



McLean Citizens Association Resolution

Comprehensive Plan Amendment 2016-II-M2 McLean CBC Subarea 29, Beverly Road

October 5, 2016

Whereas, effective July 1, 2016, the Proffer Reform Act (VA Code Section 15.2-2303) now restricts “proffers” made by developers in connection with new residential development or use; and

Whereas, under VA Code Section 15.2-2303.4.E.(i), the Proffer Reform Act provides an exception to this restriction for a delineated area within an approved small area Comprehensive Plan in which the delineated area (1) is designated as a revitalization area; (2) encompasses mass transit (as defined in VA Code Section 33.2-100); (3) includes mixed use development; and (4) allows a density of at least 3.0 FAR in a portion thereof; and

Whereas, the McLean Community Business Center (“CBC”) meets three of the four criteria required for this exception, but does not meet the criterion that a density of at least 3.0 FAR is recommended by the Comprehensive Plan for that area; and

Whereas, the resulting restriction on the ability to negotiate for and obtain proffers for new residential development that would require re-zoning in the CBC will severely limit the ability to implement the Comprehensive Plan recommendations for McLean (such as sidewalks, landscaping, and off-site infrastructure) that the community has come to expect as a part of development; and

Whereas, if the McLean CBC does not meet this fourth criterion, the cost of providing these amenities will become a cost borne solely by the taxpayers of Fairfax County; and

Whereas, to address this concern, and in furtherance of the county’s economic success strategy for the continued revitalization of the McLean CBC, the Dranesville District Supervisor requested that the McLean Planning Committee (MPC) identify subareas or portions thereof that might be considered appropriate for a development intensity of up to 3.0 FAR; and

Whereas the MPC identified a 7.6 acre portion of subarea 29 along Beverly Road as such an area; and

Whereas, the Planning Commission now proposes to adopt an amendment to the Comprehensive Plan to permit mixed-use development having an intensity of up to 3.0 FAR in that designated area, subject to conditions (including minimum set-backs, minimum lot size, maximum building height, minimum open space, and others) and to approval by the Board of Supervisors; and

Whereas, the McLean Citizens Association remains concerned about the approval of high-density projects within the CBC but also understands the desirability of making the specific proposed change to the Comprehensive Plan for the reasons stated above;

Now, therefore, be it resolved that the McLean Citizens Association supports the Planning Commission's proposed amendment of the Comprehensive Plan for subarea 29 so that the McLean CBC will conform to the conditions for exemption from the Proffer Reform Act, and further calls on the Board of Supervisors to approve such amendment, so that the McLean community and applicants for new residential development in the CBC may retain their present ability and right to negotiate harmonious development in a manner consistent with the intent of the Comprehensive Plan.

Approved by the MCA Board of Directors

October 5, 2016

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22101

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Supervisor's Staff
Fairfax County Planning Commission