



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Jai Cole, Executive Director

FROM: Brendon Hanafin, Division Director
Development Division

DATE: September 20, 2024

Agenda

**Planning and Development Committee
(Committee of the Whole)
Wednesday, September 25, 2024 – 6:50 pm
Boardroom, Herrity Building
Chairman: Ken Quincy
Vice Chair: Linwood Gorham**

1. Endorsement of Park-Related Amendments to RZ 2011-PR-017 (with presentation) – Action*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

ACTION

Endorsement of Park-Related Amendments to RZ 2011-PR-017

ISSUE

Action is required to endorse substantial revisions to proffered park and recreation commitments associated with the Commons of McLean/McLean Crossing rezoning

RECOMMENDATION

The Park Authority Executive Director recommends endorsement of the proposed concept plan and proffer revisions.

TIMING

Endorsement of the plan and proffer revisions is requested at the September 25, 2024 Park Authority Board Meeting. This will help ensure that the development proposal moves ahead in a timely manner and will provide the applicant with a degree of certainty that their proposed changes are supported by the Park Authority Board.

BACKGROUND

In June 2013, the Fairfax County Board of Supervisors approved RZ 2011-PR-017 (Commons of McLean) permitting the redevelopment of the 21-acre Commons of McLean apartment complex. The project proposed to replace existing three-story garden-style buildings and asphalt parking lots with seven new high rise residential towers, increasing the number of dwelling units from 331 to 2,571 with up to 50,000 square feet of ground floor retail uses. The proposal included a substantial urban parks network, including a 4.35-acre turnkey “common green” park (“Anderson Park”) and 3.41-acre full-size rectangular athletic field (“Goodman Field”) to be dedicated fee simple to the Park Authority (see Attachment 1.) Recognizing this substantial commitment, on May 22, 2013, the Park Authority Board passed a resolution endorsing the rezoning and proposed park and facility dedications.

In 2022, the applicant filed a Proffered Condition Amendment (PCA) and Conceptual Development Plan Amendment (CDPA) related to RZ 2011-PR-017. PCA 2011-PR-017 (McLean Crossing) seeks to revise several elements of the original rezoning, including a reduction in residential uses, changes to proposed non-residential uses, and several changes to the proposed park network (see Attachment 2.) The following revisions relate to elements previously proffered for dedication to FCPA:

Board Agenda Item
September 25, 2024

1. Anderson Park has been reduced in size from 4.35 acres to approximately 3.15 acres to accommodate a newly proposed privately owned retail building ("Building 9"). The applicant has not yet committed to a specific use. The draft proffer statement proffers to limit uses to the following: restaurants and food halls, craft beverage production, health and exercise facilities, indoor commercial recreation, banquet or reception hall, public entertainment, or "General retail uses of an active and/or public facing nature that contribute toward the activation of Anderson Park." The remaining 3.15-acre park would be dedicated to FCPA in keeping with the existing approval.
2. Goodman Field is now proposed as a full-sized, rooftop rectangle field atop a retail structure/parking deck. The applicant proposes to develop a synthetic turf field to FCPA standards and record a public access easement over the field. The draft proffer statement includes commitments for the applicant to enter into an agreement with FCPA. FCPA would be responsible for maintenance of the field surface, field lights, fencing, bleachers, and goals. The applicant would be responsible for maintenance not associated with the use/operation of the athletic field and for the provision and maintenance of public restrooms convenient to the field.

FCPA staff has worked closely with the applicant to address potential issues and concerns associated with the proposed plan revisions. Design revisions help ensure that FCPA maintenance crews will have adequate storage onsite and access to Goodman Field for regular maintenance and repairs. The draft proffer statement includes an acceptable framework for a future maintenance agreement between the applicant and FCPA, to be negotiated in greater detail prior to field construction and delivery. Further, the applicant will retain maintenance responsibility for park areas immediately surrounding Building 9 to help ensure that FCPA is not liable for wear and tear associated primarily with the private retail use.

Some minor issues related to the details of the proposed park design and operation remain outstanding. However, staff is generally supportive of the proposed changes to the park concepts and ownership structure. Overall, staff agrees that appropriate retail uses could activate Anderson Park, serve future users, and draw visitors to the park. Further, the Tysons Park System Concept Plan calls for the provision of athletic fields, including "rooftop and indoor facilities" to serve Tysons. The co-location of such facilities with other uses will help creatively address recreational field needs in Tysons more efficiently than traditional field development, considering the general lack of land available within the Tysons Urban Center for large-scale recreational uses.

