**MCLEAN PLANNING COMMITTEE**

**Monthly Meeting**

**January 17, 2024 7:00 pm**

**MEETING MINUTES\* (Meeting conducted at MCC and via Zoom)**

**Call to Order at 7:07 PM** Tom Passarelli convened the meeting.

**Approval of Minutes** The October and November minutes were deferred.

**Treasurer’s Report** Sharon Gamble reported a balance of $3,780.80 in CD. Renewed in December at 3.44%. There is $455.47 in checking account. No expenditures made since the November meeting. IRS Form 990 to be submitted in coming weeks. $250 expense for PO box renewal upcoming in March.

**Supervisor’s Report**

* Transportation Pilot Project study that came out of the is kicking off community engagement in the near future, and MPC will be notified and engaged.

**MRC Report**

* No report.

**Ongoing Matters**

* Giant Redevelopment
  + Kent Holland had suggested that we put this agenda item ‘on hold’, pending further developments. There was complete consensus to do so.
  + McLean Professional Park –
    - Lynn Strobel, of Walsh, Colucci, Lubeley and Walsh, introduced members of the project, including Kelly Posusney, Elm Street Development’s Nick Flanagan, Walter Phillips’s Travis Brown, and two traffic engineers from Wells + Associates.
    - C-2, built in 1980, directly east of Sunrise. Propose to remove 6 office buildings from 2.8 acres fronting on Chain Bridge Road. Rear property to remain C-2. New building proposed to be rezoned to PRM.
    - Propose 104 units, single and shared access to Chain Bridge Road
    - Open space; two main areas, to wit: a) private courtyard; and b) public park along Chain Bridge Road (~12,000+ sf; meets recommended size).
    - Reconfigured access: shared access to be modified to orient to MPP site rather than the Sunrise, creating additional stacking space and maintaining tree preservation at street frontage. Streetscapes to be provided as recommended in the Comp Plan.
    - FAR at 1.97. Comp Plan/ZO maximum = 3.0.
    - Schedule:
    - Final resubmission January 5
    - Clean-up submission January 22
    - PC Hearing March 20
    - BOS Hearing May 7

* + - **MPC Questions**
    - *School capacity* – applicant sees this predominantly as a down-sizing market, but all policies to be followed.
    - *Protecting mature trees during construction*? Will be meeting wiith urban forester and commit ini proffers
    - *Stormwater management?* Underground SWM, underneath the public park. Two underground detention tanks – under park and near garage. Bioretention planters. Reduced impervious areas overall.
    - *Rental or Condo?* For sale.
    - *Parking spaces?* Underground – 192 spaces; Surface – 13 – total 205. 124 remaining on remainder of property.
    - A couple MPC members felt that there was insufficient attention to the massing mitigation at the southeast corner, where a corner of the building abuts the CBC boundary.
    - Ben Wiles is expecting to have a community meeting in early February.
    - A draft resolution is expected from the subcommittee at the February meeting.

**New Matters/Announcements**

* There was an informal discussion regarding Supervisor Bierman’s visit in February, and MPC’s processes and purposes. John Ulfelder, the Dranesville representative on the Planning Commission, will be invited to the February meeting.

**Next Meeting**: The next meeting will be February 21, 2024 (starting at 7pm).

**Adjournment:** Meeting adjourned at 9:20 PM

**IN ATTENDANCE:**

**Directors:**

|  |  |  |  |
| --- | --- | --- | --- |
| **MCA** | **SCA** | **GMCC** | **CL** |
| **Sharon Gamble (T)** |  | **Paul Kohlenberger (S)** | **Tom Passarelli (P)** |
| **Merrily Pierce** | **Andrew Serafin** | **Alan Edwards** | **Hans Schmidt** |
| **Rich Salopek** | **Jim O’Looney** | **Dennis Findley** |  |
|  | **Craig Bennett** | **Brian Berry** | **Chris Zumot** |

**Alternates:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Kent Holland** | **Steve Comer** | Ann Seaman |  |
| Connie Fan | Kathleen Wysocki |  |  |
|  |  |  |  |

Guest:

Travis Brown, Walter Phillips

Nick Flanagan, Elm Street Development

Leo Gallagher

April Georgelas

Kelly Posusney, Walsh Colucci

Lynne Strobel, Walsh Colucci

Wells + Associates – two employees

**End of Meeting Minutes\*.**

*\*Minutes prepared by Paul Kohlenberger.*