

## **McLean Citizens Association**



The Voice of McLean for Over 100 Years

### **McLean Citizen Association Resolution The Mile Building B FDP 2017-PR-015-02**

**Whereas**, on February 16, 2021, PS Business Parks, LP submitted FDP 2017-PR-015-02 (“the Application”) to Fairfax County, a request to approve a Final Development Plan (FDP) for the construction of a mixed-use building, including multi-family residential, self-storage, and retail uses, located in the West Park Urban Neighborhood (Subarea 3) sub-district of the north central district of the Tysons Urban Center of the Fairfax County Comprehensive Plan, said building called The Mile Building B; and

**Whereas**, Building B is one of 10 buildings in The Mile development that was zoned Planned Tysons Corner Urban (PTC) District per RZ 2017-PR-015 approved July 16, 2019 with associated proffers and conditions as shown on the Application; and

**Whereas**, the building covers the entire block bordered by Rowling Street on the North, Byton Street on the East, The Mile Avenue on the South, and Westbranch Drive on the West; and

**Whereas**, the Planning Commission public hearing is scheduled for May 11, 2022; and

**Whereas**, the FDP area is 165,998 square feet on 3.81079 acres, with proposed maximum Gross Floor Area (GFA) of 560,000 square feet with a FAR of 3.38 inclusive of Workforce Dwelling Units (WDU) Bonus and a FAR of 2.97 exclusive of WDU bonus; and

**Whereas**, when completed the building will be between 5 to 8 stories with a minimum height of 70 feet, a maximum height of 90 feet, and a currently represented height of 84 feet; and

**Whereas**, when completed, the proposed development will have the following characteristics and public amenities noted below:

- 300 - 400 dwelling units (350,000 – 400,000 square feet);
- 100,000 -150,000 square feet of rental storage;
- 5,000 – 10,000 square feet of retail;
- 20% of the dwelling units (approximately 67) will be WDUs;
- Affordable dwelling units are not required based on the proposed construction type; and

**Whereas**, when completed, the proposed development will have the following number of parking spaces allocated:

- Residential: 356-452 minimum and 475-605 maximum;

- Residential parking was based on the assumption of 65% of the units being 1-bedroom units and 35% 2-bedroom units;
- Storage: 5-6 spaces;
- Retail: 22-45 spaces minimum and 32-65 spaces maximum;
- The applicant reserves the right to provide more or less parking within the building per provisions of Section 6-509 of the Zoning Ordinance;
- Short-term and long-term bicycle parking spaces for residents, and retail/storage customers; and

**Whereas**, the required 10%, 10-year tree canopy coverage requirement will be accounted for by proposed plantings; and there is no existing vegetation proposed to be preserved, per the tree preservation target deviation letter on sheet C-6 of the FDP; and

**Whereas**, the storm water management for the proposed development will be achieved through a combination of techniques, including the installation of intensive green roof and both traditional and urban bio-retention methods (tree pits and storm water planters) and, as needed, underground vaults to shave the peak release rate for the given post-developed property storm event, in addition to conventional storm water management systems; and

**Whereas**, the proposed development has four areas of open space as follows:

- Publicly accessible Urban Park Community Circuit of approximately 7,595 square feet on the south side of the building adjacent to The Mile Avenue, which includes a multi-modal recreational trail, signage, seating area, bike racks, and other amenities;
- Private Courtyard of approximately 4,250 square feet at ground level on the west side of the building for an outdoor kitchen and dining area with arbor-shade structure, semi-private seating area, and other amenities;
- Private Plaza of approximately 3,000 square feet at ground level on the west side of the building with a gathering and seating area, planters, built-in seating, and other amenities;
- Private Roof Terrace of approximately 750 square feet with gathering and seating areas, planters, and other amenities; and

**Whereas**, the MCA Board on June 5, 2019, and updated by the MCA Executive Committee on June 10, 2019, resolved that it supported the Applicant's original rezoning application; and

**Whereas**, the Applicant met with the McLean Citizens Association (MCA) Planning and Zoning Committee on February 22, 2022, and answered questions of the committee on the Application; and

**Whereas**, the FDP application appears to be in compliance with provisions of the original rezoning decision and P&Z Committee members having identified no issues with the Application.

**Therefore, be it resolved** that the McLean Citizens Association supports the Application.

*Approved by the MCA Board of Directors*

*Date: May 4, 2022.*

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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  
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