Staff is requesting the Park Authority Board consider the proposed amendments to the park commitments associated with RZ 2011-PR-017. Specifically, staff seeks Park Authority Board endorsement of the following revisions:

Board Agenda Item
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1. The reduction of the size of Anderson Park from 4.35 acres to 3.15 acres and the addition of Building 9 directly east of the park.
2. The reconceptualization of Goodman Field from an at-grade athletic field proposed for fee simple dedication to the Park Authority to a rooftop athletic field to be managed and maintained by the Park Authority but owned by the applicant.

While this action item seeks PAB input only regarding the reduced size of Anderson Park and the reconceptualized rooftop athletic field, this PCA request is an early step in the overall entitlement process. Many details of the proposed parks will be subject to further negotiation and refinement both prior to and following anticipated BOS approval of the applicant's PCA request. These include the location, type, and design of specific park amenities and facilities at Anderson Park, Goodman Field leasing and maintenance details, landscaping plans, etc. The rezoning entitlement requires the applicant to submit one or more Final Development Plans (FDP) for staff review and coordination and subject to future Planning Commission approval. Finally, acceptance of the above-referenced onsite parks will be subject to PAB approval prior to delivery.

FISCAL IMPACT

There is no immediate fiscal impact associated with this item. Staff will analyze funding requirements associated with the long-term maintenance of Anderson Park and Goodman Field as the McLean Crossing project moves through required entitlement and permitting processes. The associated land and facility dedications will come before the Park Authority Board for review and approval prior to execution.

ENCLOSED DOCUMENTS

Attachment 1: Approved Conceptual Park and Open Space Plan for the Commons of McLean Rezoning

Attachment 2: Proposed Conceptual Park and Open Space Plan for McLean Commons

STAFF

Jai Cole, Executive Director

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OVERALL PLAN



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McLean Crossing Rezoning Amendment PCA 2011-PR-017

**PAB Planning and Development Committee
September 25, 2024**



Overview

- May 2013: PAB endorsed McLean Commons rezoning (RZ 2011-PR-017) and related park commitments
 - 4.35-acre turnkey park to be dedicated to FCPA (Anderson Park)
 - Full size at-grade athletic field to be dedicated to FCPA (Goodman Field)
- 2022: Applicant submitted Proffered Condition Amendment (PCA 2011-PR-017) to amend the proffers and concept plan
 - Private retail use (Building 9) added to previous park space; area to be dedicated reduced to 3.15 acres
 - Goodman Field proposed as rooftop field atop a parking/retail structure
- Plan revisions require PAB consideration and action



Approved Concept Plan (2013)

Anderson Park

- 4.35-ac “common green” park
- Proposed for dedication to FCPA following construction of park improvements and amenities



Goodman Field

- Full-size athletic field and surrounding park space (3.4 acres)
- To be built to FCPA standards and dedicated to FCPA following construction

THE COMMONS – PARK SPACE PROVIDED

PRIVATE ROOF DECK	392,505 sq. ft.
Public Park Space	9.03 ac.
PRIVATE ROOF DECK	77,300 sq. ft.
Private Courtyard Terrace Space	1.77 ac.
PRIVATE ROOF DECK	40,800 sq. ft.
Private Roof Deck Space	0.94 ac.
Total Public Parks	9.03 ac.
Total Private Parks	2.71 ac.
Total Comprehensive Park Space	11.74 ac.

Comprehensive Plan Recommendations for Urban Parks
 2,564 total units X 1.7 residents = 4,359 population
 1.5 acres per 1,000 residents = 6.53 acres

