

MCLEAN PLANNING COMMITTEE MEETING MINUTES

Monthly Meeting, May 16, 2018
Old Dominion Road, McLean, VA
Balducci's shopping center
7:00 PM

Call to Order: Ed Murn

Approval of minutes

April minutes approved with an update to the meeting location address

Treasurer's Report

None

Signet Parking Reduction Request: Bailey Edelson

Request to County (see the attached summary of the parking reduction request, Wells & Associates Memo)

Current Situation

- Currently, the project has an approved 20% reduction in parking (from 393 to 314). These spaces accommodate the parking demand associated with the existing office building and proposed restaurant use

Parking Reduction Request

- Request a 28 space reduction from the 314 currently required under the 20% approved reduction
- parking request replaces the existing request and would result in a minimum of 286 non-residential spaces
- request is based on shared parking and considers the effective parking demand of the office building and residential visitors (different uses have different peak demands)

Commentary on Request

- If this doesn't get approved, Signet would limit the number of tables in the restaurant or the number of spaces for condos
 - We're required to have a minimum of one space per unit; but we're committed to and selling closer to 2 spaces per unit
- County has changed requirements – if we were under 5000 feet we could park at shopping center rate – we could try to reconfigure space to get under the 5000 ft.
- How many seats are we talking about on the restaurant?
 - Went from 24 to 64 on the restaurant; the 64 includes the outdoor space
- To get to these numbers, we're following the ULI shared parking model – just plug in
- Risk is that there isn't enough parking space between 12-3 Monday to Friday
 - During this time, the valet service will use the tandem spots
 - We show a peak demand at 2PM of 490 spaces with the back tandem spaces, we will have 520 spaces available (286 office and retail plus 234 residential)
- Another risk is dinner hour – office personnel should leave by around 4PM, so spaces free up

- Projecting at 6PM that there would be 150 spaces available over and above the projected demand
- If parking becomes an issue, it is likely that the type of restaurant we're going for would use valet – so would be possible to use the tandem spaces in the rear
- 256 is peak demand; with the 234 residential backed out- which assumes 100% utilization on the residential spaces
- Signet is agreeing to a mandatory valet “trigger” between 12-3; might be able to say that if there's a problem with the parking at dinner, we can add a condition that we'd be obligated to provide a valet –
 - County can require a parking study and if there's a problem can require it be addressed
 - Is there a way to codify this?
 - it's already agreed to
- There is parking access control for the residents so others cannot access the residential spaces
- What happens if one space residential parkers take over the open spaces?
 - Signet will monitor and will address that
- Will commercial tenants be allowed to reserve spaces in garage? No
- Is there a way to structure a deal around the restaurant – we want it to succeed –
- Don't want the office to go out of business either – so need this work
- What is the process – what do you need to go through to get this
 - A consent item of the board; a standalone
 - Amending the CDPFDP

Motion: Endorsing the proposal noting that the caveat to require a study and respond to parking issues is included in Signet's proposal item #7. See attached.

Motion carried unanimously.

MRC Report: None

Old Business

MPC Website

- live at mcleanplanning.org
- Ben Wiles has a link and will add it to their site
- Ruthanne and Alan both have access to the site

Bassing Project, 6707 Old Dominion Project Subcommittee

Maya updated us on community concerns about the Bassing project. Basically, what was stated in her outline that she sent before the meeting.

- Concentrated on concerns from Paladium residents about the appearance of the garage.
 - “At almost no point will you see the frontage of the building, but rather, you will see the landscaping.”

- Maya stated that landscaping is always subject to utilities underground, so she would like the MPC to send a representative if issues arise in the future if underground utilities interfere with landscape as reflected on the site plan

Ben set up a meeting with Mr. Bassing and Dominion Power

A question on set-back from Emerson was answered. While the new development is set back just 15ft. from the street, the Palladium's setback varies, but is never less than 17 ft.

- "right of" was easement of 15 ft. Currently is 15 ft.

