**MCLEAN PLANNING COMMITTEE**

**Monthly Meeting**

**February 15, 2023 7:00 pm**

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

**Call to Order at 7:03 PM** Tom Passarelli convened the meeting.

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

**Treasurer’s Report** Sharon Gamble reported that there is $685.47 in the checking account and $3780.80 in the CD.

**Supervisor’s Report**

* Ben Wiles mentioned the Chain Bridge Estates development has begun site work.

**MRC Report**

* No report

**Ongoing Matters**

* Urban Design Guidelines
  + Dennis Findley reported that County Staff is finalizing work on a draft and will distribute sometime in the coming weeks.
  + Connie Fan reported that County Staff hopes to have comments from Advisory Group ahead of a late March meeting.
* Bassing Project
  + Hans Schmidt reported that limits of disturbance have been flagged, and a pre-construction meeting is imminent.
* Tri-State
  + Winnie Pizzano reported that site work has commenced. Christofer Zumot reported that the project is close to getting fully permitted.
* Giant Redevelopment
  + Tom Passarelli communicated with Barbara Byron of Chairman McKay’s staff, and she refered him to Bill Hicks, LDS, who reported that the Fire Marshal’s Office comments are being updated and reviewed.

**New Matters**

* Astoria – 6858 Old Dominion Drive
  + Michelle Rosati presented a new rezoning application that would replace three 40+ year-old commercial structures with a single mixed-use residential structure.
  + Application requests a rezoning from C-3 and C-6 districts to a PRM district.
  + Officially accepted in January. Public hearings in late summer or early fall.
  + The consolidated site is slightly over 2 acres, completely within and surrounded by the Center Zone (with permitted heights up to seven stories), with a portion of the site within the Center Zone’s Bonus Height Area (which permits a building height up to ten stories, in certain circumstances).
  + Building is six stories and 79.33’ tall.
  + Application represents the first redevelopment application under the preferred option envisioned in the 2021 Comprehensive Plan for the CBC.
  + First floor activation includes retail, residential units, a co-working/coffee amenity space, and medical office space.
  + 35%+ open space vs. 20% required by ZO.
  + Applicant proposes a linear park -- allowing for a mid-block pedestrian connection and featuring an 8’ pathway – between Old Dominion Drive and Elm Street.
  + Plan-compliant with SWM and tree canopy provisions.
  + Streetscapes are Plan-compliant. Utilities to be undergrounded.
  + Applicant has consulted with Mars, which shares the subject property’s western property line.
  + No variances requested.
  + Parked over Code requirements. 254 spaces proposed vs. 214 required by Code. Fully underground 2-level parking garage. MF parking provision @ 1.6 spaces/unit.
  + Garage entrance on Elm Street. Drop-off area along Old Dominion.
  + FAR = 3.19
  + WDUs to be provided according to County policy.
  + No decision as to condo vs. rental apartment.

A Q&A with the Committee followed. Actionable Committee comments/requests issuing from that discussion included:

-Request for a contextual site plan.

-Suggestion to be creative with the ground-level activation.

-Request to break up the east-west façade with some sort of visual distinction between Elm Street and Old Dominion Drive.

***Tom Passarelli appointed, with the Committee’s approval, Christofer Zumot (CL), Brian Berry (GMCC), Rich Salopek (MCA) and Winnie Pizzano (SCA) as a project subcommittee.***

**Next Meeting**: The next meeting will be March 15, 2023 (starting at 7pm).

**Adjournment:** Meeting adjourned at 8:15 PM

**IN ATTENDANCE:**

**Directors:**

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

**Alternates:**

|  |  |  |  |
| --- | --- | --- | --- |
| Jennifer Longmeyer-Wood | **Kathleen Wysocki** | Ann Seaman | Ed Murn |
| Connie Fan |  |  |  |
| Steve DelBianco |  |  |  |

Guests:

April Georgelas

Phil Cooke (McLean Citizens Association)

Leo Gallagher

Kent Holland (McLean Citizens Association

Maria Lashinger

John Lightle

Bob Perito (McLean Citizens Association)

Ben Wiles (Supervisor Foust’s Office)

**End of Meeting Minutes\*.**

*\*Minutes prepared by Paul Kohlenberger.*