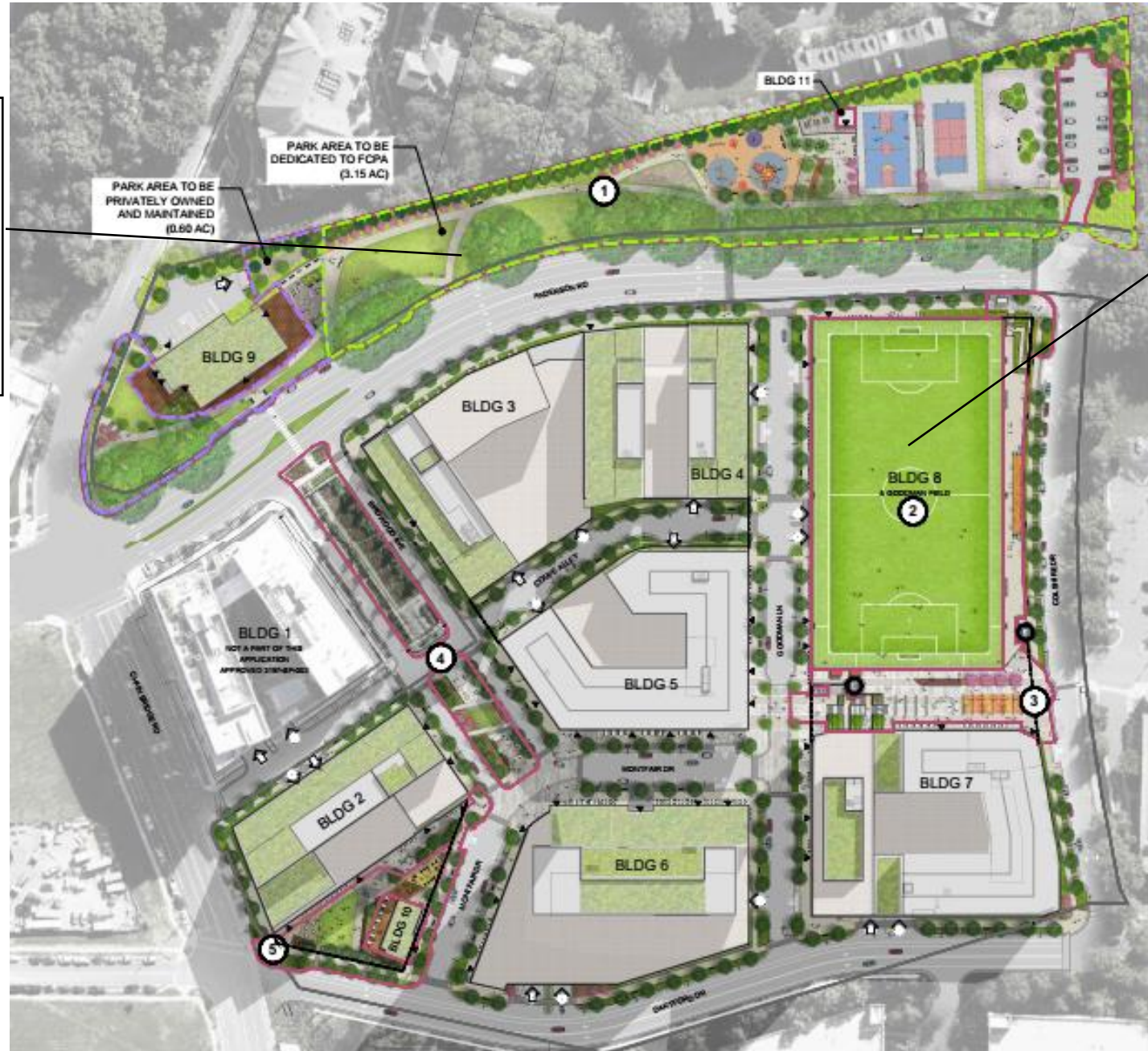
Recommended: 6.53 acres
 Public Park Provided: 9.03 acres
 Public Park Surplus: +2.50 acres



Proposed Concept Plan

Anderson Park

- 3.15-ac “common green” park
- Proposed for dedication to FCPA following construction of park improvements and amenities



Goodman Field

- Elevated/rooftop full-size athletic field
- Property owner/applicant would retain ownership and “lease” to FCPA



Process

- ✓ 2013: PAB endorsement and BOS approval of rezoning
- Applicant submitted PCA request and revised concept plan
 - Staff working with the applicant to refine design concepts and other minor outstanding issues ahead of Planning Commission Public Hearing and BOS consideration
- If approved, applicant will have to submit one or more final development plans (FDP) detailing specific facilities/amenities
- Phased delivery of facilities; timing depends on entitlement and construction progress but no later than 2040
- PAB will consider future action items re: dedication of Anderson Park and Goodman Field agreements prior to delivery



Requested Action

- PAB input needed prior to PC and BOS consideration due to changes in the size and ownership structure of proposed parks
- Staff seeks PAB discussion and endorsement regarding revisions to park concepts, specifically:
 - Anderson Park: park proposed for dedication reduced in size from 4.35 to 3.15 acres to accommodate a privately owned retail use
 - Goodman Field: previously approved at-grade field to be dedicated to FCPA now proposed as a privately-owned rooftop athletic field to be operated by FCPA



Questions?