Where will the project be in 3 months?

- They turned in proffers and there is a planning meeting on June 28th
- Board hearing on July 10th
- Bassing distributed proffers

Commentary on Proffers:

- Rich wants a minimum amount inserted into proffer 11 as well as Supervisor considering asking for a monetary contribution to the art community
 - Ben says that they try not to favor one group over another
 - Ed said that they did it with the Signet b/c it was incorporated into the landscape, not a check
- Rich wants to strike proffer 16
- Nicole suggested that there be a timeline. Maybe have the artist commissioned with timeline required (possibly attach to C of O – or maybe final bond release)
- Ben said that they will work with applicant to establish timeline

Jim Peoples inquired about proffer #31 saying that it is not nearly enough money

- Bassing responded stating that they based it on same per unit proffer as Signet. It is a place holder subject to amendment in the future

Undergrounding of Utilities

- Jim Peoples wants undergrounding done by the developer, not just a contribution.
- Rich commented that the County got "played" by Signet
- Maya said it doesn't make sense to do it just on their property when neighboring properties will not do it
- Rich and Jim Peoples said you have to do it that way (developer must do it at the time of development even if neighboring properties wait/do not do it)
- Ben confirmed that it is the preference for the applicant to put it underground
- Bassing sent a link to Winnie on May 1st regarding utilities

Supervisor's Report: Where is County on Comp Plan?

Katrina informed us of workshops that are coming up:

- June 4th, June 13th, and June 23rd.

- Heather Arnold will be at workshop #1. Colin Green will be at workshop #2
Workshop #3 will be tables and moderators. Channel 16 will record workshop 1 and 2
- There will also be a taskforce w/ Supervisor's office which will come up with suggestions for land use
- Street Sense (contracted through December 2018) will take summary from workshop #3
- In the fall, there will be open houses where they will have framework, get feedback, then create draft vision plan, get feedback on the draft, then create the final vision plan to create the preferred scenario for land use (hopefully by late fall)
- There will be focus groups, such as citizens, MPC, and MRC (group 1); landowners and commercial brokers (group 2); tenants (group 3)
- There will be childcare for children ages 5+ at the workshops
- Supervisor asked Winnie to nominate 4 MPC members to task force

Ken's Update on G7 Meeting

There will be changes to retail zoning. Moving this to the agenda for the next meeting since we ran out of time

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	Emily Oveissi Marshal Hyman Alan Edwards Molly Peacock	

WELLS+ ASSOCIATES

MEMORANDUM



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703-365-9262
WellsandAssociates.com

TO: Eddie Mansius, JBG SMITH
FROM: Kevin R. Fellin, P.E.
SUBJECT: Parking Summary
RE: Signet Property
DATE: April 13, 2018

The purpose of this memorandum is to provide a summary of the proposed parking reduction request that has been submitted on behalf of the Signet Property in McLean, Virginia. The Signet Property consists of an approximate 4.43-acre site identified as 2018 Tax Map Parcels 30-2 ((1)) 61A, 61B, and 61C. The site is located in the southeast quadrant of the Elm Street (Route 3671)/ Fleetwood Road (Route 1825) intersection within the McLean Community Business Center (CBC) in the Dranesville Magisterial District of Fairfax County, Virginia. The project consists of an existing $\pm 109,600$ gross square foot (GSF) office building and a future multi-family residential building with 121 dwelling units (DU) and an approximate $\pm 5,033$ GSF restaurant located on its ground floor.

Based on a strict application of the Zoning Ordinance, a minimum of 393 non-residential parking spaces would be required to accommodate the parking demand associated with the existing office building and proposed restaurant use. On July 1, 2014 when the Board of Supervisors approved RZ 2012-DR-019, the Board also approved a 20% non-residential parking reduction based on the site's location within the McLean Commercial Revitalization District. Incorporating the approved 20% reduction, a minimum of 314 non-residential parking spaces would be required. The subject parking reduction would replace the currently approved parking reduction with a new parking reduction based on shared parking. Shared parking is when the parking demand for different land uses have unique temporal distributions, allowing the same parking space to be occupied by the peak demand of different land uses throughout the day. Based on shared parking and considering the effective parking demand of the office building and residential visitors, the proposed parking reduction request would require a minimum of 286 non-residential spaces or only 28 fewer spaces than currently required.

