**MCLEAN PLANNING COMMITTEE**

**Montly Meeting**

**February 21, 2023 7:00 PM**

**MEETING MINUTES**

**Call to Order at 7:05 PM** Tom Passarelli, MPC President, convened the meeting

**Approval of Minutes**  The January Minutes were approved.

**Treasurer’s Report** Treasurer Sharon Gamble was absent. Tom Passarelli

noted that little had changed from the previous month.

There is a reported balance of $3,780.80 in CD, currently

at 3.6% interest. $455.47 in the checking account. No

expenditures this month but that will change.

**Supervisor’s Report**

Dranesville District Supervisor Jimmy Berman attended in person to give his report. Has been Supervisor for 8 weeks but it has felt like 4 years. Downtown [McLean} is going strong. Attended 6707 (Basing Building-The Lowell) topping-out ceremony. Astoria and Mars are moving forward. CBC plan is beginning to take shape. Noted that the MPC is the keeper of the Plan and his office is here to keep it moving. Important to have more people in the downtown. Will need MPC’s help.

Questions from MPC members;

Q Tysons Casino status

1. Is currently in zombie mode but expect activity in about six months. Will come back in the BOS Legislative Package. 2019 [State} JLARC casino study notes that casinos in general don’t create jobs or fulfill promised revenue. Expects the following: 1) Inflated projected revenues from supporters 2) Example of MGM success 3) Need to consider substitution costs. Companies don’t want to be located adjacent. 4) Consider Opportunity costs 5) Need to consider compatible uses in Tysons. While commercial office revenue is down overall, commercial adjacent to rail is doing well.

Q. What do we do about McLean’s empty storefronts? Is it possible to reactivate CBC Property Owners group? Incentives for landowner to rent ground floor properties?

1. Supervisor is willing to try all suggestions, including talking with [McLean Properties.]

Q. What progress on police recruitment?

1. McLean is doing bettter than adjacent jurisdictions. BOS will adopt the Collective Bargaining Pkg which gives a 3% step incease which should help. Turning the corner etc.

Q. Anything as a lifelong resident now that you are Supervisor you would like to do in/for the

District?

A. I’m not a king. It is not my job to put personal imprint. My job is to listen and to work with any suggestions. Envision affordable housing for folks making in the $100,000-$200,000/range. Won’t support [missing middle] eg duplexes/triplexes on single family lots. Believe buildings like the McLean Professional Park project and other residential buildings in McLean can help. People may not be coming back to the office more than twice a week but if they can live near their jobs in Tysons, residential in the CBC may help meet housing needs. This will help the economy.

Q. Can we expect to see you at our regular meetings?

1. He would be glad to come.

**Ongoing matters:**

**Presentation by McLean Profesisonal Park Development Team:**

Showed diagram of their Concept Plan in context with adjacent properties, as requested at the last MPC meeting

Project and remaining office buildings have shared access with Sunrise.

Project is 1.97 FAR, below permitted

Street elevation 5 stories vs 3 stories at Sunrise. Portions are 3,4, and 5 stories.

Creation of building with a timeless feel. Repeated elements on exterior utilizing symmetry

Large balconies - still studying exterior treatment

Want the building to feel high-end, with wide windows, street trees,etc

12 workforce units provided

Corner unit on back has been dropped down.

Committee questions

Q. Is garage access only thru shared access way?

1. Trip generation with 104 units is less than existing office. Office owners in back will benefit.

Q. Can you change the large sign in the front of the building facing Chain Bridge. Not appropriate for residential building.

Q. What is the screeding along the side of Tennyson Drive.

1. Following traditional screening requirements.

**Action Item:**

Draft Resolution for the McLean Professional Park in advance of Planning Committee (?) presented by MPP Subcommittee [Winnie Pizzano]

Added language about signage and consideration of screening for a possible streetfront transformer.

Winnie made motion to approve Resolution as amended. Hans Schmidt seconded. Motion passed unanimously.

**No new business.** Meeting adjourned by Tom Passarelli at 8:15 pm.

*Minutes prepared by Merrily Pierce*.