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BOARD MATTER

Modification of FDP filing fees

“THE BLOCK AT SCOTTS RUN”

BACKGROUND:

Mr. Chairman, Cityline Partners, LLC has proposed a unique placemaking opportunity for Tysons called "The Block at Scotts Run." Cityline proposes establishing an interim activation of an entire city-block consisting of 3.5 acres located within the 1/4-mile radius of the McLean Metro Station. The various interim uses would include a quasi-public park, outdoor commercial recreation, retail, and restaurant uses.

The Property is zoned PTC and is part of the larger development known as Scotts Run Station South (RZ 2011-PR-011). This location has Conceptual Development Plan approval for two high-rise buildings with approximately 900,000 square feet of gross floor area. Although Cityline is not currently prepared to submit an FDP for build out of the CDP-approved density, they are very interested in establishing interim activation to provide a sense of place to this vacant site, as well as the broader area. The proposed activation could include outdoor movies, Farmer's Markets, Music in the park, Small area for miniature golf/putting green, Pop-up Retail and Restaurants and other outdoor recreation uses and activities.

The filing fee to seek approval of this interim activation is the same as what would be required to establish the almost one million square feet of gross floor area approved.

Since our current fee structure does not make a distinction between these two types of uses, Cityline has asked for a minor modification of the filing fees for the submission of an FDP to accommodate this unique interim activation.

MOTION:

I therefore move that the Board direct staff of the Department of Planning and Development to modify filing fees for the final development plan (FDP) to establish an interim activation on Tax Map Parcels 30-3 ((28)) A and 30-3 ((1)) 6C, 6B and 6F to \$6,820 + \$435 per acre, which is the fee structure for the amendment of a Final Development Plan Amendment.

I further move that the Board direct staff of the Department of Planning and Development to apply the standard FDP fee rate to any future FDPA submission to develop the CDP-approved development plan for the site.

This motion should not be construed as a favorable recommendation by the Board or the Planning Commission on the proposed application and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations and adopted standards.