

**McLean Planning Committee
Minutes of Jan 20, 2010 Meeting**

Attendance: Mary Baker, Shirley Elliott, Maya Huber, Steve Keller, Scott Monett, Jim Peoples, Doug Potts, Simon Romano, Rich Salopek, Jim Turner

Quorum Present: Meeting called to order at 7:40 PM by Scott Monett, President

A large audience attended the meeting to hear a presentation by the “Main Street” development team. The attendees introduced themselves at the start of the meeting.

Presentation by “Main Street” Development Team

Simon Romano, chair of the Main Street Subcommittee, introduced Bob Montgomery of McLean Properties and Alan Ward of Sasaki Inc.

Mr. Ward discussed the current status of the Main Street Planning. He showed a drawing of the conceptual elevation north west side of the proposed Main Street. The plan showed a variety of building styles and rooflines. The primary change in the layout was to move the proposed public plaza to the rear of the proposed community building that is proposed to be built on the site of the current Old Firehouse. The public expressed concern about the apparent small size of the plaza. Mr. Ward said that the plaza would hold up to 2500 people if the adjacent streets and sidewalks were included for special events. The potential for a farmers’ market was discussed. A public concern about the size of the “ghost” buildings shown on the poster board and a comment on the need for careful planning of the transportation issues were made. In response to a question Mr. Ward pointed out that the buildings would have “green” roofs, and that county regulations require treatment of all rainwater on site. The goal would be to minimize release of untreated rainwater into the public storm water system.

The Community Building as shown would contain approximately 20,000 sq. ft. on 2 floors plus a cellar of approximately 10,000 sq. ft. A black box theater may be located in the cellar. Mr. Ward said that he would show the MPC a perspective view of the buildings.

In general the presentation did not contain much new information, and in response to questions about parking, FAR and specific uses, Mr. Ward stated that the objective of this presentation was to get feedback on the appearance of the Main Street facade. The planning for the over all development was not sufficiently complete to answer the specific questions. The development team again emphasized that the development would take place in stages over an extended period. McLean Properties could not state if it would have a proposed change to the County’s Comprehensive Plan by the end of the year, as previously announced last fall. McLean Properties will work closely with the Main Street Subcommittee.

The public audience departed after the main street presentation.

December minutes: The minutes of the December meeting were approved as amended by Peoples in response to a request by Huber and to reflect Turner’s attendance.

President’s Report. Scott Monett reported that the County’s Risk Management Dept. refused permission to hold a MPC Logo design Competition.

The storage space in the Community Center is available.

The draft project checklist has been completed. Scott will distribute it by e-mail for comment.

Supervisor’s Rep Report: Jane Edmondson reported that the McLean High School Boosters Club is in the process of getting permission to replace the school sign on Chain Bridge Road. She also reported that the fourth Bus Shelter had been moved to Ann Seaman’s garage. She provided an update on the Little Boy Blue septic business site on Old Dominion Drive; the owner is not in violation of any zoning ordinances.

The police could be requested to ask the owner to move the truck back from the sidewalk. Doug Potts volunteered to talk to the owner about cleaning up the site.

Mini Warehouse:

The Applicant's representatives Jack Wilbern, Architect and Keith Martin, Attorney presented the owner's latest proposal for undergrounding the utilities on the site as follows.

The Applicant shall provide a 15' wide utility easement along the Property's Old Chain Bridge road frontage replacing the existing overhead utility easement.

Prior to the issuance of a Non-RUP for the mini-warehouse building, the Applicant shall install underground overhead Dominion Power and Verizon lines running along the Property's Old Chain Bridge Road frontage between Dominion Pole RA82 and Dominion Pole A03, pursuant to Dominion Power and Verizon specifications."

This offer was received as a positive step but the MPC expressed concern that the two poles were each about 5 feet from the respective property lines leaving a gap in the undergrounding between the poles and the adjoining properties. The issue is that if the adjoining properties were to undergo redevelopment, the comprehensive plan would not require the owners of those properties to place the 5 foot gap underground. This leaves the possibility that two short sections of overhead utilities would remain above ground.

The MPC motion of approval states that all the utilities be placed underground and therefore the proposal by the developer while a step in the right direction does not meet the requirements of the MPC motion.

The discussion that followed first established that the overall concern is that, in addition to not meeting the requirements of the MRC approval motion, the applicant's proposal, if implemented, would leave the undergrounding effort with two small sections that we have little to no hope of getting placed underground. The applicant's representatives stated that extending the undergrounding to the property lines would in their opinion be difficult and prohibitively expensive. Although they verbally referenced a meeting with Dominion power representatives no documents were presented to support their position.

After initially flatly refusing to consider extending the undergrounding further than the two poles the developer's representatives entered into a discussion that indicated that they were willing to consider additional measures to mitigate or eliminate the 5 foot gaps. The applicant's representatives stated that the applicant would be willing to extend the duct banks to the property line. In addition they will examine the possibility of providing easements for the installation of above ground transformers and switches that may be required to underground the services on the two remaining poles. It was also suggested that they look into moving the existing poles to the adjacent property owners' right-of-way, provide cash payments to offset the future costs to underground the lines and the services on the poles and/or enter into an agreement to pay for the undergrounding of the sections at a time in the future should the utilities fronting the adjoining properties be placed underground.

The applicant was asked to clarify the proffers to indicate that the line across Old Chain Bridge would be placed underground.

There was insufficient technical information available to enable an MPC action and no further action was taken. Therefore the MPC motion stands pending further information from the developer and the utility companies.

Jim Peoples, Secretary