

# McLean Citizens Association Board of Directors' Meeting Final Minutes, January 7, 2009

## **BOARD OF DIRECTORS**

### **OFFICERS (6)**

Rob Jackson	President.....	Present
Steve DelBianco	First Vice President.....	Present
Darren Ewing	Second Vice President.....	Present
William Denk	Treasurer.....	Present
Sally Horn	Corresponding Secretary.....	Present
Desmond B. O'Rourke	Recording Secretary.....	Present

### **DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)**

John Adams	Georgetown Pike & Potomac River Assoc. ....	Absent (Excused)
Ted Alexander	Westberry HOA .....	Present
Whit Ayres	Franklin Area .....	Absent
Robert Wrede	Evermay Community Association.....	Present
Donald Borcharding	Brookhaven/Forest Villa Association .....	Present
Louis (Bud) Freeman	McLean House North Council .....	Present
Jane Greenstein	Chesterford HOA.....	Present
Gregg Hagedorn	Greenway Heights Civic Association.....	Present
Philip Mento	Salona.....	Present
Ken Nunnenkamp	The Reserve .....	Absent
James Phelps	Lemon Road .....	Present
Robert (Bob) Philipp	Shouse Village Community Association.....	Present
James A. Robertson	Evans Mill Pond Owners Association .....	Present
Ed Saperstein	Glen Haven Farms .....	Present
John Schaefer	McLean Broyhill Estates .....	Present
Suzanne Seigel	Langley Oaks.....	Present
Wade Smith	McLean Hamlet Citizens Association .....	Absent (Excused)
Tom Stoll	Chesterbrook Woods Citizens Association.....	Present
David Dibner	Hallcrest Heights.....	Present
Milt Whitfield	Lynwood.....	Present

### **AT-LARGE BOARD MEMBERS (14)**

Rob Bates	Present
Tom Brock	Present
Malcolm Butler	Absent
Rekha Nadkarni	Present
Chris Cole	Present
Frank Crandall	Present
Dan DuVal	Present
Bob Jordan/FCFCA	Present
Margaret Malone	Present
Dale Murad	Present
Theodore Smith	Absent
Jim Turner	Present
Susan Turner	Present
Mark Zetts	Present

Guests whose attendance was recorded by recognition or signing in:

Joseph L. Gibson.....Supervisor Foust's Office	Dan Alcorn.....Transportation Co-Chair
Jack Wuerker.....Transportation Co-Chair	Maya Huber.....McLean Planning Assoc.
Carole Jackson	Peggy Spillenkothen
Jim Peoples..... Bryn Mawr HOA	Mike DeCicco .....Connection Newspapers

Greg Dole, representing Saigon HOA, Scotts Run HOA and Beaufort HOA (re: HOT Lanes Project, Section 13A)

**CALL TO ORDER**

President Jackson called the meeting to order at 8:00 PM at McLean Community Center’s Community Hall (sections B & C).

**APPROVAL OF MINUTES**

The Minutes of the MCA Board meeting of December 3, 2008 were approved as amended.

**TREASURER’S REPORT**

<b>McLEAN CITIZENS ASSOCIATION</b>					
<b>TREASURER’S REPORT 7-Jan-09</b>					
<b>Checking Account</b>					
Beginning Balance	12/1/09				<b>17,900.02</b>
Additions	12/20/2009	Deposit - Dues		75.00	
Total - Additions					75.00
<b>Total</b>					<b>17,975.02</b>
Deduct: No Checks written since last report					
Total - Deducts					0.00
					<b>17,975.02</b>
<b>Certificates of Deposit</b>					
3000102773	APY 2.5%			5,393.56	
3000102774	APY 2.5%			5,360.41	
3000103064	APY 3.5%			5,540.91	
					<b>16,294.88</b>
<b>Net Worth</b>					<b>34,269.90</b>
<b>Checking account and certificates of deposit are at SONA Bank in McLean.</b>					
Respectfully submitted,					
William J. Denk, Treasurer					

**REPORT OF PRESIDENT / EXECUTIVE COMMITTEE**

Pres. Jackson announced that the Winter Membership meeting will take place Wednesday, February 18, at McLean Community Center. The meeting will feature a panel discussion on the budget crisis in Fairfax County. MCA dues forms will go out Friday for the payment of 2009 membership dues.

