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## MCA COMMITTEE, LIAISON AND REPRESENTATIVE REPORTS November 2013 - February 2014

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### COMMITTEE REPORTS

*The McLean Citizens Association (MCA) is a non-profit association that has served since 1914 as the unofficial town council for the 31,000+ households in the greater McLean area. MCA provides a forum in which all McLean residents can discuss ways to resolve community problems and countywide issues affecting the area.*

*The MCA Board of Directors meets on the first Wednesday of every month at the McLean Community Center at 7:30 pm, unless otherwise announced. The MCA's President, Sally Horn, can be reached at:*

*703-442-6601 and  
[s-horn@verizon.net](mailto:s-horn@verizon.net).*

*McLean Citizens Association  
PO Box 273  
McLean, VA 22101  
[www.mcleancitizens.org](http://www.mcleancitizens.org)*

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All MCA members are welcome to attend Committee meetings and to contact the Committee Chairs and Vice Chairs listed below should they wish further information. Members can find additional information about MCA Committee activities at [www.mcleancitizens.org](http://www.mcleancitizens.org).

Note: All meetings mentioned below are at the McLean Community Center, unless otherwise announced.

#### Budget and Taxation Committee (B&T)

**Committee Chair** – Dale Stein ([dmstein@umich.edu](mailto:dmstein@umich.edu))

**Vice-Chair** – Bill Denk ([thinkdenk@msn.com](mailto:thinkdenk@msn.com))

**Meetings** – Third Monday of each month at 7:30 PM

The B&T Committee focuses on the dollar and cents issues of Fairfax County – how the county raises money and spends it – to understand whether expenditures are effective and efficient. The Committee invited several speakers to its recent meetings to address specific budget issues, and followed up with them when appropriate.

Taxes – Kevin Greenlief, Director of Tax Administration for Fairfax County advised that taxes comprise 82% of the County's revenue, mainly property taxes on about 340,000 residential properties and 10,000 commercial properties, and personal property taxes on a million cars. The County's objective is to assess properties at about 94% of their fair market value sales prices; the County believes assessments now average about 93% of fair

market value. The County follows an annual cycle: issuing an assessment in January, processing appeals on 1% to 2% of assessments in February-July, collecting data for the following year's assessments from July-November, and preparing the assessments in December for issuance in January.

The data the County collects for this purpose are mainly the prices at which houses sold in the prior year and building permits. The County is not permitted to come onto properties for an assessment but is permitted to do so for appeals.

Bond Issuances – Len Wales, the former Debt Manager for the County advised that two-thirds of the bonds the County issues are for schools and the rest include roads, parks, libraries, and the police and fire departments. The County limits its debt to an average of \$275 million per year, with no single year to exceed \$300 million. The County currently makes principal and interest payments of about \$300 million per year and expects those payments to increase to about \$400 million per year in the next 15 years.

The Committee also discussed several technical issues concerning how the interest rates for bond issues are set and how the bond proceeds are used. The Committee has followed up with a request to the County for further information.

Retirement Benefits – Susan Woodruff, Director of the Department of Human Resources for the County advised that the County's primary retirement benefit plan is a pension plan covering approximately 27,000 participants, of which 17,000 are active employees and 10,000 are retired. The plan has approximately \$6 billion of assets, and the plan's liabilities for payment to participants are about 80% funded. The Committee is currently in the process of further researching the County's retirement benefit plans.

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### Education and Youth Committee (E&Y)

**Committee Chair** – Ted Alexander ([tedbusiness1@verizon.net](mailto:tedbusiness1@verizon.net))

**Vice-Chair** – Louise Epstein ([lkepstein@gmail.com](mailto:lkepstein@gmail.com))

**Meetings** – Third Tuesday of each month at 7:30 p.m.

The E&Y Committee continued to pursue key issues related to the Fairfax County Public Schools (FCPS). From October through January, the Committee looked at later high school start times, FCPS audit capabilities, class sizes, and teacher performance metrics.

With assistance from the Committee, the MCA is sponsoring a public meeting with Dr. Garza, the new FCPS Superintendent, on Tuesday, March 4, from 7:00 to 8:30 pm. The meeting was rescheduled from January due to bad weather, and the new location is in Room 187 at the McLean High School.

The E & Y Committee met with the contractors the school system hired to develop up to four options to start high school classes later in the morning. This project has significant support among parents in our area, but no specific proposals will be released - and no costs for any

options provided - until April 2014. On February 5, the MCA Board of Directors passed a resolution, sponsored by the Committee, that urged the School Board to request two options that phased in later high school start times and were cost-neutral (or provided for offsetting adjustments). On February 6, the School Board voted to set aside funds from transportation efficiencies during FY 2014 to pay for potential costs of implementing later high school start times in FY 2015.

Regarding an independent auditor or Inspector General (IG), the committee met with Michael Hershman, who serves as a community appointee on the Audit Committee for the Board of Supervisors (BOS), and Dan Storck, the chair of the School Board Audit Committee, to learn more about the BOS approach and the approach of the School Board. At the state level, Delegate Sickles (Alexandria) introduced HB 921, which would have given the Board of Supervisors the authority to use their Auditor to examine FCPS' use of funds transferred by the Supervisors to the school system. In an email to the House of Delegates sub-committee considering the bill, MCA expressed support for HB 921. HB 921 was carried over until next year. As called for in MCA's November 2012 Resolution on the subject, we will continue to advocate for the creation of a genuinely independent audit capability for the Fairfax County School Board.

Class sizes in the McLean area schools are a major concern, as it appears the sizes in our area tend to be larger - sometimes much larger - than most other schools in the County. Superintendent Garza acknowledges that this is an ongoing problem. On January 9, she proposed a small increase in the staffing reserve coupled with a class size regulation with triggers to provide cost-effective relief. We will continue to follow this issue closely in the next few months, and advocate for an equitable solution.

