

MCLEAN PLANNING COMMITTEE MEETING MINUTES
Monthly Meeting, April 18, 2018
6655 Old Dominion Drive, McLean, VA Balducci's shopping center
7:00 PM

Call to Order	Winnie Pizzano
President's report	Winnie Pizzano
Presentation by McLean Professional Park	Keith Martin

Objective

This was a concept presentation only; the purpose was to get a sense of the MPC's perspective on the concept of building a café in the McLean Professional Center at 1477 – 1499 Chain Bridge Road (the "Center"). Keith Martin appeared with his colleague Phil Meany of Meany and Oliver Companies based in McLean.

Site Background

- Currently, there are about 90 tenants occupying individual commercial spaces in the Center
 - the smallest rents about a 10 x 10 foot office
 - the largest, a law firm, rents 9,000 SF
- Tenants are tutors, a law firm or two, solo practitioners (lawyer), accountants, other professional services
 - families come and go to these tenants
 - often a family will drop someone off and go to Starbucks where they wait to pick up a family member

Café Concept

- Primary purpose of the café is trying to create a place for the people currently using the office park
- Martin and Meany want to provide tenants and the families, friends, colleagues, clients of tenants with a place to have a cup of coffee, sandwich for lunch, and maybe a glass of wine and piece of fish for dinner
- Envision a nice, quiet outside space well protected from Chain Bridge Road by space and by intense landscaping
- Meany and Martin think the café would reduce or have neutral impact on traffic
- They believe there is more than sufficient parking; when all tenants are using the space, there are still many extra spaces
- Want the café to have WIFI
- The accountant upstairs plans to retire which could free up the 2,000 SF of space the accountant rents so that the café could broaden its capabilities to allow tenants to have a catered conference, event, party in the space above the café

Zoning

- Currently zoning does not permit (1) signage necessary for such a café, and (2) outside visitors to such a café
- The café would require a special exception to C2 zoning, and a proffer condition amendment
- There would be no change needed to the comprehensive plan
- Supervisor seemed comfortable with the notion of this café, indicated Martin and Meany should seek support from local citizens groups and nearby property owners
- MPC has been Martin and Meany's first stop, want to know what MPC members think. They will also talk with MCA, nearby property owners, Stoneleigh

MPC Discussion

Rich: this is a no brainer yes. 4 things to consider/take care of:

1. Include West McLean in your talks with constituents
2. Have a good strategy for how to make trash invisible
3. Have a good strategy for smooth, non-disruptive deliveries
4. Comply strictly with zoning with regard to signage, e. g. no banners, dancing inflatable cartoon figures, banners on the roof

Parking

- Requirements will be dictated by required parking tabulations
- Not much that can be done about local County parking ratio requirements
- Maya points out there might be a 20% reduction in parking space requirements available for a revitalization area
- no one yet knows what the current parking ratio is on the property; it might be compliant currently

Zoning Process

- Not much MPC can do about the likely 9 month long process of clearing required land use and legal hurdles through zoning with the County

MPC Perspective

The consensus of MPC is that this is a positive development. Many Directors volunteered they like this idea, and voiced their encouragement to Martin and Meany to continue with next steps and keep us informed. President (Winnie P.) specifically asked MPC whether anyone was opposed to this potential café, or had concerns, questions; no one did.

Motion

Rich S. made a motion:

I move that MPC endorse the presentation and the Center's effort to seek local government permission to install a café like the one described in Martin's presentation this evening; and that MPC encourage the County to expedite the zoning amendment and other relevant processes, using all due diligence, and not wasting time and money.

Ken W. seconded.

All Directors present voted in favor of this motion, no one opposed, motion carried unanimously

Approval of minutes

Molly Peacock

Maya H. handed around requested revisions to the February 2018 draft meeting minutes. No one objected to Maya’s recommended revisions.

Ann Seaman asked to review, confirm the slate of Chamber representatives on MPC; Paul K. from the GMCC and Ann confirmed the following slate:

- Chamber representatives serving as Directors on MPC are as follows, as decided by the Chamber:
 - Ann Seaman
 - Ruthanne Smith
 - Nicole Morrill
 - Ken Wiseman

- Alternates from the Chamber will be:
 - Alan Edwards
 - Marshal Hyman
 - Molly Peacock
 - Emily Oveissi

Chamber asks that Ruthanne Smith serve as Secretary. No objection from Molly Peacock (previous Secretary) or Winnie Pizzano (current and continuing President).