Pres. Jackson announced nominations to complete the terms of two resigning MCA board members: David Dibner (Hallcrest Heights) to replace Ellen Todres, and Bob Wrede (Evermay HOA) to replace Brian Blood. John Vogt, senior vice president of Chain Bridge Bank was announced as the nomination of McLean Citizens Foundation (MCF) to complete the term of MCF board member Beth Chung. The nominations were proposed by the Executive Committee and were approved by the MCA board.

Darren Ewing announced that MCA, in partnership with the Virginia Public Access Project, invites the public to the Candidate Forum for Chair of County Board of Supervisors, Tuesday January 27, at 8:40 a.m. in Capital One Auditorium. The candidates are Sharon Bulova (D) and Patrick Herrity (R). MCA Executive Board Vice President Steve DelBianco will moderate the forum. The event is free.

Pres. Jackson invited anyone interested to attend MCA's Budget Committee meeting on January 20.

**STANDING COMMITTEES**

**BUDGET AND TAXATION COMMITTEE**

No resolution.

**EDUCATION & YOUTH COMMITTEE**

No resolution.

**ENVIRONMENT, PARKS AND RECREATION COMMITTEE**

No resolution.

**PLANNING AND ZONING COMMITTEE**

**McLean Citizens Association Resolution  
Area Plan Review Nomination 08-II-2M  
McLean CBC Subarea 2  
Tax Map 30-2 ((1)) 23 and 30-4 ((1)) 13  
January 7, 2009**

**Whereas** the McLean Professional Park (MPP), at 1477 Chain Bridge Road, is a 6.24 acre, low intensity townhouse office park in a C-2 zoning district located in Subarea 2 of the McLean Community Business Center (CBC); and,

**Whereas** APR nomination 08-II-2M proposes to delete from the Subarea 2 Comprehensive Plan guidelines the following three words, "*no new retail*", which would effectively allow limited neighborhood-serving retail within MPP; and,

**Whereas** the current Plan text for CBC Subarea 2 calls for an "*Institutional use (church) and low scale townhouse offices as transition between single-family neighborhood and CBC. If church site develops, it should be low-density townhouse residential use. For office use, retain transitional character, height no more than 40ft, landscaped 30% open space and pedestrian plaza along Chain Bridge Road frontage, no new retail, bus shelter. Retain existing retail*"; and,

**Whereas** CBC Subarea 2 is an Area of Minimum Change where, although some new infill development may occur within the area, no significant changes are expected; and,

**Whereas** Subarea 2 is a transitional area at the periphery of the CBC that is meant to serve, in part, as a buffer between the higher intensity C-6 community retail use of the CBC and the R-4 residential zoning of the Bryn Mawr community; and,

**Whereas** MPP's 1978 rezoning approval contained a proffered condition that "*There shall be no retail commercial establishments within the development except those permitted in the C-2 district for the convenience of those occupying structures...*"; and,

**Whereas** the current C-2 (Limited Office) zoning does not permit retail use, therefore requiring the property to be zoned to a higher level of commercial intensity, most likely C-5, that would permit neighborhood retail use; and,

**Whereas** the subject property, with its limited frontage along Chain Bridge Road, is hampered by having a single ingress/egress point and its proximity to the intersection of Chain Bridge Road and Tennyson Drive makes turning movements into and out of the site difficult during periods of heavy traffic,

**Now, therefore, be it resolved** that the McLean Citizens Association opposes APR nomination 08-II-2M.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Joseph Gibson, Staff  
Keith Martin, Esq.  
Peter Lunt, McLean Professional Park  
John Ulfelder, Chairman, Dranesville APR Task Force

Mark Zetts introduced the Resolution. The lot is zoned C-2. It has one curb cut. VDOT will not add another. The owner seeks retail use, which is not permitted. The grounds for opposing this are light pollution, noise, and trash disposal. Jim Peoples, president of Bryn Mawr HOA explained that local residents oppose the introduction of retail use. A citizen task force, including Dale Murad, Darren Ewing and Jim Robertson will review the APR nomination on January 21, and will recommend to the Planning Commission and Board of Supervisors whether to accept it.

