

**Memorandum**

Date: December 17, 2008

To: Walter Alcorn, Chairman  
Tysons Corner Committee Meeting  
Fairfax County Planning Commission

From: Thomas D Fleury, on behalf of  
The Penrose Group  
Park Crest SPE Phase I, LLC

Re: Park \* Crest  
29-4 ((7)) A-6, A-7, A-8, A-9  
13.54 Acres  
Presentation  
"Office Option"

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The Subject Property contains approximately 13.54 acres and is located in the northwest quadrant of the intersection of Westpark Drive (Route 5601) and Park Run Drive (Route 6062). On January 6, 2003, the Board of Supervisors (the "Board") approved RZ 2002-PR-016 to rezone the Subject Property from the C-3 District to the PRM District in order to permit a high-rise multi-family residential development with single-family attached units and support retail at a 3.0 floor area ratio ("FAR") or 1,770,100 square feet of gross floor area ("GFA"). A maximum of 1,354 residential units were proffered. More recently, the Board approved PCA/FDPA 2002-PR-016 on August 2, 2004. This approval eliminated the previously proposed single-family attached units to allow a five-store building with 131 loft units and a grocery store in the cellar space. The approval also permitted modifications to the site layout of the four previously approved high-rise multifamily buildings. The approval did not change the overall unit count of 1,354 units or FAR of 3.0. The owner now proposes a 342,000 sq. ft. office building on Parcel A6 as an option in lieu of previously approved residential Buildings 1 and 1A as shown on approved plans.

In order to accomplish this certain provisions of the current PRM Zoning Text as well as Plan Language will need to be modified. For Zoning Ordinance Purposes the PRM 3.0 FAR Cap would be increased slightly to a 3.04. However, under the current plan language the Plan would need to either raise the PRM Cap of 3.0 to 3.40 while still retaining office at less than 30% of the GFA, or perhaps redesignating this 13.54 acres as a new Mixed Use zone. Clarification of Plan and Zoning Text need to be clarified and synchronized with "Connector Route" bonus density.

We request an opportunity to participate in the drafting of the new Plan and companion Zoning Ordinance to accomplish this objective.

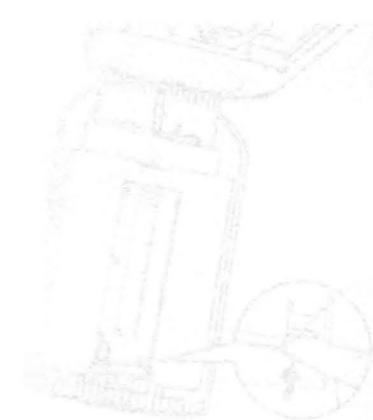
A PCA, SE CPPA/FDPA was filed in May of this year for a Senior Housing with Nursing Care Facility "option" for Buildings 3 and 3A. The application was suspended indefinitely, but the case could be modified and refiled with the "office option" if such land use cases are allowed to be filed prior to final adoption of Tysons Plan by the Board of Supervisors but after Zoning text amendments are completed. This would allow us to meet market demand for office which may be prior to the return of residential demand and allow the project to proceed at a reasonable pace.

Justification: In hindsight 100% residential with supporting retail at the 3.0, 1,354 units, 1.7 million sq ft level was too many eggs in one basket. An "office option" allows some market flexibility but retains the need for housing.

Exhibits:

- A. FAR Analysis
- B. Existing Development Plan All Residential
- C. Proposed Developed Plan 25% office
- D. Current aerial photos

**All exhibits and computations provided are preliminary concepts and subject to change.**



**Park Crest GFA Analysis – Office Building #1 Option**

**I. Constructed Residential Buildings**

	<u>GFA</u>	<u>Cellar</u>	<u>Units</u>
Building #4 (One Park Crest)	438,347 SF	54,730 SF	335
Building #5 (Lofts) W/Retail	223,945 SF	22,905 SF	131
Building #5 (Lofts) W/O Retail	168,945 SF	22,905 SF	131

**II. Programmed Residential Buildings**

	<u>GFA</u>	<u>Cellar</u>	<u>Units</u>
Building #2 (Two Park Crest)	358,214 SF	41,644 SF	231
Building #3 (Three Park Crest)	430,582 SF	78,000 SF	270

**III. Proposed Office Building**

	<u>GFA</u>	<u>Cellar</u>	<u>Units</u>
Building #1	342,584 SF	34,921 SF	

**Total GFA Allowed:** 1,770,099 - 55,000 GFA Retail = 1,715,099 Residential GFA

Total Residential GFA of Buildings 2, 3, 4 and 5 = 1,396,088 SF  
 Available Remaining Residential GFA = 319,011 SF Building 1

\*\* 319,011 SF / 3 = 106,337 SF Available Non-Residential SF for Building #1 @3.0 FAR

\*\* (Assumes a Comprehensive Plan 3:1 conversion factor for non-residential to residential use)

If the converted Residential GFA is utilized for the proposed Office Building then an additional 236,247 SF of GFA would be needed to achieve the construction of the proposed Office Building. The approved Total Allowed GFA of 1,770,099 would increase to 2,006,346 and the approved F.A.R. would increase from 3.0 to 3.40 for Comprehensive Plan purposes.

Total Site Area = 13.5453 AC. or 590,033 SF

For Zoning purposes the revised GFA with the proposed Office Building would increase to 1,793,672 and would result in an F.A.R increase to 3.04.

Note: The computations above do not anticipate a Density Bonus for the already proffered ADU Units (8) nor that additional ADU units will be required by the County as part of this change of use.