The residential uses would be overparked above the County's minimum parking requirement of 1.6 spaces per unit.

The non-residential uses would be served by a minimum of 286 parking spaces which will include 40 back tandem spaces when a valet parking service is provided.

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The following parking reduction conditions are recommended by the Applicant for the Board's consideration of approval:

1. A minimum of 286 parking spaces must be maintained on-site at all times to serve the following mix of land use(s):

- 109,600 gross square feet (GSF) of existing office use
- 5,033 GSF of restaurant use plus 1,269 SF of outdoor seating area
- Residential visitors associated with the residential use.

The 286 parking spaces includes 40 back tandem spaces located in the proposed garage which will be used for the restaurant, office, and residential visitor uses during peak hours when a valet service is provided.

A minimum of 234 parking spaces must be maintained on-site at all times to serve the;

- 121 dwelling units (DU) of multi-family use.
2. Any additional uses not listed in Condition #1 shall provide parking at rates required by the Fairfax County Zoning Ordinance.
 3. A minimum of one parking space must be maintained on the site at all times to serve each residential dwelling unit. Parking spaces for resident use only must be identified and secured by either controlled access or via signage. The site plan must clearly identify how parking spaces for residents will be secured for residential use only . No other parking ancillary to the residential uses may be reserved with the exception of those needed to meet accessibility requirements and for electric-vehicle charging stations.
 4. Except for the parking spaces reserved for resident use only and for 19 reserved office spaces, no other parking spaces required to meet the parking requirements for this parking reduction shall be restricted or reserved with the exception of those needed to meet accessibility requirements and/or for electric-vehicle charging stations.
 5. On-site parking attendants (valet service) will be provided to serve users for the restaurant from 12 noon to 3 pm Monday through Friday when the office and restaurant are operational on those days, or any other time of the week as requested by the restaurant and/or office building (e.g. special events, amenity parking). The 12 noon to 3 pm valet parking hours Monday to Friday can be adjusted in coordination and approved by the Director of LOS based on actual usage. Any vehicle parked by a parking attendant after the valet service ends will have their car relocated to an on-site standard space with keys returned to the appropriate owners. All vehicles parked by the parking attendants will have

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MEMORANDUM

hang tags differentiating them from other vehicles. The 40 back tandem non-residential spaces will be blocked from use anytime the valet service is not in operation.

6. The conditions of approval of this parking reduction shall be incorporated into any site plan or site plan revision submitted to the Director of Land Development Services (Director) for approval.
7. The current owners, their successors or assigns of the parcels identified as Tax Map# 30-2 ((1)) 61A, 61B, and 61C shall submit a parking space utilization study for review and approval by the Director at any time in the future that the Zoning Administrator or the Director so requests. Following review of that study, or if a study is not submitted within 90 days after being requested, the Director may require alternative measures to satisfy the property's on-site parking needs, which may include but not be limited to requiring all uses to comply with the full parking space requirements of the Zoning Ordinance.
8. All parking utilization studies prepared in response to such a request shall be based on applicable requirements of the Code and the Zoning Ordinance in effect at the time of its submission.
9. All parking provided shall comply with the applicable requirements of Article 11 of the Zoning Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act (ADA) and the Virginia Uniform Statewide Building Code.
10. These conditions of approval shall be binding on the current owners, successors, assigns and/or other applicants and shall be recorded in the Fairfax County Land Records in a form acceptable to the County Attorney. If these conditions have not been recorded and an extension has not been approved by the Director, approval of this parking reduction request shall expire without notice six months from its approval date.

Please contact me at krfellin@wellsandassociates.com with any questions and/or comments you might have.