The Resolution passed with 1 abstention (Jim Turner).

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**McLean Citizens Association Resolution  
Area Plan Review Nomination 08-II-1M  
Vinson Hall Corporation  
Tax Map 31-3 ((1)) 77A and 83  
January 7, 2009**

**Whereas** the Vinson Hall Retirement Community (VHRC), located at 6251 Old Dominion Drive, comprises 169 independent living (IL) units and 49 assisted living (AL) units on 17.18 acres and operates under Special Exception 1987-D-025; and,

**Whereas** the APR nominator, Vinson Hall Corporation, proposes to add Comprehensive Plan text specific to the VHRC parcels that would allow an option to expand the facility to 350 IL units and permit a maximum FAR of 0.25 for the assisted living component under several conditions such as,

- 1) site ingress/egress from Old Dominion Drive and Kirby Road only, no access from Park Road,
- 2) preservation of specimen trees,
- 3) building to 'green' construction standards,
- 4) preservation of open space and protection of natural environment,
- 5) new development to be compatible with the existing architecture,
- 6) predominantly underground parking and,
- 7) limiting building height to 2 stories; and,

**Whereas** Special Exception 1987-D-025 permits a maximum of 276 independent living units and 49 nursing (assisted living) units as an accessory use; and,

**Whereas** the Special Exception further specifies development conditions to mitigate impacts on the surrounding community such as transitional screening, a limit on building height, and architectural compatibility with the existing residential neighborhood; and,

**Whereas** VHRC plans to expand the facility by 100 IL units over two phases of development, which would be permissible under its current Special Exception permit; and,

**Whereas** the proposed 350 IL units alone would establish a density of 20 DUs/acre, a very intense use and in all likelihood inappropriate for that R-2 zoned property,

**Now, therefore, be it resolved** that the McLean Citizens Association opposes the nominated Plan language that would allow the facility to expand to 350 IL units and permit a FAR of 0.25 for the AL units.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Joseph Gibson, Staff  
Lori Greenlief, McGuireWoods LLP

Mark Zetts introduced the Resolution. Vinson Hall is known as a good neighbor in the community.

The Resolution passed as amended with 1 opposed (John Adams).

## **TRANSPORTATION COMMITTEE**

### **McLean Citizens Association Resolution Noise Walls along Dulles Airport Road Extension January 7, 2009**

**Whereas** the Transportation committee of the McLean Citizens Association sent a report to MWAA in February 2008 that described the noise wall coverage along the Dulles Airport Road Extension (DARE) corridor from Route 123 to its terminus at I-66, and provided noise sound level measurements from multiple locations which included several of the same locations tested and documented in the Dulles Rail Project's Environmental Impact Study (EIS); and,

**Whereas**, the normalized noise sound level readings taken January 2008 at these locations within the corridor during peak traffic hour exceed the Washington Metropolitan Area Transportation Authority's (WMATA) Low Density Residential Transient Criteria of 50 dBA; and,

**Whereas** there are significant gaps in the sound wall coverage along the residential areas on both sides of the DARE; and,

**Whereas** the existing earthen berms along the DARE are low and fail to shield the residential areas from highway noise; and,

**Whereas** there are 22 subdivisions comprising 1030 dwelling units within 1000 feet of the DARE between Route 123 and the intersection of the Orange Line and the Silver Line near Haycock Road; and,