The Committee also is concerned about the metrics used to evaluate student achievement and teacher performance. Parents and teachers are concerned about excessive preparation for Standards of Learning (SOL) tests during the school year, which take away from classroom focus on the studies at hand. The Virginia General Assembly is considering bills that would reduce the number of SOL tests required. The school system also has indicated that it also would like to move away from excessive SOL test preparation, but no details have been provided yet.

As a final point, we plan to review the FCPS FY 2015 Advertised Budget. There is a shortfall in anticipated funds due to the present state of the economy, and we will work with the MCA Budget and Taxation Committee to provide recommendations as needed.

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**Environment, Parks, and Recreation Committee (EP&R)**

**Committee Co-chairs** – Frank Crandall ([frank.b.crandall@gmail.com](mailto:frank.b.crandall@gmail.com))

Merrily Pierce ([for\\_transit@aol.com](mailto:for_transit@aol.com))

**Meetings** – Third Wednesday of each month at 8:00 p.m.

Our Chairman, Frank Crandall, is recovering from a broken hip. He is very appreciative of generous donations to the McLean Trees Foundation in memory of his wife, Joyce, who passed

away late last year. If you would like to honor Joyce with a contribution, the address is: McLean Trees Foundation, P.O. Box 113, McLean, VA. 22101.

Langley Fork Park Proposed Master Plan Amendment. On November 6, 2013, the MCA Board approved a joint resolution of the EP&R and Transportation Committees that addressed environmental and traffic concerns regarding a Fairfax County Park Authority (FCPA) Proposed Master Plan Amendment that provides for expansion of the recreational facilities in the park (<http://mcleancitizens.org/MCAResolutionLangleyForkParkRes1113.pdf>). The Resolution was discussed in a meeting with Supervisor John Foust and Rip Sullivan, Dranesville District Park Authority Board representative.

In conjunction with a new Master Planning process for Langley Fork Park, FCPA is proposing that the National Park Service (NPS) transfer Langley Fork Park to FCPA, and that, in return, FCPA would transfer an equally-valued portion of Langley Oaks Park to NPS. EP&R Committee members represented the MCA at the NPS public scoping meeting on the Environmental Assessment (EA) evaluating the Langley Fork Park land transfer and development held at Franklin Sherman School on January 14. The meeting provided an opportunity for public involvement in the project, required under Section 106 of the National Historic Preservation Act, to identify any impacts on the Langley Fork Historic District. The MCA submitted the previously-approved resolution as testimony to the NPS. See link for a copy of the NPS public scoping letter and a map of the facilities at <http://parkplanning.nps.gov/langleyscoping>.

No action will be taken on the land exchange until after both parcels of land have been assessed by the NPS and Fairfax County and the EA has been completed. This is expected to take a year at which time the MCA will prepare an appropriate resolution if there are additional concerns.

Environmental Quality Advisory Council (EQAC) Hearing. On January 13, the EP&R Committee presented testimony at the annual EQAC public hearing. The EQAC is an advisory group appointed by the Fairfax County Board of Supervisors to advise on environmental matters. The EQAC 2013 Annual Report is available on the county's Website at <http://www.fairfaxcounty.gov/dpz/eqac/report/>.

Salona Task Force. Margaret Malone, the Salona Task Force Chair and member of the EP&R Committee gave a briefing on the final report of the Task Force, which was dated December 2013. The FCPA created the Salona Task Force to work with the community and interested stakeholders to identify, evaluate and recommend potential uses for inclusion in the Master Plan for Salona Park. The report makes a number of recommendations, but, at present, a funding source has not been identified. The final report can be found at <http://www.fairfaxcounty.gov/parks/plandev/downloads/salonataskforce-report1213.pdf>.

Tysons Park Master Plan. On February 19<sup>th</sup>, at the EP&R monthly meeting, the Committee I received a briefing on implementation of parks and recreation facilities for the Tysons Master Plan. Adjacent communities like McLean are concerned that, if planned parks are not constructed for the anticipated 100,000 additional residents in coming years as Tysons develops, local parks will not be able to accommodate additional users.

Members of the EP&R Committee were part of the Task Force for the county’s Middle Potomac Master Watershed Plan, completed after several years of study in January, 2008: [http://www.fairfaxcounty.gov/dpwes/watersheds/publications/mp/01\\_mp\\_wmp\\_ada.pdf](http://www.fairfaxcounty.gov/dpwes/watersheds/publications/mp/01_mp_wmp_ada.pdf). The 25-year plan is being implemented in five-year timeframes. One of the projects in the first 5 year years is the restoration of the Dead Run stream that runs through McLean Central Park and in back of the Library and Community Center. Watershed Restoration, which includes retrofitting outdated drainage facilities as well as stream restoration, has a dedicated funding source in the County Budget.

In March, the Committee will have a briefing from County Department of Public Works and Environmental Resources staff on the Middle Potomac Watershed Master Plan Implementation on projects completed in the first five-year timeframe in conjunction with a planned public meeting. We are trying to coordinate the public meeting with the Committee’s regular meeting on Wednesday, March 19 at the Community Center. That information will be confirmed soon.

In April, we will be looking at Tree Protection and Preservation in conjunction with Earth Day and the McLean Trees Foundation presentation.

### Membership Committee (M)

**Committee Chair** – Armand Weiss ([aiboss@aol.com](mailto:aiboss@aol.com))

**Vice-Chair** – Kathryn Woods ([kcwoods3@gmail.com](mailto:kcwoods3@gmail.com))

**Meetings** – First Tuesday of each month at 7:30 p.m.

In July 2013, there were 194 members; we set a goal of 600 members by December 2014. As of January 2014, MCA has 632 members. We hope to increase that number and invite all members to help.

