

# McLean Planning Committee

## *Minutes of Regular Meeting*

*October 20, 2010*

### **Present:**

- Rich Salopek
- Jim Turner
- Jim Peoples
- Robin Crawford
- Doug Potts
- Diane Schum
- Dan Duval
- Ann Seaman
- Simon Romano
- Mary Baker
- Jane Edmondson

### **Call to Order:**

- The meeting was called to order at 7:38pm by Rich Salopek, President
- The position of Secretary has not yet been filled by a representative from the Commercial Land Owners group. Diane Schum volunteered to assume the duties of the Secretary for the October meeting.
- The September 2010 MPC Meeting Minutes were approved.

### **Treasurer's Report (by Ann Seaman):**

- Ann Seaman reported cash on hand of \$5,616.76.
- Incorporating MPC: Ann Seaman reported that the bank holding the MPC funds requires a Federal ID number on the account. It was noted that MRC could possibly act as the umbrella organization thus providing its FED ID #. Motion was made (and approved by unanimous vote) to provide \$50 to the bank to investigate Incorporation of MPC in the past.

### **Supervisor's Report (by Jane Edmondson):**

- McLean Professional Park easements are completed. Jane Edmondson will provide a copy of the utility easements to the MPC. The Supervisor's office announced that the new Capitol One Bank's ribbon cutting ceremony would take place on 11/04/2010 followed by a community wide celebration on 11/06/2010. Both events are open to the public.

### **MRC Report (by Dan Duval & Doug Potts):**

- Utilities Undergrounding: Dan DuVal mentioned that he would be attending a meeting in the Supervisor's office with Kip Laughlin, the owner of the PNC building to discuss easements.

### **Subcommittee Reports:**

- After discussion, it was confirmed that the members of the subcommittee for the new Capital One Bank building are Steve Keller (chair), Maya Huber, and Simon Romano.
- The Pedestrian Implementation Committee (Doug Potts): MRC's recommendations report will be forwarded to MPC by Doug Potts. MRC approved the submission of a Transportation Enhancement Grant application to VDOT for \$250,000 (\$200,000 would be federal money funneled through VDOT) for the Chain Bridge Corridor Project. The money would be used to improve pedestrian safety at the Old Dominion and Chain Bridge Road intersection. A public hearing on the applications will be held on November 16<sup>th</sup>. The County is the sponsor of the applications. The grants require a 20% match. Supervisor Foust has agreed to provide the 20% match (\$50,000) from his Dranesville District Walkway Fund. The Pedestrian Implementation Committee is seeking other funds for improvements such as from the "safe routes to schools" program.
- 6862 Elm Street (Jim Peoples): Jim Peoples stated that the MPC subcommittee and the MCA met to discuss and review the Developer's application. It was again noted that this project did not fulfill the comprehensive plan's "mixed use" requirement demanded for a 6-7 story, 100,000 sf office building. It was noted that the MCA was "skeptical of this developer's proposal". It was also reported that the project application had not yet been officially accepted by County staff and that Stuart Mendelsohn, the attorney for the developer, said that his clients will be seeking to discuss the project with the MPC in a few weeks.

### **New Business:**

- New Capital One Bank building - signage: Asked to be allowed to add another sign on the Drive-Thru structure and to confirm that this request was in conformance with previously approved development conditions for the property. Mr. Kelly, representing Capitol One's signage company, attended the meeting and presented the size and location of the proposed additional sign. After review of the proposal and discussion of the pros and cons of the matter, the MPC approved a motion that outlined the MPC's position for consideration by the Dranesville District Supervisor. A final motion was set forth and seconded to deny the additional sign over the new Capitol One drive-thru and to maintain the original number of three signs and square footage allowance in the original proffer. The approved motion is attached.
- New Capital One Bank building - exterior lighting: The current exterior lighting levels were discussed. Many on the MPC expressed concerns about the brightness of the lighting and poor glare/spill control. The MPC requested that Jane Edmondson ask County staff to measure the current lighting levels and metrics in the lighting code to see if the currently installed lighting is code-compliant and in accordance with the approved design and design conditions.
- Star Nut Gourmet: It was reported that Star Nut signed a new lease for 5 years with Chain Bridge Bank. The new lease purportedly allows for the Bank to take up to 50% of current Star Nut space. It was noted that original proffer states that 11,000sf must be used for retail space.
- Former Smith & Hawken store on Whittier Ave.: It was reported that Burke & Herbert Bank purchased the property
- The new 1910 Restaurant: It was reported that this restaurant will be operated by the owners of the McLean Family Restaurant as its satellite location, and will open shortly.

There being no further business the meeting adjourned at 8:34PM.

**Attachment - MPC Motion for Capital One Bank Building Signage**

*Sent to Supervisor Foust on 10/25/2010...*

Dear Supervisor Foust,

On behalf of the McLean Planning Committee, I wanted to convey to you the MPC's interpretations regarding signage for the ATM drive-thru structure at the new Capital One Bank building. A representative of the sign company retained by the bank made a presentation to the MPC at our 10/20/10 meeting and presented graphic materials that depicted the size, type, design, and location of the sign proposed for the free-standing ATM drive-thru structure. We also reviewed the approved development conditions prior to the meeting. Upon review of the applicant's materials and discussion thereof, the MPC adopted the following positions at its October 20, 2010 meeting:

- 1) *The quantity, location, and general configuration of signage should be limited to that shown on the building facade design documents approved by the MPC.*
- 2) *The square footage limitations in the design conditions were intended to control the overall size of the signs shown in the approved documents.*
- 3) *Any additional signs, regardless of size, should require the approval of the MPC and other Fairfax County regulatory authorities, as appropriate and required for signage in the McLean CBC.*
- 4) *The MPC voted to advise the Dranesville Supervisor that the MPC does NOT support the installation of an additional sign for the ATM drive-thru structure. The primary reasons cited where (a) the signage was not shown on the documents that were approved by the MPC; (b) the main building signage and ATM signage graphics already provide more than enough visible corporate identity for the property; (b) the ATM's located within the drive-thru structure already provide ample brand identification on that element of the site; and (c) many felt that there are too many lit objects on the property and an additional lighted sign would contribute to this problem.*

Please forward this position to County staff as you feel appropriate and necessary to resolve this matter. Please contact me if you require any additional clarifications.

Regards,

Richard S. Salopek  
President, McLean Planning Committee