

**McLean Citizens Association**



The Voice of McLean for Over 100 Years

**McLean Citizen Association Resolution  
Toll Mid-Atlantic LP Company, Inc. Development  
RZ 2021-PR-00019/ FDP-2021-PR-00019**

**Whereas**, on September 29, 2021 and as revised through May 31, 2022, Toll Mid-Atlantic LP Company, Inc. (“Applicant”) submitted RZ 2021-PR-00019 and FDP 2021-PR-00019 (“Applications”) to Fairfax County, a request to approve a Final Development Plan (FDP) for the construction of 48 new townhome dwelling units, located in that approximately four acre area northwest of Magarity Road between Seneca Avenue and LaSalle Avenue in East District of the Tysons Urban Center in the portion of the Providence District in McLean, Virginia and comprised of a consolidation of those certain parcels shown on the Fairfax County 2022 Tax Map as 30-3 ((2)) 196, 197, 198, 199, A, B, 201, 203, 204, 205, 206, 207A, 208A, 209, 221, 223A, 224A, 225, 228A, 229A, said area and parcels commonly known as the Seneca Assemblage; and

**Whereas**, the construction contemplated in the Application would replace 13 existing single-family homes and retain one existing single-family dwelling (“Retained Dwelling”), and vacate an undeveloped, right-of-way for the never-built Buena Vista Road in the Seneca Assemblage; and

**Whereas**, as a part of the Application, the Applicant submitted RZ-2021-PR-00019, requesting re-zoning of the property from R-1 (individual home) to PDH-12 (Planned Development Housing District, 12 dwelling units/acre), which is consistent with the Comprehensive Plan for the East District of the Tysons Urban Center and McLean Ridge neighborhood immediately adjacent to the Seneca Assemblage; and

**Whereas**, eight of the proposed new townhome dwelling units will be constructed as Workforce Dwelling Units in compliance with the Fairfax County requirements; and

**Whereas**, the resident owner of the Retained Dwelling is cooperating with Applicant and participating in the Application and Applicant’s requested rezoning of the Seneca Assemblage; and

**Whereas**, the Planning Commission public hearing on the Application and rezoning of the Seneca Assemblage is presently scheduled for June 29, 2022; and

**Whereas**, if the rezoning under RZ 2021-PR-00019 is approved, the Applicant has agreed to certain associated proffers and conditions as a part of its Application, including, among other things:

- vacating the never built Buena Vista Road, which is currently used by the residents of McLean Ridge, the immediately adjacent neighborhood, as a public park; and
- developing the land associated with the planned but never built Buena Vista Road as Buena Vista Park (.25 acre) for use by all area residents and adding two additional parks to the Seneca Assemblage (Courtyard Park (.12 acre, private park) and Point Park (.20 acre), which shall include, among other things, a “tot lot” play area); and
- constructing a new public connector road (“New Road”) within the Seneca Assemblage in lieu of the never built Buena Vista Road, which will improve accessibility between Seneca Avenue and LaSalle Avenue; and

**Whereas,** the Applicant contends that rezoning should be approved because it: (1) meets the density requirements of the Fairfax County Comprehensive Plan for the East District of the Tysons Urban Center; (2) will double the park space required under said Comprehensive Plan; (3) complies with the Fairfax County Board of Supervisors’ policies concerning Workforce Dwelling Units; and (4) will improve transportation accessibility with construction of a new public street in lieu of the planned Buena Vista Road; and

**Whereas,** both the FDP and RZ provisions of the Application appear to be in compliance with the Comprehensive Plan and the requirements of Fairfax County; and

**Whereas,** the surrounding neighborhoods and the resident owner of the Retained Dwelling generally support the Applications and have had a good working relationship with the Applicant; nevertheless, the residents of McLean Ridge HOA have requested some key changes to include, among other things: (1) that the New Road remain a private road, (2) the installation of speed bumps on the New Road and Seneca Avenue to ensure safety for residents who enjoy the parks in the Seneca Assemblage; and (3) that Fairfax County abandon its proposal to install a commercial bicycle rental facility at or near the new parks at the Seneca Assemblage; and

**Whereas,** the Applicant met with the McLean Citizens Association (MCA) Planning and Zoning Committee on April 26, 2022, and answered questions by committee member on the Application and proposed rezoning of the Seneca Assemblage; and

**Whereas,** P&Z Committee members have identified no issues or concerns with the Application and rezoning of the Seneca Assemblage, except for some of the requests of the McLean Ridge residents.

**Now, therefore, be it resolved** that, the McLean Citizens Association supports the Application and rezoning of the Seneca Assemblage pursuant to RZ 2021-PR-00019/FDP 2021-PR-00019, but recommends that the County consider the concerns of the McLean Ridge HOA regarding the need for installation of speed bumps on the New Road and Seneca Avenue to ensure safety for residents who enjoy the parks in the Seneca Assemblage, and the proposed commercial bicycle rental facility.

*Approved by the MCA Board of Directors*

*Date: June 1, 2022*

---

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

Cc: John Foust, Dranesville District Supervisor  
Dalia Palchik, Providence District Supervisor  
Philip Niedzielski-Eichner, Providence Planning Commissioner  
John Ulfelder, Dranesville Planning Commissioner  
Clerk of the Board of Supervisors  
Clerk of the Planning Commission  
Ben Wiles, Dranesville District Supervisor's Staff  
Michael Wing, Providence District Supervisor's Staff  
Mary Ann Tsai, Fairfax County Planning & Development Department  
Elizabeth D. Baker, McGuire Woods LLP