The Committee has initiated a number of activities to increase membership and services: (1) creating a MCA business card that includes a listing of upcoming events on the back of the card; (2) updating the membership website to include membership benefits; (3) placing MCA brochures in restaurants, stores, and other places; (4) manning information tables at MCA public events; (5) designing an on-line Membership Survey; (6) providing refreshments at Board meetings (paid for by donations); and (7) coordinating MCA’s participation in McLean Day on May 17, 2014.

### Planning and Zoning (P&Z) Committee

**Committee Chair** – Mark Zetts ([zetts@attglobal.net](mailto:zetts@attglobal.net))

**Vice-Chair** – John Schaefer ([johnr.schaeffer@att.net](mailto:johnr.schaeffer@att.net))

**Meetings** – Last Tuesday of each month at 7:30 p.m.

From October 2013 through January 2014, the P&Z Committee reviewed seven land use cases involving a wide range of proposed land uses and zoning changes. The MCA Board of Directors

adopted resolutions on the three cases that were ready for public hearing. All committee resolutions can be found on our webpage: <http://mcleancitizens.org/pz.asp>.

### Comprehensive Plan Amendment for the McLean Community Business Center (CBC)

In August 2011, members of the McLean Planning Committee (MPC) and the Fairfax County Department of Planning and Zoning planning staff formed a working group to review and update the Comprehensive Plan (Plan) for the McLean CBC. The purpose of the review was to clarify the Plan language and strengthen the existing guidance that recommended future development within the CBC be in compliance with the McLean CBC Open Space Design Standards. The changes were generally editorial in nature and did not change the recommended densities, land use or planning objectives for the CBC.

After a lengthy county review period and further consultation with the MPC, the Plan amendment was advertised for public hearing in October 2013. On October 15, the MCA Board of Directors adopted a resolution in support of the McLean CBC Plan amendment.

### Federal Realty Chesterbrook Shopping Center – Proffered Condition Amendment (PCA)

This shopping center on Old Dominion Drive has a building in the north-east corner (not directly visible from Old Dominion) with 5 leasable units. With the downturn in retail, there are 4 vacant stores and the owner is having difficulty leasing them. The 1986 proffers limit this building to retail only, which excludes such services as hair dresser, nails, a sandwich shop, etc. The owner is now seeking additional retail uses, but these would not increase the need for parking or require additional signage.

At our October 29 meeting, we objected to a few of the proposed uses, such as kennels and a veterinary hospital, and the applicant removed them. We also requested the applicant consider a proffer to implement a safe pedestrian walkway from Old Dominion Drive down to the main shopping center.

The applicant returned on January 28 to present the finalized list of proposed uses. The property is zoned C-6 and the Zoning Ordinance allows 35 different uses in the C-6 Commercial district. Of these 35, the applicant is requesting the following 16 activities be permitted on this property.

- Accessory uses as permitted by Article 10
- Business service and supply service establishments
- Colleges, universities
- Community clubs, center and meeting halls
- Eating establishments
- Fast food restaurants, limited by the provisions of Section 4-605
- Financial institutions
- Garment cleaning establishments
- Health clubs
- Offices, limited by the provisions of Section 4-605
- Personal service establishments
- Private clubs and public benefit associations

- Private schools of special education
- Quick service food stores, limited by the provision of Section 605
- Repair service establishments
- Retail sales establishments

At this time, it is unknown which uses and/or tenants would be established here. This is only the list of uses that would be permitted. As part of the amendment, the applicant is proffering to add shrubs on the western side of the building that abuts the Montessori School property and to construct a sidewalk on the eastern side. The sidewalk would extend from the signalized crosswalk at Old Dominion Drive down to the property's sidewalk next to the handicapped parking space. The change in grade there is steep and requires eight steps be incorporated into the sidewalk. The committee initially objected to having the steps. However, there is insufficient property to construct a sidewalk in a manner that would preclude them. Even with steps, the committee felt the sidewalk represented a good pedestrian safety improvement.

As for our earlier request to evaluate a pedestrian walkway from Old Dominion to the main shopping center area, the applicant responded that the proffer would have no relationship to the PCA property and the request to establish additional uses there. The applicant is proffering the sidewalk on the east side of the PCA property instead.

#### Comprehensive Plan Amendment for 6862 Elm Street

There is an existing rezoning application for the JBG-owned property at 6862 Elm Street (see below) and the applicants are proposing to develop the property for mixed-use that would include a 240-unit apartment building and ground floor retail. The current Comprehensive Plan (Plan) recommendations for this parcel do not support such a proposed use so the applicants filed a request to amend the Plan. This property is situated in the McLean CBC which is designated a Revitalization District and it is Fairfax County policy to permit rezoning applicants to file Plan Amendment requests when the development is located in a Revitalization District. The basis for this policy is it encourages redevelopment where needed. In December 2012, the Board of Supervisors authorized a Plan Amendment for 6862 Elm Street and directed staff to evaluate a mixed-use development for this property and further evaluate the impacts of such a development on the abutting 0.3-acre property at 6870 Elm Street with an existing 3-story building. These two properties lie within Subarea 29 of the CBC.

County planning staff came to the P&Z Committee in October 2013 to discuss their evaluation and general support of the Plan amendment. They returned to the Committee on January 28, 2014 to present their recommended Plan amendment language contained in the staff report.

