

MPC Meeting Minutes:
August 21, 2019

Call to order 7:03

Attendance:
Ben Wiles

Directors:

MCA	SCA	GMCC	SLA
Maya Huber	Andrew Serafin	Ann Seaman	Ed Murn
Francesca Gutowski	Winnie Pizzano	Nicole Morrill	Robbie Bishop
Rich Salopek	Craig Bennett	Ken Wiseman	Hans Schmidt
Merrily Pierce	Charlie Bunn	Alan Edwards	Chelsea Rao

Alternates:

Roshan Carter	Kathleen Wysocki	Molly Peacock	Sunny Ivey
Connie Fan	Mari Pierce	Brian Berry	

Meeting minutes approved

Treasurer's report CD \$4062 Checking \$767.42

MRC – No August meeting thus no report

Design Standards Committee will make recommendations by November in order to present proposals to the County and Task Force.

Some areas of concern are Street lights and type that are available, sidewalks (shared pedestrians, bikers-considered too dangerous), street trees, widths of roads (varies depending on speed and volume)(if streets are widen then it affects foot prints of new buildings) , and parking. Requirements by citizens, county, state and federal government to be considered. Flexibility in designs. Design standards are voluntary and not enforced by the county. Noted that Sunrise has created bike lanes which do not match to the properties on both sides of their proposed project.

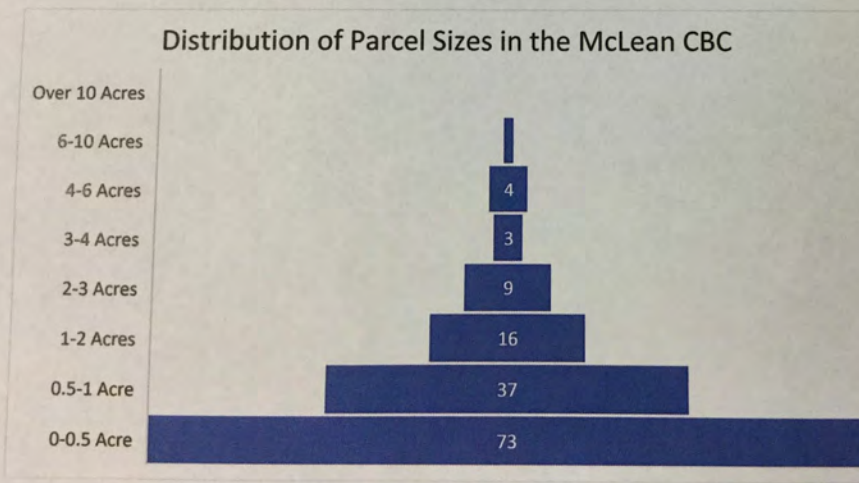
Developers take the current standards as something they need to abide by so they get community and elected officials to buy into their projects.

Subcommittee will circulate suggestion to the MPC prior to the next Task Force meeting on Sept. 16 concerning the consolidation of acreage and green space. In questioning this requirement see the information below to understand the few properties which will currently qualify and as pointed out consolidation will never happen. There is 1 parcel with over 4 acres and 73 that are less than .05 acres in the total of 143 parcels. Also, noted that none of the large parcels are in the center zone.

	# Parcels	# in Center	# in Bonus	% in Bonus	% in Center	% of Total Parcels
Over 10 Acres	0	0	0	0	0	0
6-10 Acres	1	1	1	0.03333333	0.021276596	0.006993007
4-6 Acres	4	2	0	0	0.042553191	0.027972028
3-4 Acres	3	1	0	0	0.021276596	0.020979021
2-3 Acres	9	6	2	0.06666667	0.127659574	0.062937063
1-2 Acres	16	5	3	0.1	0.106382979	0.111888112
0.5-1 Acre	37	14	14	0.46666667	0.29787234	0.258741259
0-0.5 Acre	73	18	10	0.33333333	0.382978723	0.51048951
TOTAL	143	47	30			

NOTE: Excludes residential; office condo; public property

NOTE 2: In a few cases, the same landowner owns adjacent parcels, creating larger potential sites



County language - if you don't have 2 acres you won't even qualify for the base level of development. To qualify need 4-6 acres of land and give 2/3 acre of open space. We need to do more homework on required right-of-way. If too much is required, it kills the economics of building as the remaining lot is too small.

There are 3 issues to address initially before getting into the details:

- size of parcel for a max height (i.e. 2 acres to allow 7 stories etc.)
- park space
- Max Height limit vs stories

Task for (on Monday) was in favor of removing 2 acre requirement, but there was a strong feeling that the County didn't agree.

Ben - how do we address the benefits of things such as undergrounding. What is our opinion on consolidation? All the county has heard is the public wants utilities such as a park rather than undergrounding utilities etc.

Note: we should not base a plan on state or federal incentive funding.

Proffers Update

1. JBG has paid the Park proffer and considerations are being made on using the funds in the McLean Central Park
2. JBG has paid the \$100,000 for the Franklin Sherman School playground. \$15,000 has been spent to install a track. The Principal is working with others to determine other uses for the students.
3. MRC's meeting on September 11 will address use of the \$234,000+\$195,000 that has been paid by JBG for sidewalks. In consideration are the north side of Fleetwood 325', Café Oggi 130', and Beverly to Chain Bridge 225' Requested that the design standards be used for these sidewalks. Ed and Roshan from the MPC also serve on the MRC and will report back to the MPC
- 4.

Updates: The Supervisors are considering giving Tyson's Corner consortium \$500,000 to help Brand Tyson's Corner.

Ben: nothing extra to report right now.

Meeting adjourned 7:57