



## **McLean Citizens Association Resolution**

### **Astoria Development**

### **Application: RZ-2022-DR-00028**

**October 4, 2023**

**Whereas**, on December 22, 2022, a Rezoning Application (the “Application”), was filed on behalf of JAG Partners LLC (the “Applicant”) for 2.06 acres (the “Astoria Consolidation Property”) comprised of four lots (identified by address and Fairfax County Tax Map Parcels as: 6854 Old Dominion Drive, Tax Map No. 30-2-10080005; 6856 Old Dominion Drive, Tax Map No. 30-2-10080004; 6858 Old Dominion Drive, Tax Map No. 30-2-10080003; and 6861 Elm Street, Tax Map No. 30-2-10070003); and

**Whereas**, the Application requests re-zoning of the properties from C-6 Community Retail (6854, 6856, 6858 Old Dominion Dr.) and C-3 Office (6861 Elm St.) to PRM Planned Residential Mixed Use; and

**Whereas**, the Application proposes the development of a single seven-story Class A residential building containing up to 130 dwelling units, with frontage on both Old Dominion Drive and Elm Street; and

**Whereas**, the Astoria Consolidation Property is located in the Center Zone, as defined in the McLean CBC Comprehensive Plan; and

#### *Conformance with McLean CBC Comprehensive Plan*

**Whereas**, the McLean CBC Comprehensive Plan building heights are recommended up to a maximum of seven stories and 92 feet and intensity of 3.0 FAR; and

**Whereas**, the Application proposes the building to be up to seven stories, 92 feet tall; and

**Whereas**, the Application proposes a 281,046 GSF building (residential 276,245 GSF, office 1,692 GSF, retail 3,109 GSF,) for 3.1 FAR, and further proposes to provide twelve onsite residential units pursuant to the Guidelines for the Provision of Workforce Housing Units (WDUs) in the Policy Plan, resulting in the residential component being over 9% of the total residential development and these WDUs allow the maximum FAR to be increased from 3.0 to 3.1; and

**Whereas,** the McLean CBC Comprehensive Plan recommends implementing, where feasible, pedestrian walkway connections through and between developments, including those that allow pedestrians to connect from one roadway to another where there are large development blocks, especially those east and west of Old Dominion Drive, and north of Chain Bridge Road; and

**Whereas,** the Application proposes a pedestrian walkway to connect Old Dominion Drive and Elm Street, which consists of an eight-foot sidewalk and adjacent landscaping and/or upper-level public patio, resulting in an open area of approximately 37 ft. wide at the Elm Street entrance to approximately 24 ft wide to approximately 27 ft. wide at the Old Dominion Drive entrance; and

**Whereas,** the McLean CBC Comprehensive Plan states parking is expected to be accommodated in structures or placed underground within the Center Zone and where the facades of parking structures are exposed, architectural detailing, lighting, and landscaping should be employed to mitigate negative visual impacts; and

**Whereas,** the Application proposes all onsite parking will be located within an underground parking structure with an exposed side alongside the walkway connecting Old Dominion Drive and Elm Street and the plans include the installation of decorative grills on the exposed portions of the garage; and

**Whereas,** the County's current, pre-Parking Reimagined parking requirements are for 229 spaces, comprised of 208 residential spaces (1.6 spaces x 130 units), 7 office spaces (3.6 spaces/KGSF x 1,692 GSF), and 14 retail spaces (4.3 spaces/KGSF x 3,109 GSF); and

**Whereas,** the Application proposes to provide a total of 250 parking spaces, including 42 tandem spaces; however, the Applicant further proposes to request a 20% parking reduction in non-residential parking pursuant to Zoning Ordinance § 3102.3.E.2.b, and the Applicant reserves the right to pursue a parking reduction for the proposed development, as may be permitted by the Zoning Ordinance; and

#### *Community Feedback*

**Whereas,** the Applicant has reviewed the proposed plan with the neighboring communities, including The Signet, the Villages of McLean, and the McLean House, and presented to the larger community at a public meeting on July 18, 2023; and

**Whereas,** the Applicant addresses community concerns about construction parking by proposing a Construction Parking Plan, subject to approval by the Board of Supervisors, to preclude parking on immediately adjacent and/or proximate public streets by construction workers, tradesmen, contractors and others associated with the construction of the; and

**Whereas,** the Application has been updated to address community concerns about the safety of the Old Dominion Drive – Elm Street walkway by plans with a wider walkway area, including decorative grilles in the openings to the adjacent structured garage, and including pedestrian lighting along the walkway; and

**Whereas,** the Application has been updated to include a garage entrance/exit on Old Dominion Dr. to address community concern about excessive traffic overflow onto Elm Street; and

**Whereas,** the Application includes a drop-off/pickup area in the garage; and

**Whereas,** MCA has expressed concern over the past two years over the possible underestimation that Tysons area development is impacting McLean area school capacity.

**Whereas,** the community has expressed concern that the proposed parking is not sufficient to serve residential, retail, and office needs, and would likely 1) result in overflow parking on neighboring residential streets and 2) may hinder potential customers from using co-located retail stores/services, and would be further exacerbated by the proposed 20% reduction in retail and office parking spaces.

**Now, therefore, be it resolved** that the McLean Citizens Association supports the Application, contingent upon the Board of Supervisors rejecting any proposal by the Applicant to reduce the number of retail and office parking spaces by 20% because there is not enough parking on Old Dominion and Elm Street to minimize the negative parking impact to adjacent businesses and housing. However, if the applicant removes the 20% reduction request in retail and office parking spaces, the MCA fully supports the application.

**Be it further resolved that,** considering the capacity issues that have arisen at several of the area schools, MCA recommends that FCPS take into account any additional students from this development when conducting its current McLean school boundary review.

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

cc: John Foust, Dranesville District Supervisor

John Ulfelder, Dranesville Planning Commissioner

Elaine Tholen, Dranesville Member, Fairfax County School Board

Clerk to the Board of Supervisors

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