



McLean Citizens Association Resolution

McLEAN PROFESSIONAL PARK

RZ-DR-2023-00011

March 6, 2024

EXECUTIVE SUMMARY

The applicant is seeking to replace six existing office buildings with a 104-unit multifamily residential building, fronting on Chain Bridge Road, in the McLean Community Business Center. This Resolution fully supports the application.

BACKGROUND

Whereas, T & M McLean Venture, LLC (“the Applicant”) has submitted an application to rezone 2.8 acres of the existing McLean Professional Park, at 1499 Chain Bridge Road, from the C-2 to the PRM district, and proposes to replace six existing office buildings with a single five-story, 68-foot tall, 104-unit multifamily condominium building, including approximately 12 workforce dwelling units. Four low-rise office buildings on a parcel at the rear of the site and sufficient surface parking to serve them will remain.

The application proposes 205 off-street parking spaces, with the preponderance being placed in structured garages, which is 77 spaces more than required by the Zoning Ordinance. According to ITE trip generation analysis, the proposed use will produce 473 average daily trips, as opposed to 830 projected under the existing use.

Along Chain Bridge Road, the Applicant proposes to underground utilities, implement the recommended streetscapes, and to provide and maintain a 0.298-acre urban park.

The application proposes: to provide 31% open space, as against a 20% requirement; to provide 10-year tree canopy of 24,652 square feet, as against a requirement for 12,203 square feet; and to increase the pervious area of the site by 42% vis-à-vis the existing conditions.

The Applicant seeks two waivers of transitional screening requirements, the granting of which will not adversely affect the remaining office uses to the south.

The application complies with the relevant provisions of the Zoning Ordinance and the Comprehensive Plan for the McLean Community Business Center.

The Applicant has satisfactorily addressed community concerns related to tree preservation, transitions, and perpetual public park maintenance, and has proffered to conduct a pre-construction meeting and a construction parking study and management plan.

RESOLVED

Therefore, be it resolved that the McLean Citizens Association fully supports the approval of RZ-DR-2023-00011.

Approved by the MCA Board of Directors March 6, 2024

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

cc: James Bierman, Dranesville District Supervisor
Phil Niedzielski-Eichner, Chair, Fairfax County Planning Commission
John Ulfelder, Dranesville District Planning Commissioner
Clerk to the Board of Supervisors
Clerk to the Planning Commission
Ben Wiles, Dranesville District Supervisor's Chief of Staff
Tracy Strunk, Director, Department of Planning and Development
Daniel Creed, Staff Coordinator, Department of Planning and Development
Lynne Strobel, Walsh, Colucci, Lubeley & Walsh