Their recommendations support the JBG proposed mixed-use development and an option for up to 400,000 square feet of development at a floor/area ration (FAR) of 1.94 provided the following conditions are met:

- The properties at 6862 and 6870 Elm Street be consolidated and, if consolidation is not achievable, inter-parcel access should be established and a coordinated and continuous streetscape design created.
- Ground-floor retail uses and/or community amenity spaces are provided.

- Building façades are articulated with the upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area.
- The maximum building height would be 75 feet.
- Surface parking is minimized in favor of structured or underground parking with consideration given to shared parking.
- Urban design elements be in conformance with the McLean Open Space Design Standards with features such as urban parks and plazas, landscaped open space, active recreational amenities and public art.
- A coordinated pedestrian and bicycle circulation system is developed that improves internal circulation and connects to neighboring properties and the existing and planned pedestrian and bicycle routes.
- A stormwater management system would be provided that meets the criteria for new development as specified by the county's Stormwater Management Ordinance.

The P&Z Committee expressed a few concerns with the proposed conditions for obtaining that amount of density. As written, the guidance for structured or underground parking could be construed to permit a standalone parking structure which, in our view, should be specifically disallowed. Furthermore, given a development of 400,000 square feet would generate considerable automobile trips and the sensitivity to 1) existing traffic volumes within the CBC and, 2) future increases in traffic resulting from the urbanization of Tysons, the Plan recommendations should include specific guidance highlighting the need for evaluating and mitigating traffic impacts.

The proposed Plan language was also silent on how the 400,000 square feet of development would be allocated across the two parcels. JBG is currently proposing 376,000 square feet of development at 6862 Elm Street which would leave roughly 24,000 square feet of remaining development. If consolidation does not occur and the parcels remain separate, the committee felt the remaining 24,000 square feet should be specifically allocated to the abutting property at 6870 Elm Street at the corner of Elm Street and Fleetwood Road. We based this request on the Plan's current design objectives for Subarea 29 that recommend building mass frame the space of all surrounding streets. This implies this corner property of 6870 Elm Street should be redeveloped with a building, not as open space. Moreover, it is desirable that the Plan incentivize the redevelopment of this parcel to be harmonious with the adjacent mixed-use development.

The proposed Plan language also requires buildings to have the upper stories set back, which is a common method of mitigating the perceived impacts of building mass on adjacent properties. While it is appropriate to mitigate such impacts, and JBG's proposed 6-story apartment building would certainly be a candidate for such setbacks, the Plan language is inflexible. As written, it requires the future building at 6870 Elm Street to have set back upper stories when it may not be appropriate. But, more importantly, JBG recently redesigned their apartment building to set back the upper stories and, in doing so, added an additional floor to make up for the lost square footage and, in the opinion of some, made the building look even more massive. While the massiveness of any building on these properties needs to be mitigated, the design of the apartment building is still in flux and the community needs time to vet these changes and comment. It is not yet clear to what extent setbacks are needed or how the reduction of



perceived building mass could be implemented. The Committee felt the language requiring the setback of the upper stories needed to be slightly relaxed in order to allow some flexibility.

Finally, the Committee felt that a development of such high density should enable and encourage the use of transit in order to reduce vehicle trips, and an additional condition for achieving 400,000 square feet of density should be the accommodation of transit which would help the community obtain a bus bay or shelter.

On February 5, 2014, the MCA Board of Directors adopted a resolution requesting the above changes be incorporated into the proposed Plan amendment for 6862 and 6870 Elm Street.

JBG - 6862 Elm Street Rezoning and Final Development Plan (McLean CBC)

JBG made presentations to the P&Z Committee in June, September and October of 2013 and January 2014. At the January 28 meeting, JBG showed us their redesigned apartment building that incorporated the setback of the upper stories which was done at the request of county staff. Some committee members opined that the new design made the building look even more massive, plus the change resulted in other consequences, such as moving the building footprint 5 feet and adding another story.



NEW DESIGN

Fleetwood Avenue View (East) (McLean House in left background). Source: JBG presentation 12/20/2013



PRIOR DESIGN

Fleetwood Avenue View (East) (McLean House in left background). Source: JBG presentation 9/24/2013

To recap, the features of this development include:

- a) A 240-unit apartment building.
- b) Two levels of underground parking beneath the apartment building that would provide parking for the apartment building and existing office building.
- c) Some 55 surface parking spaces around the apartment building.

- d) Approximately 8,730 square feet of retail space would be added to the ground floor of the existing office building.
- e) Apartment building height: 75 feet. (The office building is 90 feet.)
- f) The development would have 35% open space versus a county requirement of 20%.
- g) At one time, JBG proposed a small, standalone retail building fronting on Elm Street. This feature has been removed from the plan and in its place would be landscaped open space and a lawn.

The Committee remains concerned about traffic impact as the development would generate an additional 1774 trips per day and 173 trips during PM peak hour. The Committee is also concerned about setting a precedent for high FAR redevelopment in the CBC, especially close to its periphery.

JBG's scheduled public hearings at the Planning Commission and Board of Supervisors are May 7 and 13 respectively. JBG has indicated there may be additional architectural changes and we expect to have them back at least one more time before the first public hearing.

#### McLean Crest Homeowners Association – Proffered Condition and Final Development Plan Amendment

McLean Crest is a 63-unit townhouse community situated between Dolley Madison Boulevard and Fleetwood Road, adjacent to the McLean House property. The McLean Crest Homeowners Association (HOA) is preparing a PCA and a Final Development Plan Amendment application, requesting to convert a townhouse unit from a planned commercial/recreational use to a residential unit. This unit was originally proffered as a community and/or recreation facility for the HOA, however this proffered condition was never met because it was determined that the facility would have to meet commercial code and the committed funds were insufficient. Moreover, because of its intended use for recreation, this 836 square foot unit was built without a garage, does not meet some residential standards and has never been occupied or maintained. The intent is to fix up the unit and sell it at market rate.

