



McLean Citizens Association Resolution

Westpark Corporation Center RZ-2020-PR-008

TMG-JACO BORO, LLC – Boro Blocks I, J, K, L - RZ 2020-PR-009

Silverstone Tysons, LP – Continuing Care, Block J - FDP 2020-PR-009

September 1, 2021

Whereas, TMG 8400 Westpark Drive, L.P. (“TMG” or “Meridian”) submitted an application to rezone 9.37 acres of land located in the northwest quadrant of the intersection of Westpark Drive and Greensboro Drive, identified as Tax Map 29-3 (1) 63 B, 66B1 and 66B3, (the “Meridian Property” or “The Boro – Blocks I, J, K and L”); and

Whereas, the Meridian Property is currently zoned to the Highway Corridor Overlay District (C-4) and is part of an approved unified site plan with an adjacent property identified as Tax Map 29-3 ((1)) 66A3 and 66A4 (the “Westpark Corporate Center Property” or “Westpark Property”), owned by Westpark Corporate Center, LLC (“**Westpark**”), which is also zoned C-4; and

Whereas, in conjunction with a companion rezoning application by Westpark concerning the Westpark Property, Meridian is seeking through its Conceptual Development Plan (“CDP”) application to remove the Meridian Property from the unified site plan to rezone the Meridian Property from C-4 to become part of the Planned Tysons Corner Urban (“PTC”) District, and to allow both properties to be independent of each other from a zoning perspective; and

Whereas, no land disturbing activities are proposed for the Westpark Property; and

Whereas, removing the Meridian Property from the Westpark Property unified site plan will not inhibit the achievement of Tysons Comprehensive Plan objectives; and

Whereas, Silverstone Tysons, LP (“**Silverstone**”) submitted an application to construct Building J of Meridian’s application as a Continuing Care Facility (“CFC”) with a senior population of a minimum of 62 years of age; and

Whereas, the Continuing Care Facility building will be a maximum of 515,255 square feet of Gross Floor Area (“GFA”), including 10,000 square feet of retail use on the ground floor available to residents and the public, and the building will be approximately 15 stories in height; and

Whereas, Silverstone has proffered the following:

- The final development plan has been designed to be consistent with the conceptual plan submitted by Meridian; and a continuing care facility is a permitted use in the PTC District when shown on an approved final development plan;
- The Building would include 210 senior living units, including 120 independent living units, 57 assisted living units, and 23 assisted living units designed specifically for memory care, and all units will be designed to enable licensure with the Virginia Department of Social Services as an Assisted Living Facility;
- Details of the CCF would be submitted to the Health Care Advisory Board for its review in accordance with the standards in subsection 4102.4.R of the Ordinance for medical care facilities and will provide an integrated continuum of care and services that allow individuals the ability to move between levels of support as care needs change, but will not include a skilled nursing facility;
- A contribution of \$3.00 for each square foot of CCF (between 231,000 and 275,00 GFA) toward the provision of affordable and/or workforce housing within Tysons in accordance with the Comprehensive Plan - Policy Plan, Land Use Appendix 14 entitled “Continuing Care Facility Guidelines”;
- Parks and recreation would be provided through the parks developed by Meridian as part of its application, and Building J also would have outdoor recreational terraces for the residents, including resident terraces on two floors that will provide outdoor recreational opportunities, and there will be a fitness center, theater, arts and crafts room, game and recreation spaces, and wellness and treatment facilities within the CCF building; and
- The CCF site’s design promotes vehicular, non-motorized, and pedestrian movements within the CCF and to adjacent properties, and there would be 183 underground parking spaces for residents and staff, and 15 parking spaces would be reserved for on-site retail uses.

Whereas, Meridian seeks to develop the Meridian Property as an extension to The Boro, to include residential, continuing care, health club, and retail/service uses; and the development would include four development blocks/buildings identified as I, J, K and L, and the proposed development would demolish and replace an existing office building that houses the National Automobile Dealers Association headquarters and contains approximately 195,879 square feet of GFA and associated surface parking lots; and

Whereas, Meridian requests a waiver to the Zoning Ordinance Section 6-506(1) requiring minimum district size of ten (10) acres because the Property is only 9.37 acres with approximately 5 acres of the Property being located between 1/4 and 1/3 mile of each of the Greensboro and Spring Hill Metro Station, and 4.23 acres being located between 1/3 and 1/2 mile of each Station; and

Whereas, Blocks I, K and L would include more residential development than commercial development, with lower building heights than the maximum permitted under the Tysons Comprehensive Plan – with the building squarefootage planned as follows:

- Building I would be 90 feet tall and include 200,000 sq. ft. residential use and up to 25,000 sq. ft. ground level retail use, with parking be predominantly underground;
- Building J will be 201 feet tall, inclusive of both a twelve (12) foot high rooftop screen wall to enclose mechanical equipment and a penthouse, with up to 410 residential units and 10,000 sq. ft. of retail for a total of 515,255 sq. ft.;
- Building K North and South to be 90 feet tall and the two buildings that are connected with below grade parking and an above-grade bridge over Boro Place would contain 430 residential units and 25,000 sq. ft. retail use; and
- Building L may be developed as a Health Club (“Option 1”) with a maximum GFA of 1,090,000 sq. ft., and FAR of 2.67 or as triplex multi-family residential units (“Option 2”) with a maximum GFA of 1,105,000 sq. ft., and FAR of 2.74; and

Whereas, Meridian contends that the proposed two Options for Building L would allow Meridian be to flexible in responding to market conditions and states that in either event the ultimate built GFA will not exceed the maximum GFA permitted by the Comprehensive Plan; and

Whereas, under the Tysons Comprehensive Plan, the Meridian Property is recommended for Residential Mixed Use, which is defined as 75% residential with a mix of other uses such as office, hotel, arts/civic, and supporting retail and services; and

Whereas, while the proposed rezoning and associated CDP for the Meridian Property are consistent with the intensity recommendations of the Comprehensive Plan with the Property’s maximum overall FAR being 2.74, the land use recommendations of the Comprehensive Plan call for a mix of uses with the residential component being on the order of 75% or more of total development, and the overall mix of uses is 60% residential, 24% continuing care facility, and 16% retail/health club for Option 1, and 71% residential, 24% continuing care facility and 5% retail for Option 2; and

Whereas, Meridian and Fairfax County staff considers CCF to be essentially a residential use, the overall mix is 84% residential/continuing care facility and 16% retail and health club uses for Option 1, and 95% residential/continuing care facility and 5% retail for Option 2;

Whereas, Meridian complies with other aspects of the Comprehensive Plan in the following ways:

- 9.37 acres, consisting of four separate parcels, are being consolidated for development and includes land in both the North Tysons Central 7 North Spring Hill Districts;
- Twenty percent (20%) of the residential units (approx. 93) will be provided as workforce housing;
- Transportation Demand Management (“TDM”) proffer to reduce vehicle trips;
- The amount of parking proposed is consistent with Plan recommendations and PTC District regulations;
- School contribution proffer of \$12,262 per expected student (based on a ratio of 0.462 student per single-family attached unit, 0.329 student per low-rise multi-family units (i.e. the triplexes), and 0.112 students per multifamily residential unit), which contribution will be made on a building by building basis for the issuance of the building permit for Buildings I, K and before the issuance of a building permit for each “stick of single family attached units on Block L; and

Whereas, the four new buildings are proposed ranging from 75 feet tall to 201 feet tall, the Property is located with Height Tier 3, which recommends a maximum buildingheight of 175 feet, and all of the buildings meet the Tier 3 recommendations except Building J, which is taller due to including a penthouse and screen wall around the mechanical equipment in the building height; and

Whereas, the Meridian Application has been coordinated with approved streetgrids for The Boro (RZ 2010-PR-022) and the Spring Hill Station Demonstration Project (RZ 2010-PR-014E) and proposes to expand streets as follows:

- Broad Street would be constructed by Meridian from Westpark Drive to the property'snorthern property line, with the understanding that this road would eventually be extended by other developers to connect with Spring Hill Road (and Meridian has proffered to pursue obtaining permission from the owner of the neighboring land in order to construction the ultimate section of Broad Street in lieu of the interim section proposed);

- Clover Street would be constructed from Greensboro Drive to Broad Street, and if in the future, the owner of the neighboring property, Greensboro Park Office Condominiums, requests to connect their property by road or pedestrian connection to Clover Road, Meridian has proffered to record an inter-parcel access agreement for that purpose;
- Boro Place, a planned private local street would connect Westpark Drive to Clover Street; and

Whereas, the Meridian application generates a need for 1.82 acres of public parks under Option 1, and 1.95 acres under Option 2, with Silverstone generating a need for 0.29 acres of that total amount; and

Whereas, Meridian proposes on-site park space of 1.49 acres under Option 1 and 1.59 acres under Option 2, which is short by 0.33 acres under Option 1 and 0.36 under Option 2; and

Whereas, Meridian is proffering to provide 0.12 acre of off-site park with the construction of the Community Circuit along Westpark Drive frontage of the Westpark Corporate Center; and

