

MCLEAN PLANNING COMMITTEE MEETING AGENDA
Monthly Meeting, June 20 2018
Balducci's shopping center

Call to Order : Winnie Pizzano

Approval of minutes

Approved.

Treasurer's Report: Francesca Gutowski

No Report.

Supervisor's Report: Ben Wiles

- 6/30 Focus Group for MRC and MPC Government Center – open dialogue about Main Street
- MPC: suggest that for this meeting, we find out if everybody has heard about StreetSense; don't need to repeat it. Need to spend as much time as possible to share our thoughts
- Also, third workshop on Saturday. RSVP if attending
- There's a link to the second meeting; skip to an hour and 22 minutes where the community input starts
- Or watch middle where good design concepts are discussed
- Videos are up for both workshops. Also, surveys are online

MRC Report:Roshan Carter

No report.

President's Report: Winnie Pizzano

Subcommittees on Design Standards and Subareas

- Nicole unable to chair Subarea#1 – so Ann and Maya are taking over
- Not sure if Task Force will address the underlying subareas but the consultant will not
- Should be done by Fall

Discussion: Should MPC review and make recommendations on the subareas?

There was discussion around whether or not this was an area that the MPC should tackle

Ultimately decided that the sub-committee will look at this.

Discussion:

- County: The County is not sure how this will be addressed by the Task Force.
- MPC: How can subareas not be addressed, since they're related to the Village concept. If we're getting a new concept for the Master Plan for the CBC, then we need a complete "re-jiggering" of the subareas
- If StreetSense comes up with the big idea – then we need some basic principles in place – at least when we're talking, so the MPC people could influence what's happening as opposed to reacting
- We could conceptually do this
 - It's a big task but let's let the committee meet and see what we can come up with
 - The MPC has a right and a duty to have an opinion on this

- We know the business district better than anyone else
- So, the current plan doesn't allow the Medical Building to become mixed use

MPC: Questioning the need for MPC to perform the work

- Questioning the need to perform this work, as it's a huge undertaking. The subareas have very big descriptions associated with them
- After discussion, I'm not saying we shouldn't do this – but we're biting off big chunk of work

Design Standards

- Rich is chair.
- County staff is rewriting the standards for all the design standards in the county
- Volume 1 is in draft. Ultimately, there will be specific guidelines for the McLean area

How will the MPC be involved in this?

- MPC: Our preference would be to interface with the group doing the work for the McLean guidelines (Volume 2)
- County: That is the goal that the county has in mind. They, the county, are going to present during the July MPC meeting
- MPC: Hope is that they will include some of the design standards that we've already developed.
- Proposal: Rich will reach out to the woman in charge of this
- One significant difference is that we won't have this in the comprehensive plan. They'll come out now
- MPC: (Rich) Currently, even with this in the Comp Plan, no property owner is legally bound to do this until it becomes a proffer. Problem with "By Rights" development is that we lose all leverage for negotiating with developers
- Requiring developers to request zoning exceptions is what affords the community an opportunity to have a say in the project
- Issue of underlying zoning being contradictory to comp plan because it's the only way to enforce guidelines without an architectural review board. Hard to give up control and still get what you want. Developers say this is complicated because it's hard to go through all the hoops. We say how can we get you to do things like sidewalks without this process?
- There was discussion of combining funds to achieve overall development goals
 - Versus having a proffer related only to a particular development project, the proffers of several could be combined to achieve a common, overarching outcome, such as undergrounding utilities. Instead of one developer paying for this, proffers from several efforts could be pooled to achieve undergrounding of utilities for the entire CBC
 - One challenge to implementing this approach is that proffers go in to a general fund; they don't always help McLean
 - County stated that McLean still gets the money back
 - MPC responded that doesn't mean that McLean determines how the money is spent; the Supervisor can make that decision

Old Business

Website: Alan Edward, Ruthanne Smith

- Completed and item closed

6707 Old Dominion Project Subcommittee: Maya Huber

- One elaborate proffer on what will happen during construction with parking
- He's got the utility proffer; either the utility is undergrounded in front of his building OR he pays \$250K in to the undergrounding fund
 - Problem is if he doesn't do it now, it won't get done
 - He has to do it with construction because he needs the sidewalk built
 - Bassing does not own all four poles and two other properties own the other poles
- We should push to get the money (\$500K) to get all four poles taken care of at once
- County: We're still negotiating and we are considering that during the negotiation. Ideally, we are working on taking care of this all at once
- Ideally, there are off site utilities that should be undergrounded. We're working with him and other property owners to get this done
- MPC: May be useful to look at the Tyson's Comp Plan - it has some of these shared funding concepts in it
- Everything we have asked Bassing to do, he has done. He has cooperated. We need the other two property owners and that's up to the county to get them on board
- MPC: Are we going down the path of putting art up around the area?
- County: Bassing will provide art and the MPA will provide some guidance

Additional Conversation on CBC Development

- Framework will be made public in the Fall – only two community meetings planned – if they get it right, we won't need more meetings.
- They will come up with the big idea
- Task Force met once. Its 22 people. Up to the Task Force to determine if they need subcommittees. Next Task Force meeting is July 16th. Open to the public
- Task Force will have market analysis; we have more competition now – do we build a park in the middle of town OR will we have lots of building going up?
- StreetSense will have a list of existing conditions to go over and we will address it
- Can you work in a mechanism to help old businesses return to the new development? Perhaps as a direct benefit to the retailers?
- Jim P. When you build shiny new building with shiny new prices – not a community serving concept – that's not a concept that most of McLean wants to see. We'll wind up with National chains
- MPC Member: We already have chains (Chicos, CVS, Jos Bank, Cava, etc.)– they just look old because they're in old storefronts

New Business: None addressed. Members not present.

G-7 Report

Comp Plan Task Force

Ken Wiseman

Nicole Morrill, et al

Adjournment

Directors:

MCA

Maya Huber

Francesca Gutowski

Rich Salopek

Debbie Matz

SCA

Andrew Serafin

Winnie Pizzano

Craig Bennett

Charlie Bunn

GMCC

Nicole Morrill

Ruthanne Smith

Ann Seaman

Ken Wiseman

CLA

Ed Murn

Mark McFadden

Alternates

Roshan Carter

Connie Fan

Mari Pierce

Hanlan Pasquier

Kathleen Wysocki

Molly Peacock

Marshal Hyman

Alan Edward