

**McLean Planning Committee
Minutes of May 18, 2010 regular meeting.**

Members Present: A quorum was present - Scott Monett, Mary Baker, Ann Seaman, Dan DuVal (Alternate), Maya Huber, Richard Salopek, James Turner, Robin Crawford, Doug Potts, Diane Schum, Jim Peoples

Call to order: 8:33 PM by Scott Monett, President.

The meeting order was suspended to allow a presentation by Stuart Mendelsohn, Atty. representing the owners of the property at 6862 Elm St. Mr. Mendelsohn introduced Mr. Jack Lester of EYA Associates. The presentation was made for information only.

The owners of the property are proposing to subdivide the property and to have EYA build 45 +/- residential townhouses on the currently existing surface parking lot behind the existing office building. A preliminary layout was shown. The property fronts on both Elm and Fleetwood Streets. A new above grade parking structure would be built for the existing office building. The layout showed that this parking structure would face Elm Street between the existing office building and the building that currently houses McLean Realty. Mr. Lester showed slides of several other EYA developments to display the quality of EYA's development. No elevations of the proposed new development were available.

During the discussion it was pointed out that residential use was allowed under the current Comprehensive plan but would require a rezoning. However fronting the parking structure on Elm is not allowed.

Maya Huber, who was the chairman of the MPC sub committee that evaluated that resulted in approval for a previously proposed senior housing facility that was never built and the comprehensive plan change that allows residential use, stated that it was the intent of the change to encourage senior friendly use i.e. single level units such as apartments. Huber also expressed concern about the closely packed nature of the proposed layout and compared it to the McLean Crest development and stated that the McLean Crest development is generally regarded as a model for what not to do. Mr. Lester stated that although apartments were a possible use for the site that his company did not do apartment development. Huber also mentioned the desire to retain and upgrade the paved trail on the rear of the property and the need for a pedestrian access from the high rise apartments that border the property to Elm Street.

Peoples and Monett expressed concern that the proposed parking structure on Elm runs counter to the revitalization goal of bringing vitality to the street life of the CBC. Several members suggested that underground parking be examined. Potts and Turner commented that they were not overly concerned about the parking structure as long as particular attention was paid to its design.

Salopek commented that the access and drive aisles were not well connected to adjacent properties and that the proposal appears to be just another suburban townhouse development.

President Monett appointed an evaluation subcommittee of Peoples, Monett, Turner and Abukurah.

President's Report: Monett reported that the county is preparing maps of the CBC showing zoning, ownership, utility easements and utility duct layouts. A preliminary version should be available by mid June.

Monett passed out a draft of the Land Use Project Evaluation Forms and asked for comments.

Treasurer's Report: Seaman reported cash on hand of \$5696.70.

Supervisor's Report: Jane Edmondson reported that the streetscape plantings on Chain Bridge Road have gotten over grown with weeds. The county currently has limited funds to maintain these areas. The MRC is filling in with a short term contract to have the plantings maintained. The MRC contractor is scheduled to spray the weeds within the next week.

The McLean Professional Park work is scheduled to be completed within the next two months. A question was raised about the dedication of the undergrounding easement. Jane will check it out and report at the June MPC meeting.

McLean Revitalization Corp. Report: Dan DuVal reported that the Pedestrian Task Force work is transitioning to the MRC and that the MRC has accepted responsibility for implementing the task force recommendations.

DuVal also reported that acquisition of the easements was proceeding. The county failed to record a previously agreed upon easement for the EXXON station and the station has since been sold. However DuVal reported that the problem was being worked out and he anticipates it will be solved.

There is a major problem with the owner of the PNC bank building at the corner of Chain Bridge Road and Old Dominion. The owner is refusing to grant the easements unless all utilities adjacent to his property on Old Dominion are undergrounded. The current design and plan is to underground to the existing pole that is about half way between the intersections of Chain Bridge and Center Street. The cost for the desired additional work is estimated to be \$250,000 and the budget for the project is insufficient to cover these costs. Although the public is paying hundreds of thousands of dollars to have the currently planned utilities for this property buried the owner is unwilling to bear any of the cost to extend the planned work. No work around seems possible.

There is also a problem with getting the easements on the McLean Cleaners on Chain Bridge Road. The potential solution is to terminate the project before it crosses this property. This will require a redesign and will result in an important section of the planned undergrounding not being completed. It is unclear at this point as why the property owner does not want to take advantage of the public funding to improve her property. DuVal stated that if the project is shortened on Chain Bridge some money might be saved. However the amount if any will be small and not nearly enough to cover the potential costs of extending the undergrounding on the PNC site.

Sub Committee Reports:

Main Street: Jane Edmondson reported that Supervisor Foust met with county staff to discuss a plan to get a Comprehensive Plan change underway.

Doug Potts reported that it was his understanding that the MCC will publicize its objectives for the Old Firehouse site in the next 1-2 weeks. Several members expressed concern that the MCC may be forced to proceed with its plans outside of the development of the Main Street site. A land swap with the former McDonalds site was suggested as a way for the MCC to proceed. It was pointed out that the desire to have a civic use integrated into Main Street would be adversely impacted if the MCC were to move to the McDonalds site. In addition parking is the largest impediment to the current MCC's plans and the McDonalds site would likely not be large enough to solve this issue.

By Laws:

Mary Baker presented the current draft of the revised MPC By Laws. After much discussion a revised **PURPOSE** section was agreed upon and Mary will distribute the language before the next meeting along with some other minor changes that were agreed upon by **consensus**.

Salopek: Moved that "the dues section of the By Laws be deleted". Potts seconded and the motion failed.

Turner: Moved that the dues section be replaced by "Annual dues may be assessed at the discretion of the Executive Committee" Crawford seconded and the motion carried.

There being no further business the meeting adjourned at 9:35 PM