Whereas, the Meridian application and the Silverstone applications together generate a need for less than 1/3 of a field, and the Applicants are proposing to meet this need by proffering monetary contributions toward a field, as has been the practice for other applications that generate a need for 1/3 field or less; and

Whereas, Meridian has proffered a contribution of \$2,54 for each square foot of new space constructed on the Property to the Fairfax County Parks Authority (“FCPA”) for the acquisition and/or development of athletic fields serving the Tysons area, and has proffered that the contribution associated with each building will be based on the actual GFA in each building and would be made prior to the issuance of the first RUP or Non-RUP for the applicable building, or in the case of Block L - Option 2, the first RUP for Block L; and

Whereas, based on County policy, Meridian explains that based upon proffered contributions toward athletic fields in Tysons, it is entitled to a credit of approximately 0.48 acre of off-site park for Option 1, and 0.50 acre of off-site park for Option 2; and

Whereas, the Meridian application with on-site parks, and credits of off-site park contributions is providing a total of 2.11 acres of public parks under Option 1, and 2.21 acres of public parks under Option 2, thereby exceeding the County’s urban park requirements; and

Whereas, Meridian is proposing the following on-site parks:

- Central Park A (26,887 sq. ft.) between Building K North and Building I;
- Central Park B (21,269 sq. ft.), between Building K South and Building J, which Parks A + B together total 48,977sq. ft. ground level parks running through the Property from Greensboro Drive to Broad Street;
- Park C - Community Circuit Linear Park (6,611 sq. ft.);
- Park D - Community Circuit Linear Park (5,708 sq. ft.), together totaling 12,319 sq. ft., run along the Westpark Drive frontage and create a linear park with a combined pedestrian/bicycle circuit – these being an eighteen (18) foot wide circuit paralleling Westpark Drive frontage that includes a ten (10) wide combinedpedestrian/bicycle pavement section and an eight (8) foot landscaped amenity panel;
- Park E1 Pocket Park - under Option 1 (4,252 sq. ft.) located in Block L; and
- Park E2 Pocket Park - under Option 2 (8,751 sq. ft.) located in Block L with different configurations for the two Options; and

Whereas, Meridian will contribute \$30.00 per linear foot of Community Circuit frontage to be used for signage, way-finding elements, specialized crosswalks, publicity, or technology applications as may be deemed appropriate by the County; and

Whereas, Meridian’s Transportation Demand Management Plan (“TDM”) includes parking management, and the amount of parking proposed is consistent with what is recommended by the Tysons Comprehensive Plan and the PTC District Regulations; and

Whereas, Meridian has proffered to complete and submit to the Virginia Department of Transportation (“VDOT”) signal justification reports (“SJR”) for a potential new signal at Westpark and Broad Street and at Greensboro Drive and Clover Street and, if VDOT approves installation of a signal at either intersection, Meridian proffers to design equip and install the signals no later than twelve months after approval of the SJRs; and

Whereas, the topography of the Meridian Property drops significantly in elevation between its northern border with Greensboro Drive and its southern border with Broad Street, Meridian proposes to construct a number of retaining walls to facilitate construction of an active street grid through the Property; and following comments from County staff and the McLean Citizens Association (“MCA”) it has revised its proposed retaining wall heights and reduced the amount of retaining walls necessary between neighboring properties to a reasonable extent and has proffered to continue working with neighboring property owners to further reduce the number and height of retaining walls; and

Whereas, the Meridian Group met with the association management and the Board of Directors of the Rotunda multiple times, and made revisions at their request with regard to access and striping on Greensboro Drive, as well as construction management;

Resolved

Now, therefore, be it resolved that the MCA:

1. Supports the Westpark Corporation Center application; and
2. Supports the Meridian application; and
3. Supports the Silverstone application.

Be it further resolved that the MCA requests that the County expeditiously use the fractional field dollars proffered by Meridian to purchase land, and build an athletic field in Tysons.

Approved by the Board of Directors of the McLean Citizens Association

September 1, 2021

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

cc: Dalia Palchik, Providence District Supervisor
John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville Planning Commissioner
Clerk, to the Fairfax County Board of Supervisors
Clerk, to the Fairfax County Planning Commission
Mike Wing, Providence District Supervisor's Staff
Ben Wiles, Dranesville District Supervisor's Staff
Barbara Byron, Director, Fairfax County Dept. of Planning and Development
Katie Quinn, Fairfax County Dept. of Planning and Development
Elizabeth Baker, Walsh Colucci Lubeley & Walsh, PC
Lynne Strobel, Walsh Colucci Lubeley & Walsh, PC