



**McLean Citizens Association Resolution
The Mather at Arbor Row
PCA/CDPA 2011-PR-023-02, FDP 2011-PR-023-05 and PCA 2011-PR-023-03
Tax Map Parcels 29-4-((7))-3A and -9
March 26, 2019**

Whereas, on November 2, 2017, Mather Lifeways LLC ("Mather") and Cityline Partners LLC ("Cityline") submitted PCA/CDPA 2011-PR-023-02, an application to amend the approved rezoning for Arbor Row Blocks B and C1 to change the approved office buildings to a continuing care facility ("CCF"); and

Whereas, on November 2, 2017, Mather also submitted FDP 2011-PR-023-05, a Final Development Plan for the CCF on Blocks B and C1 of Arbor Row; and

Whereas, Mather and Cityline presented the Mather applications to the Planning and Zoning Committee of the McLean Citizens Association ("MCA") meeting on November 29, 2018; and

Whereas, the Planning and Zoning Committee asked a number of questions that Mather and Cityline answered at the November 29, 2018 meeting and which are addressed below;

Whereas, Mather is requesting an increase in the maximum building height to 285 feet and has justified the additional height based on: (1) the proposed CCF use; (2) the context of the surrounding neighborhood and location of Blocks B and C1 of Arbor Row at an intersection in the heart of Tysons with a residential building across the street approved for a maximum of 275 feet; and (3) the Mather applications do not increase the already approved density on Blocks B and C1 of Arbor Row.

Whereas, Mather has proffered to provide and staff a public facility for adults who are 50+ in Fairfax County on the ground floor of the proposed CCF building, consistent with the allowance for additional height in the Tysons Plan for provision of public uses; and

Whereas, in order to confirm the commitments to Mather's improved redesign of the 3.08-acre Arbor Row Urban Park on Blocks B, C1 and C2, and in response to County Staff comments, Cityline submitted PCA 2011-PR-023-03 on January 4, 2019 to add proffered conditions to the approved proffers for Block C2 in order to show the redesign of the Urban Park and to address the design of the approved office building on Block C2 to ensure compatibility with the Urban Park and Mather's CCF; and

Whereas, Mather and Cityline resubmitted the Mather applications and filed the Block C2 PCA application to address issues the County Staff has raised, consistent with what Mather and Cityline presented and explained to the MCA Planning and Zoning Committee at the November 29 meeting; and

Whereas, traffic from the proposed CCF will be more than 70% less than the daily trips that would have been generated by the approved office; and the applicant has proffered \$460,000 to accelerate the funding of a traffic signal at the intersection of Westbranch and Westpark Drives; and

Whereas the Fairfax County Healthcare Advisory Board has voted to recommend approval of Mather's proposed CCF use; and

Whereas, consistent with the recently adopted comprehensive plan recommendations for continuing care facilities, Mather has proffered a contribution of \$3.00 per square foot of the CCF use (652,399 square feet) to the Housing Trust Fund for provision of affordable accommodations prioritized for older adults and persons with disabilities to be spent within Tysons; and

Whereas, it is currently unknown how many other projects will contribute to the Housing Trust Fund nor how much such contributions will total while the cost of acquiring land in Tysons is such that it may not be reasonable to expect that the Fund will reach a level sufficient to provide such housing within Tysons, and

Whereas, Cityline has dedicated 8 acres in Tysons on which it constructed two turf athletic fields and a substantial stream restoration project to meet the athletic field recommendations for Arbor Row, of which the Mather project is a component;

Whereas, MCA recognizes the need for more senior housing opportunities in Fairfax County and seeks to improve such senior housing options, particularly in higher density areas such as the Tysons Urban Center; and

Whereas, MCA additionally seeks to ensure that Tysons achieves the goals outlined in the Tysons Comprehensive Plan to create a livable, walkable community, which includes a variety of housing options like the CCF proposed by Mather and Cityline.

Now, therefore, be it resolved that MCA supports the Mather applications PCA/CDPA 2011-PR-023-02, FDP 2011-PR-023-05 and PCA 2011-PR-023-03 subject to a revision in the proffers that allow the Housing Trust Fund contribution to be applied to house for older adults and persons with disabilities anywhere in Fairfax County rather than specifying that it be applied in Tysons.

Approved by the McLean Citizens Association

April 3, 2019

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22101

Cc: Phillip Niedzielski-Eichner, Providence Planning Commissioner
John Ulfelder, Dranesville Planning Commissioner
Linda Smyth, Providence District Supervisor
John Foust, Dranesville District Supervisor
Mike Wing, Providence Supervisor's Staff
Benjamin Wiles, Dranesville Supervisor's Staff
Clerk, Fairfax County Board of Supervisors
Clerk, Fairfax County Planning Commission
John C. McGranahan, Jr., Hunton Andrews Kurth LLP
Director, Fairfax County Department of Planning and Zoning