The applicants presented to the P&Z Committee at our October 29, 2013 meeting. There is a long history associated with this proffer and the Committee requested the applicants come back with the original development plans and an estimate of the cost of converting it to a residence.

#### Residential Studio Units (RSU) Zoning Ordinance Amendment (ZOA)

Fairfax County is proposing a change to the Zoning Ordinance that would create a new type of housing stock called Residential Studios defined as rental efficiency apartments of less than 500 square feet, with a bathroom and kitchen, but no bedroom. These units would be targeted to households making less than 60% of the Area Median Income (AMI) which is currently \$45,000. Approximately 25% of county households are in this category. A key objective of this amendment is to eliminate homelessness, but these units also would provide homes for the low-income elderly and disabled.

The language of the amendment requires at least 80% of the units to be affordable, with the remaining 20% to be rented at market rates. Lease terms could not be longer than 12 months and once a household income exceeded 60% AMI, the renter(s) would have 9 months to vacate or until the end of the lease, whichever came first.

As for parking, the amendment requires the developer to provide only 1.0 parking spaces per unit, even though up to 3 persons could legally occupy a unit. A developer could also apply for a waiver to provide fewer than 1.0 parking spaces per unit if it could be shown that a number of residents would not own cars.

As originally proposed, these units would have been permitted by Special Exception permit in Residential districts R-E, R-1 through R-30, and all Commercial, Industrial and Planned districts, with no more than 75 RSUs, and as few as 3, on any given property.

The original Planning Commission public hearing date for this ZOA had been set for September 18. MCA felt that the amendment had not been adequately distributed for public review and comment. On July 23, MCA sent a letter to the Board (Board) of Supervisors requesting the public hearings be delayed until the county conducted further public outreach.

At its July 30 Board meeting, the Board voted to send the RSU ZOA to the Planning Commission for further analysis and to conduct outreach in the form of two workshops scheduled for September 25 and October 2. Then, on September 24, the Board passed a motion to create a Planning Commission RSU committee that would meet 5 times between October and January in order to have sufficient time to hear from the public and vet/modify the ZOA.

On October 30, MCA held a well-attended community meeting on the Residential Studios ZOA at McLean High School. The Fairfax County Zoning Administrator and her senior special assistant who drafted the ZOA attended to discuss the provisions of the ZOA and answer questions. There were numerous concerns expressed, but the most common was the inappropriateness of multi-family developments in single-family residential districts. MCA had very strong reservations about this broadly-written Zoning Ordinance Amendment. On November 6, the MCA Board of Directors adopted a resolution opposing the RSU ZOA unless the following changes were adopted:

1. Restricting RSUs to Residential Districts R-20 and higher.
2. Permitting RSU developments only on major arterials.
3. Requiring 1.6 parking spaces per unit instead of the proposed 1.0.
4. Requiring all RSU developments be permitted as a Special Exception use.
5. RSUs developments be located within ½-mile of active transit and near retail and services.
6. RSUs developments have a 24-hour, on-site manager.
7. Add language providing for the services needed by the elderly and disabled.

On November 18, in response to public comment throughout the county, the Board voted to amend the ZOA to restrict RSUs in Residential Districts to R-12 and higher, and in Planned

Districts to PDH-12 and higher. This change reflected very strong public reservations about allowing multi-family development in low- to mid-density residential areas, where it currently is not permitted. The Board also directed that single-family homes could not be converted to a RSU use. These aspects of the original ZOA represented a very significant change in Fairfax County zoning. The Board also increased the minimum number of RSUs in any given development from 3 to 30. RSUs would still be permitted in all Commercial and Industrial Districts by Special Exception permit.

The Planning Commission RSU committee continues to meet, conduct analyses and take public comment. The meeting materials and the remaining scheduled meetings can be found on the county's RSU webpage: <http://www.fairfaxcounty.gov/planning/rsu/rsu.htm>. As of this date, there is no scheduled date for a Planning Commission public hearing on the RSU ZOA.

### The Ashby (WRIT LP)

The Ashby is a 12-story, 256-unit high-rise residential building in downtown McLean on Beverly Road. The building also houses a small amount of retail. The property, zoned PDH-40, utilizes surface parking and is built out to a 1.95 floor/area ratio (FAR). The owner originally came to the P&Z Committee in December 2012 proposing to add 253 units by constructing 4 additional buildings around the existing high-rise and moving all parking underground. This would have effectively doubled the number of residential units and increased the site's FAR to 3.2, and the Committee expressed opposition to such high density in downtown McLean.

WRIT returned to the P&Z Committee in October 2013 with a modified proposal. All parking would still be underground. However, the four buildings were reduced to one long building fronting on Beverly Road, which would house 217 new residential units and ground floor retail. The property would have 55% open space and a FAR of 2.95. The Committee still objected to this much density in downtown McLean. A FAR in the range of 2.95 is associated with transit oriented development near heavy rail stations, and, moreover, in the Tysons Urban Center, an FAR of 2.95 would only be permitted inside a ¼-mile radius around the Metro stations. It would be too dense anywhere else in Tysons.

WRIT continues to work on their proposal, specifically making height modifications to their proposed new building, and will be returning to the P&Z Committee on February 25.