Treasurer’s Report

Francesca Gutowski

\$947.37 in checking

Supervisor’s Report

Ben Wiles (not present)

MRC Report

Roshan Carter

- A&M Contacting is starting to build 800 feet of sidewalk, some lighting, some restoration work, brick, in the next 240 days, starting April 2018 and anticipated to conclude Dec. 2018. The 800 feet would go from Laughlin to Curran streets.
- MRC is working on crosswalks. VDOT can only do high visibility striping which is not in concert with the village concept
- April 23rd County maintenance walk-through of the Commercial Revitalization District to identify maintenance needs. Nothing new will be done, only maintenance items catalogued for repair (sidewalk cracks, etc.)

Old Business

Website

Alan Edward, Ruthanne Smith

- shared with everyone by Ruthanne
- people should submit their bios and pictures to Ruthanne
- suggestion to start now storing meeting minutes, no need to populate the site with historical files of minutes
- there was general agreement that the site is ready for launch

New Business

Updates on Comp Plan

Winnie et al

- Ed Murn/MRC is putting together a developer round table
- One of the goals is to try to find out why no developer has come forward to develop in McLean the past 20 years
- Also want to get a land planner to represent organizations' views; would be a planner who'd raise questions we might not think to ask
- Will be inviting developers who tried and did not end up developing a project in McLean and also who haven't tried, passed McLean by; want to know the reasons for each
- Would be good to have fresh points of view, like a Urban Land Institute (ULI)
- Someone suggested that the MPC should be included; the MRC will keep MPC apprised

President would like to create 2 subcommittees:

1. Design standards review: Rich and Ken W.
2. Sub-area subcommittee: Ed said Nicole would serve on this committee.

Can have either/both Directors and alternates on these subcommittees.

(Back to Old Business)

6707 Old Dominion Project Subcommittee

Maya Huber

Important Dates

- June 14 Staff report will come out
- June 28 the project will go before the planning commission
- July 10 before the Supervisor

Bassing wants to meet with the subcommittee before May 1.

Update on Monday, April 16, MCA P&Z Informational Meeting

- Height of the building: the height is measured from the curb at the corner of Emerson and Lowell
- Parking during construction
 - how tenants will deal with parking
 - developer is bending over backwards to address this concern and solve it; is hiring a consultant just for this issue
 - Question from Jay of the Palladium: to whom do I talk about parking during construction? Feedback from the group: the building inspector, zoning, permitting, Ben Wiles
- Pergola is gone because it serves no purpose; no vine would grow on it
- Parking garage is 3.5 (not 4) stories
 - Glass around the 1st floor of the parking will be tinted in a way to prevent pedestrians, the street from being able to see car lights, garage lights
 - Rich thinks a glow might emanate from the 2nd floor parking, others are not sure there will be that glow

MPC Discussion

- Suggestion that Bassing be asked for more undergrounding funding
- Bassing will put in brick sidewalks, and is installing additional ventilation
- Recommend that MPC take one more vote to show its support in preparation of the final zoning meeting
 - should take that vote either May 16 or June 20
 - leaning towards June 20
- Charlie B. should come to our May 16 meeting

Committee Membership

- Sam Simon is stepping off of the committee
- We need landowners

8:30pm adjourn

Adjournment

<u>DIRECTORS (Bold = Present at the Meeting)</u>			
<u>MCA</u>	<u>SCA</u>	<u>GMCC</u>	<u>CLA</u>
Maya Huber Francesa Gutowski Rich Salopek Debbie Matz	Andrew Serafin Winnie Pizzano Craig Bennet Charlie Bunn	Ann Seaman Ruthanne Smith Nicole Morrill Ken Wiseman	Ed Murn Mark McFadden
<u>ALTERNATES</u>			
Roshan Carter Connie Fan	Mari Pierce Hanlan Pasquier Kathleen Wysocki Sam Simon	Emily Oveissi Marshal Hyman Alan Edwards Molly Peacock	