foot high brick wall with a two foot high wrought iron railing on top will surround the entire development...” and,

Proffer #8: “Property owner shall seek no amendment to this proffer, including the development plan, that would result in any modification to the requirement of a four foot high brick wall and two foot high wrought iron fence on top as set forth in paragraph 2 above...”;

and,

**Whereas**, in violation of proffer #2, MPP has removed a major portion of a 4-foot brick wall, which was erected along the property’s frontage with Chain Bridge Road; and,

**Whereas**, the wall serves to facilitate the MPP’s status as a transitional use which connects a business district and a residential district, and

**Whereas**, homeowners in the residential district adjacent to MPP want the wall restored, and

**Whereas**, ingress and egress from MPP’s existing driveway entrance along Chain Bridge Road is difficult due to its proximity to Ingleside/Tennyson Avenue, and

**Whereas**, ingress and egress for MPP tenants and clients would be improved if MPP were to move its existing driveway to a location adjacent to the driveway of a neighboring medical office park,

**Whereas**, it is unclear whether the medical office building owner knows or objects to having another driveway adjacent to its own, existing driveway, and

**Whereas**, the County’s Comprehensive Plan envisions a 5-foot wide on-road bike lane along the front of MPP, and

**Whereas**, in violation of existing proffer # 8, MPP has submitted a Proffered Condition Amendment (PCA) to amend the proffers approved in the 1975 rezoning; and,

**Whereas**, the PCA would amend the original proffers to which it owes its current zoning status by substituting MPP’s duty to restore the wall with the following:

- (a) landscaping Chain Bridge Road frontage,

- (b) constructing a 6-foot wide sidewalk,
- (c) moving its driveway to a location adjacent to the medical office park driveway,
- (d) restriping the turn lane on Chain Bridge Road,
- (e) granting an easement for the future undergrounding of utilities;

and,

**Whereas**, the PCA conditions would ratify MPP's illegal act of removing the wall, overturn conditions established to allow erection of the MPP in proximity to residences, potentially create traffic problems for the neighboring medical office building, and

**Whereas**, the PCA fails to address an easement for the on-road bike lane; and,

**Whereas**, the proposed proffer amendment is of modest benefit to the public, but mainly serves to benefit MPP; and,

**Now, therefore, be it resolved** that the McLean Citizens Association opposes PCA C-491-02 unless the applicant agrees to:

1. Develop the streetscape to McLean CBC standards,
2. Dedicate sufficient right-of-way to construct the on-road bike lane,
3. Grant an easement sufficient for the installation, operation and maintenance of underground utilities,
4. Obtain the consent of adjacent homeowners, the neighboring homeowners association, and that of the medical office-building owner.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Joseph Gibson, Staff  
Keith Martin, Esq.