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### Transportation Committee (T)

**Committee Co-chairs** – Jim Phelps ([james.s.phelps@cox.net](mailto:james.s.phelps@cox.net))

Jim Robertson ([jim@ann-jim.com](mailto:jim@ann-jim.com))

**Meetings** – Second Tuesday of each month at 7:30 p.m.

Virginia Transportation Bills: With the approval of HB 2313 by the 2013 Virginia General Assembly, revenues for transportation projects in Fairfax County are estimated to increase by approximately \$1.2 billion over a six-year period. As a result, the Fairfax County Department of Transportation (FCDOT) requested that county residents comment on their local-project

priorities from a categorized list of currently unfunded projects that had been further prioritized by FCDOT.

Thirty-eight of 38 of the currently-unfunded projects are within the McLean Planning District. Of these 38, the Transportation Committee recommended to the MCA Board of Directors and the MCA Board of Directors endorsed in two resolutions, at total of 24 projects -- 16 pedestrian projects and 8 roadway projects. Fifteen of the 16 pedestrian projects and 7 of the 8 roadway projects ultimately were approved by the Fairfax Board of Supervisors and are now on the list of projects to be funded and go forward over the next six years. The 16 pedestrian projects were endorsed by the Transportation Committee's sidewalk subcommittee, which advocates for sidewalks in the MCA area.

The Transportation Committee is following the status of [HB 1244](#), which directs the Virginia Department of Transportation (VDOT) to “consider the results of the ongoing transportation demand study concerning Potomac River crossings between Virginia and Maryland and with those results study the costs, feasibility, and transportation impacts of a new Potomac River crossing between the Point of Rocks Bridge (U.S. Route 15) in Virginia and Route 301 in Maryland.” On February 4th, the Virginia House Transportation Committee voted out the legislation with amendments, 18-4, and HB 1244 was sent to the House Appropriations Committee. We will monitor this bill to determine potential impacts on transportation funding in the MCA area.

SUPER NoVa Study: The Virginia Department of Rail and Public Transportation has launched a study, called the Super NoVA Transit/Transportation Demand Management (TDM) Vision Plan, examining transit in Northern Virginia. The intent of the study is to identify ways to increase mobility and provide greater transportation choices in Northern Virginia. The Super NoVa study group continues to brief the Transportation Committee on the results of its ongoing study of transit and TDM improvement possibilities. For more information, go to <http://www.supernovatransitvision.com/index.html>.

VDOT Route 7 Widening Working Group: The Transportation Committee represents MCA on the *Route 7 Widening Working Group* that VDOT organized in 2012 to gather community input for planning the widening of Route 7 between Reston Avenue and the Dulles Toll Road. The preliminary study phase has been completed and the next step will be preliminary design. VDOT held a Public Information Meeting on November 6th at the Colvin Run Elementary School. This meeting provided the opportunity for the public to learn about the project and submit comments to VDOT. The Transportation Committee has requested that VDOT provide a briefing to MCA on the current status of the project in early 2014. For more information about the Route 7 widening project, go to: <http://www.fairfaxcounty.gov/fcdot/rt7/> and [http://www.virginiadot.org/projects/northernvirginia/route\\_7\\_widening - reston ave to dtr.asp](http://www.virginiadot.org/projects/northernvirginia/route_7_widening_-_reston_ave_to_dtr.asp).

Fairfax County Department of Transportation “Cut Through” Program: FCDOT presented details of the “cut through” restriction program and discussed the possibility of restricting “cut-through” traffic along various roads (identified by committee members) in the MCA area. To qualify for mitigation, roads must be in residential areas, the mitigation must be requested by the residents, and the majority of the residents must approve the mitigation plan developed by FCDOT. The mitigation can be “traffic calming,” which physically slows down traffic; vehicle

access restriction; and/or additional signage. For more information about the Fairfax County Residential Traffic Administration Program, go to: <http://www.fairfaxcounty.gov/fcdot/rtap.htm>.

### Tysons Liaison Committee (TL)

**Committee Co-chairs** – Mark Zetts ([zetts@attglobal.net](mailto:zetts@attglobal.net))  
Rob Jackson ([rhjackson@cox.net](mailto:rhjackson@cox.net))

**Meetings** – The Committee meets on an ad-hoc basis at 7:30 p.m.

The Tysons Liaison Committee was approved by the MCA to act as a liaison with key stakeholders, e.g., appointed and elected officials from Fairfax County and the Town of Vienna, county staff, state government officials, nearby civic associations, members of the press, and Tysons Corner landowners and developers, with respect to the revised Comprehensive Plan for Tysons Corner that the Fairfax Board of Supervisors adopted on June 22, 2010. The Tysons Liaison Committee Meetings usually include members of the Greater Tysons Citizens Coalition from the Town of Vienna, Providence District and Hunter Mill District.

#### Comprehensive Plan Changes for Tysons

On June 22, 2010, the Board of Supervisors approved a significant amendment of the Tysons Comprehensive Plan. It took the Planning Commission and planning staff nearly two years to draft the amendment and the new Plan permits a higher development density in Tysons to create an urban center centered on the four new Silver Line Metro stations.

In addition to approving the new Tysons Comp Plan, the Board also passed a series of motions that directed staff and the Planning Commission to perform additional studies and planning activities on urban design guidelines, the grid-of-streets, Tysons-related transportation improvements, and a financing plan to fund the needed transportation improvements.

Most of this work is now completed and the Board has authorized the drafting of three amendments to the Tysons Comprehensive Plan to reflect the results of the studies and the progress made to date on earlier Plan recommendations, such as the creation of the Tysons Partnership and the Tysons Service District. The three amendments will separately address changes on:

1. Implementation, land use and urban design sections
2. Transportation
3. Parks, public facilities, and other updates as may be determined during the amendment process.

