

MCLEAN PLANNING COMMITTEE MEETING MINUTES
Monthly Meeting, September 19 2018
6645 Chain Bridge Road, McLean. Balducci's shopping center

7:00 PM

Call to Order

Winnie Pizzano

Approved (July and August)

Ruthanne Smith

Treasurer's Report

Francesca Gutowski

\$947.37 = balance from bank, problems getting statement to po box

\$4000 CD matures on Jan 19, 2019

Supervisor's Report

Ben Wiles

Open House for the McLean CBC 9/27/2018 at McLean High School

Report findings from third workshop in particular and update on all analyses to-date

MRC Report

Ed Murn

- Now have an improved and functional website – more user friendly
- Updates (such as sidewalk updates) will be posted to the site
- Listrani's site should be completed in November

Old Business

6707 Old Dominion Project Subcommittee

Maya Huber

- Construction supervising committee of neighbors and tenants and bring together before construction starts to do a pre-construction meeting and they will come together during construction
- Will put together a detailed plan for where parking will occur and how trucks will be routed so as not to disturb the neighbors
- As soon as parking is done; they will ask to use it and will have valet service
- Will have a billboard inside building with arrival and departure times, hours of construction – will have a phone number to reach construction supervisor with problems
- They have change the looks of the building added articulation – now it goes up and just above the garage it goes in 4 feet and then goes up and goes in again
- Have balcony pushouts at entrance – looks rather nice
- Looks of building change quite a bit

- Contribution to undergrounding increased \$450K – towards undergrounding somewhere else and giving away the right of way on their property so it won't need to be revisited in the future
- They are giving away 30% open space; only required to give away 20% but the 30% includes private open space

Questions on subcommittee's resolution?

- Do we have an idea for starting date? No
 - Will be months before it starts – example if approval in October will be easily 12 months before they can break ground
- Proffer – is the \$450K going to be accepted by the county
 - Ben Wiles: Related to undergrounding – we hold off 'til the end but we compared the proffers received for the Signet and this is just above it – on per dwelling basis this is the same as we received from Signet
 - \$450K reflects undergrounding all the area, not just Charlie's property
 - For a sense of undergrounding costs – requested undergrounding at Beverly and Elm which would require about 7 poles come down, one transformer, ~\$2.2 Million
- Asked about if this is a time to approve a building here and a building there as we're in the midst of creating an overall plan
 - Maya – has been in plan for years, would not be fair to hold and not in line with county rules – to hold off just because we're in the middle of creating a new plan
 - Responded – should not be developer oriented but for good of community- doesn't matter that they've been in line
 - MPC replied that it's not a developer centric organization although some members bring that perspective
 - There are things by law that the county can do – but the county can't delay applicants unreasonably – can't just deny an application because you're in McLean you have to wait three more years – can't do that by law
 - Some initial feedback from consultants says this area/site would be identified as a potential development site

RESOLUTION ON BENCHMARK PROJECT AT 6707 OLD DOMINION BLVD (Below)

- The McLean Planning Committee recommends that the Fairfax County Planning Commission and the Board of Supervisors APPROVE this rezoning application, for the following reasons:
- This project constitutes welcome revitalization in a central location for the McLean CBC;
- It provides new housing, thus adding only minimal additional traffic;
- It provides a sizeable amount (\$450,000) toward undergrounding utilities in the CBC;
- It fulfills all County requirements for workforce housing, contributions to schools, parks, and recreation;
- It offers more public open space (30%) than the Zoning Ordinance requires;

- A small walk-through parklet will add amenities to the CBC;
- Additional building articulation being provided on the Emerson Street side include stepbacks at two separate levels and balcony modulations. Additional measures as specified to prevent light spill from within the garage;
- New sidewalks on three streets meet Design Standards of brick inserts, with a width of 6 to 7 ft.;
- As stipulated by the Comprehensive Plan, the building height at Emerson and Lowell does not exceed 90 ft;
- The applicant has worked diligently with our Committee, civic groups and neighbors to allay their apprehensions of parking conditions during construction and other concerns.
- **All in favor**
- **No opposed**
- **Resolution passed by the McLean Planning Committee on September 19, 2018**

New Business

Task Force Update

Winnie Pizzano

- Winnie will email update from StreetSense
- Also presented study on transportation – will do some more projections on what the traffic will look like
- **All of this is preliminary –**
- DOT will post their transportation study on the website
- StreetSense created an overlay of where participants from all planning meetings said there should be a business area
- MPC buffer zone recommendation: StreetSense did not comment but it was broadly distributed
- When you look at the StreetSense handout – they have similar zones – edge (which MPC called buffer) and then an area with more intensive development
- There was a discussion about how much development could go forward and how much traffic it would create
 - If they calculate the traffic on the whole development
- What's the main change from the Main Street Plan?
 - We don't know if the Main Street Plan will resurface
 - All they're showing right now are responses through workshops
- Rich: differs in a few fundamental ways
 - Current focuses between Staybridge and Palladium
 - This plan discounts Main Street as a focal point and many areas further North are now being targeted as possible development areas
- When does discussion of height restrictions come in –
 - Will come up but not for awhile

- Scheduling meetings for next summer
- Then has to go through community participation discussion
- You can assume colors assume higher density – by definition they’re kind of creating a height map – too early to assign specific numbers
- The current result of what happened in workshops will change
- At the next workshop, StreetSense plans to have these maps around the room and will ask participants to stick notes to them
- Do these recommendations just reflect back what they heard or did they apply their own knowledge?
 - This is just what they heard at workshops – the mirror reflection of what they heard
- They will then meet with the Task Force and give recommendation based on what type of development will work in McLean and if it fits in with what the community wants
 - The current exercise is just to reflect back what they heard – make sure everyone is on the same page (per Ben Wiles)
 - Next meeting they will provide their perspective on what needs to happen (next meeting is scheduled for November)
- Edge zone (buffer zone) don’t remember this addressed in the original meetings
 - Per Ben – the edge zones would show where development was placed
 - So when they say zone type TBD – that implies there wasn’t a strong consensus about what the site should look like
- This is just reporting what people said (heat map)

Maya Huber

- County faced two bills HB1258 and SB405 – had to do with wireless communications – these laws say there should not be a public hearing anymore about items they call administrative review
- Any new installation for transmission of wireless towers including existing poles and new installations (within certain parameters) the public will not have anything to say about it – County notes this will meet county and zoning regs but that county and zoning laws will need to be changed

FYI: New condo opening Monarch on corner of Jones Branch and Westpark – Renaissance building – luxury condos – larger units based on the building by Greensboro building and what sold at Signet

8:00 adjourn

Directors:
Present in Bold

MCA	SCA	GMCC	CLA
Maya Huber	Andrew Serafin	Nicole Morrill	Ed Murn
Francesca Gutowski	Winnie Pizzano	Ruthanne Smith	Mark McFadden

Rich Salopek
Debbie Matz

Craig Bennett
Charlie Bunn

Ann Seaman
Ken Wiseman

Alternates

Roshan Carter
Connie Fan

Mari Pierce
Hanlan Pasquier
Kathleen Wysocki
Brian Berry

Molly Peacock
Marshal Hyman
Alan Edward
Emily Oveissi