



**McLean Citizens Association Resolution
1500 Westbranch Holdings LLC
RZ/FDP 2018-PR-015, PCA 88-D-005-10,
Tax Map 029-4 ((7)) A5
March 6, 2019**

Whereas, on June 27, 2018, 1500 Westbranch Holdings LLC submitted PCA 88-D-005-10, a Proffered Condition Amendment that would amend RZ 88-D-005, which was approved by the Fairfax County Board of Supervisors on October 15, 1990 to rezone 193.54 acres of land from the I-3 and I-4 Districts to the C-3 District, to remove the subject land area (Parcel A5) from that application; and

Whereas, on June 27, 2018, 1500 Westbranch Holdings LLC submitted RZ 2018-PR-015, an application to rezone property located on Tax Map 29-4 ((7)) A5, which is 5.86 acres and located in the southwest corner of the intersection of Jones Branch Drive and Westbranch Drive, and currently developed with a vacant six story office building and surface parking lot, from the Office District (C-3) zoning district to the Planned Tysons Corner Urban Center (“PTC”) zoning district; and

Whereas, on June 27, 2018, 1500 Westbranch Holdings LLC also submitted FDP 2018-PR-015, a Final Development Plan (“FDP”) for the subject Property (a predominately residential building with up to 420 multi-family units and up to 5,700 square feet of retail/service uses on the ground floor); and

Whereas, the net effect would be to permit a five to seven story residential building with an option for retail at the ground level, and an adjacent park space, construction of two new streets and associated street improvements; and

Whereas, a particular concern for the Mclean Citizens Association (“MCA”) has been the substantial increase in traffic congestion in McLean caused by the increased density within Tysons, despite the increased availability of transit and mandatory Traffic Demand Management (“TDM”) plans; and

Whereas, MCA additionally is concerned that Tysons includes within its boundaries, the twenty athletic fields and the public parks envisioned in the 2017 Tysons Comprehensive Plan; and

Whereas, the MCA also seeks to ensure that Tysons includes within Tysons' boundaries, the other public facilities and infrastructure envisioned in the 2017 Tysons Comprehensive Plan; and

Whereas, 1500 Westbranch Holdings LLC has worked to address these concerns, including, inter alia, by:

- Funding, implementing and administering a TDM program, with the objective to reduce the vehicle trips generated by residents and office space, during weekday peak hours;
- Implementing a construction management plan to ensure safe and efficient pedestrian and vehicle circulation at all times during construction on the subject Property and on the public roadways adjoining the Property;
- Committing to build two new streets as well as associated street improvements along Jones Branch Drive and Westpark Drive;
- Committing to build bike lanes along the site's Jones Branch Drive and Westbranch Drive frontages;
- Committing to build a new public park that would be open to the public but maintained by the Applicant; it is expected to be approximately 1.13 acres in size, with an open lawn panel, gardens, groves of trees, extensive walking/jogging paths, lighting, and a variety of outdoor seating. A new pedestrian path to connect the proposed park to the existing stream valley park to the west will also be constructed;
- Committing to implement Stormwater Management measures and Best Management Practice facilities for the Property. Runoff volume associated with the 95th percentile storm will be managed entirely on-site through green infrastructure such as vegetated roof, pervious pavement, soil amendment, and various types of bioretention, and;
- Adopting Green Building practices, as demonstrated by obtaining certification pursuant to the National Green Building Standard Alternative Bronze Level;
- Committing to provide parking through a new, structured garage located within the building, as well as street parking on Jones Branch Drive, Westbranch Drive and the two new streets. Parking on the subject Property will be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Fairfax County Zoning Ordinance, and as shown in the Final Development Plan. The exact number of spaces to be provided will be determined at the time of site approval based on the specific uses, number of residential units and bedroom mix. Subject to VDOT approval, 1500 West Branch Holdings LLC will provide on-street parking spaces as generally shown on the FDP and as may be adjusted with site plan approval;
- Committing to build infrastructure for a minimum of 10 Electric Vehicle Charging stations in the garage;
- Committing to provide 70 Workforce Dwelling Units in conformance with the Comprehensive Plan guidance on affordable and workforce

- housing;
- Committing to make monetary contributions, prior to the issuance of the first Residential Use Permit ("RUP") or non-RUP toward Public Facilities, Public Schools, the Fire Department and Athletic Fields serving the Tysons Area; and

Whereas, however, the Applicant has proposed to reduce by 45% its monetary contribution to Athletic Fields in Tysons in exchange for its commitment to dedicate, upon demand, the above 1.13 acre park (and maintenance responsibility for that park to the Fairfax County Park Authority); and

Whereas, it is not clear to MCA whether reducing funding for athletic fields is in the net best interest of Fairfax County, given the dire need for funding for the acquisition of athletic fields in Tysons, nor is it clear that the Park Authority's assumption of maintenance responsibilities for publicly-accessible parkland that the Applicant would otherwise maintain is the best use of the Park Authority's limited maintenance funds.

Now, therefore, be it resolved that MCA urges the Planning Commission to thoroughly consider the above issue before voting on the 1500 Westbranch Drive LLC applications RZ/FDP 2018-PR-015, PCA 88-D-005-10

Approved by the McLean Citizens Association Executive Committee on behalf of the Board of Directors

March 6, 2019

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

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