Fairfax County Department of Planning and Zoning staff held two public workshops on the first amendment on October 7 and December 6, 2013. To see the proposed plan amendments, go to: [http://www.fairfaxcounty.gov/tysons/tysonsplanamendment\\_draft\\_20130930.pdf](http://www.fairfaxcounty.gov/tysons/tysonsplanamendment_draft_20130930.pdf)

MCA was concerned with the county's plan to adopt these three Plan amendments ad seriatim over the time span of a year, because it didn't allow us to evaluate all three as a whole. We foresaw the possibility that changes in the second or third amendment might bring to light a conflict between, and needed change in, a prior, already approved amendment. We expressed this concern to the Fairfax County Department of Planning and Zoning staff, as did other groups, and several weeks later, staff informed us they had reconsidered this amendment process. They would continue to publish the three Plan amendments 6 months apart as originally planned, but all three amendments would be heard at one public hearing, instead of three, to take place in late 2014 or early 2015. The Planning Commission's Tysons Committee is scheduled to meet on February 20, 2014 to review the first Plan amendment and staff will distribute all of the comments received to date.

A second key concern is the proposal to drop the restriction in the Comprehensive Plan regarding the amount of office space that may be developed during the first 20 years. This restriction is known as the Initial Development Level (IDL) and it capped the amount of office space in Tysons, built or planned, to 45 million square feet (MSF), which was the projected amount of office in 2030 assuming a high rate of growth in Tysons. There are currently 27 MSF of office space built and another 14 MSF approved, but not yet built, bringing the total to 41 MSF. A primary objective of the Tysons Comp Plan is to incentivize and increase the amount of residential development. Office use is a high traffic generator during peak hours and, without a financing plan in place to fund the needed transportation improvements inside and outside of Tysons, the County wanted to set a cap on the amount of office space for the first 20 years or until financing was put in place.

However the Plan listed 4 criteria to be considered before removing the IDL:

1. Progress achieved toward the realization of the vision for Tysons;
2. Market demand for office space, as demonstrated by new building construction, vacancy rates, and revised forecasts;
3. Balance between land use and transportation, including the provision of infrastructure and achievement of vehicle trip reduction levels identified for the year 2030 and TDM performance that exceeds the targets outlined in Table 5 in the Transportation section; and
4. Funding arrangements for transportation improvements and programs, so that timely completion of improvements identified for the period beyond 2030 can confidently be expected.

Of the four, financing transportation improvements is the only criterion met. The other three cannot begin to be considered until the economy recovers and Tysons start to grow in earnest. Office occupancy in Tysons is lower today than it was in 2000 and there are 4 MSF of vacant office space. Although the Tysons Comp Plan was approved in June of 2010, only one building that was approved under the new Plan is under construction. In summary, we believe it is far too early to consider removing the IDL. The current Plan needs further implementation before the other three criteria can even be considered. Moreover, the IDL was based on traffic studies that

demonstrate, despite hundreds of millions of dollars in transportation improvements, the roads fail at 84 MSF, and no new net single occupant vehicle trips can be permitted.

That said, the amount of built and approved office space in Tysons is 41 MSF. Once the 45 MSF limit is reached, further proposals for office space cannot be approved; and the rezoning applications currently in the pipeline do, in fact, take it over 45 MSF. Hitting this limit is also a concern of MCA because some of these pending rezonings are situated within ¼-mile of the Metro stations in areas primarily planned for office use. It is important that these high density areas close to the Metro be rezoned in order to get property dedicated towards the grid-of-streets and public facilities. It's also desirable to adhere to the land use objectives outlined in the Plan.

For these reasons it may be appropriate to increase the IDL a modest amount, rather than remove it entirely, for those rezonings deemed critical or strategic to achieving the vision in key station areas and where an approved rezoning, otherwise blocked by the IDL, would result in a clear, demonstrable public benefit.

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## REPORTS FROM LIAISONS AND REPRESENTATIVES

### Fairfax County Federation of Citizens Associations Representative

**MCA Representative to the Federation – David Wuehrmann**  
([david.wuehrmann@gmail.com](mailto:david.wuehrmann@gmail.com))

The Fairfax County Federation of Citizens Associations is an umbrella organization of citizens associations and district councils throughout Fairfax County. For more information, go to [www.fairfaxfederation.org](http://www.fairfaxfederation.org).

At its November 2013 meeting, the Federation voted to adopt proposals for legislation for the 2014 state legislative session. The Federation adopted ten proposals: (1) implement the Iowa plan for legislative reapportionment; (2) restore rules violation enforcement authority to homeowners and condominium associations; (3) permit local school boards to set the opening date of the school year for their districts; (4) provide additional state funding for quality pre-kindergarten education; (5) hold Fairfax County public schools harmless with regard to the local composite index (LCI) and update the LCI formula; (6) make use of hand-held phones while operating a motor vehicle a primary offense (while continuing to allow hands-free devices); (7) reduce litter; (8) control the white tail deer population; (9) encourage use of renewable energy standards; and (10) support performance-based reporting for transportation improvement projects. The Federation subsequently forwarded these proposals to the Legislature.

At its January 2014 meeting, the Federation received a presentation by Kristen Michael, Director of Budget for the county school system, on the FY 2015 proposed school budget, which requests funding of \$2.5 billion, an increase of 2.4 percent over the FY 2014 budget. Ms. Michael explained the process that led to the proposed budget.



### Liaison to the McLean Community Center Board of Governors

**MCA Liaison to the McLean Community Center Board of Governors** – Patrick Smaldore ([patricksmaldore@rocketmail.com](mailto:patricksmaldore@rocketmail.com))

The Liaison attends the McLean Community Center (MCC) Board of Governors (BOG) meetings and reports to the MCA.

The MCC Capital Facilities Committee is completing an important phase of work on the renovations of MCC's main facility on Ingleside Ave. The County's Selection Advisory Committee, which included MCC Board and Staff representatives, has selected Lukmire Partnerships as the architectural and engineering firm for the renovations. The County is in the contracting phase with Lukmire Partnerships.

The MCC Finance and Downtown Planning Committees are examining whether to include a capital campaign in financing options for a downtown facility. They are currently discussing whether to retain a consultant to determine how much money MCC could raise through a capital campaign.

### Public Safety Liaisons

**MCA Public Safety Liaisons** – Patrick Smaldore ([patricksmaldore@rocketmail.com](mailto:patricksmaldore@rocketmail.com))  
 Alan Caldwell ([acaldwell9114@gmail.com](mailto:acaldwell9114@gmail.com))

The Liaisons represent the MCA in meetings with: Police, Fire and Rescue, Public Safety Communications, Emergency Management, Public Health, and Public Affairs and prepare recommendations for MCA Board consideration. They continue to develop strong partnerships between Fairfax County Public Safety agencies, MCA Committees, and the MCA membership.

The Liaisons are working with the McLean Community Center (MCC) to develop Community Emergency Response Team (CERT) Training that would be incorporated into the Fall 2014 MCC Program Guide. This training would be available to MCA members, McLean citizens and local businesses.

The Liaisons also coordinated with the FCDOT to set up a meeting with MCA Transportation Committee Co-Chair, Jim Phelps, to go over the Fairfax County Police Department (FCPD) Vehicle Crash Data information from 2010 through 2013. The purpose of this review was to identify any Traffic Engineering impacts or "hot spot" intersections within the MCA jurisdiction. FCDOT also reviewed the data to determine if it had conducted a previous Traffic Engineering study on the intersections listed in the FCPD Vehicle Crash Data. The MCA Transportation Committee Sidewalks Subcommittee used this data from the FCPD as one of the inputs to prioritize pedestrian projects within the MCA boundaries.

There will be another citizens information event this September to follow up on the success of the September. 26, 2013 MCA/Dranesville Supervisor Forum, entitled “The 2012 Derecho Storm: Lessons Learned and Improvements Made.” September is National Preparedness Month, and the planned event would include panel discussions and displays about Emergency Preparedness and Disaster Recovery Initiatives; Police and Fire Department Public Safety Initiatives; and Department of Health Emergency Preparedness Public Safety Initiatives. The goal is to enhance the strong partnerships being developed between the Fairfax County Public Safety Agencies and the MCA, and to provide useful information to citizens and businesses in the McLean area.

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**McLean Revitalization Corporation Representative**

**MCA Representative to the McLean Revitalization Corporation – Roshan Baddi Carter** ([roshan.carter@longandfoster.com](mailto:roshan.carter@longandfoster.com))

The McLean Revitalization Corporation (MRC) promotes the social and economic vitality of the McLean Community Business Center (CBC). The MRC Board meets on the second Wednesday of each month. For more information, go to <http://www.mcleanvision.org>.

The Board of Supervisors is engaged in a countywide dialogue about the two hundred unfunded capital and operating transportation projects. The MRC drafted a resolution in support of the specific transportation projects that focus on the connection of the CBC to Silver Line metro stops and to reduce congestion on Dolley Madison Boulevard.

The MRC’s largest project to date which is the removal of overhead utilities lines at the intersection of Chain Bridge Road and Old Dominion Drive is completed. This phase of the project ties in with the undergrounding along Lowell and Emerson Avenues that was undertaken as part of the Palladium project. MRC has been working with the Supervisor’s office, county staff, and the affected landowners for the final phase which involves the installation of the mast arms for traffic signal and improvements on pedestrian crossings.

McLean Properties has asked Trafford Corporation, which completed the undergrounding project, to install the last bus shelter in front of the Shell station in McLean. They have also assumed responsibility for the storage of the shelter. The previous three bus shelters purchased by MRC have been installed in heavy trafficked bus stops in downtown McLean.

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## MCA MEMBERSHIP RENEWAL APPLICATION

### ANNUAL DUES – \$15.00 per member/\$30 per couple

Please make your check payable to MCA and mail it with this invoice to McLean Citizens Association, P.O. Box 273, McLean, VA 22101-0273. Or, to pay by PayPal, log into PayPal, designate [mcamembership@gmail.com](mailto:mcamembership@gmail.com) as the “To” email address and include in your email all of the information requested below (name, address, email, HOA/CA, email and committee preference, and issues of concern) so we can properly register your household.

#### PLEASE PRINT ALL INFORMATION LEGIBLY

**MEMBER NAME(S) AND PHONE NUMBER(S):**

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**Home Address:**

---

**Homeowner/Condo/Civic Association (if any):**

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**Email address(es):**

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**Totals: Number of members \_\_\_\_\_ Payment @ \$15 per member \_\_\_\_\_**

**Important Note:** To reduce mailing costs and improve communications, MCA will be switching to email for future communications, including our newsletters and meeting notices. We promise to use email judiciously and not to inundate you. Please check here if you do not have an email account or only wish to receive MCA communications by post. \_\_\_\_\_

Please indicate if you are interested in joining a MCA committee (not required for membership):

- |                                       |  |
|---------------------------------------|--|
| _____ Budget & Taxation               | _____ Transportation                   |
| _____ Education & Youth               | _____ Public Safety Liaison            |
| _____ Environment, Parks & Recreation | _____ Seniors Advisory Council Liaison |
| _____ Membership                      | _____ Tysons Liaison                   |
| _____ Planning & Zoning               |  |

I/We would like the MCA to investigate the following issue(s): \_\_\_\_\_

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**THANK YOU FOR YOUR CONTINUING SUPPORT!**

Your information will not be shared with or distributed to other organizations