**Whereas**, above and beyond existing traffic noise, Metro construction and operation will increase the ambient noise along the corridor; and,

**Whereas** the alignment of the Silver Line's elevated aerial track necessitates two wide-radius turning movements between I-66 and Route 123 that will be a significant noise generator,

**Now, therefore, be it resolved** that the McLean Citizens Association requests MWAA conduct without delay its own noise sound level measurements to confirm our conclusion that sound wall construction is required to mitigate current highway noise and the noise that will be generated by the Dulles rail line and,

**Be it further resolved** that the McLean Citizens Association requests MWAA provide sound wall coverage along the DARE wherever the noise sound level exceeds or is projected to exceed WMATA noise standards and,

**Be it further resolved** that the McLean Citizens Association requests the construction of the noise walls be completed through the areas where the noise level exceeds standards no later than the start of construction of the rail line.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Joseph Gibson, Staff  
Honorable Frank C. Wolf  
Honorable Jim Moran  
State Senator Janet D. Howell  
State Delegate James M. Scott  
James E. Bennett, President and CEO MWAA  
Marcia McAllister, MWAA

Co-Chair Dan Alcorn deferred to P & Z Co-Chair Mark Zetts, who introduced the resolution. He stated that the environmental noise on the spur road from Rte 123 to I-66 (the DARE corridor) had recently reached levels that exceed acceptable standards for residential housing. Repeated requests to VDOT and MWAA to consider some form of sound abatement have gone unheeded. The issue of traffic noise on this corridor must be addressed before construction of the curving metrorail extension to Dulles and the additional noise it will generate.

The resolution passed as amended with 1 abstention (Bob Philipp).

### **TYSONS CORNER LIAISON COMMITTEE**

Ted Alexander submitted the following report on the status of Tysons Corner Land Use Development:

The MCA Tysons Liaison Committee and the Greater Tysons Citizens Coalition (GTCC) had a busy schedule prior to the Christmas holidays. The Vision Statement drafted by the Tysons Land Use Task Force (Task Force) was forwarded to the Planning Commission (PC) on September 22 for action. Subsequently, the PC established a 5-member Tysons Committee chaired by Commissioner Walter Alcorn who, in turn, scheduled a series of meetings to solicit input from the Task Force, various Tysons stakeholders and the local community concerning the replanning of Tysons.

On 4 December, the Tysons Committee heard from four groups of landowners and developers who presented development plans for their Tysons properties and urged the PC to quickly approve the increased density recommended in the Task Force Vision Statement. With testimony intended to trigger alarm, the presenters predicted landowners would begin to build by-right once Metro funding was approved in Spring 2009, and this new, by-right development would not be in accordance with the Task Force's recommendations. Their rationale for taking immediate action was very weak because, in reality, each landowner would have to apply for rezoning in order to build to these higher densities, and rezonings are not by-right. In fact, it is highly doubtful the Board of Supervisors would approve such rezoning requests before the Tysons Comprehensive Plan amendments were adopted. A second argument advanced for expedited Plan approval was that the new development around the Metro station must be completed before Metro becomes operational. While that would seemingly be preferable, the Tysons Metro stations are specifically designed and constructed to allow future buildings to easily connect and integrate with the entrances. Indeed, the higher priority for these key properties is to ensure the Comp Plan land use recommendations and design standards are well-conceived and drafted in accordance with county TOD objectives.

Another meeting was held on 11 December at which the Tysons Committee heard from Mayor Jane Seeman of Vienna, myself and Mark Zetts. We expressed our concerns about the impacts on the surrounding communities and the fact that the Task Force had performed limited analysis with the final recommendations not having been vetted with the public. We made it clear that we supported growth and development in the Tysons area, but we did not want to see that growth proceed faster than the infrastructure. Additionally, two Task Force members, Irv Auerbach and Sally Liff, spoke at this meeting.

The last of these meetings was held on 17 December and it ran for nearly 5 hours during which time the Tysons Committee heard from dozens of landowners, developers, architects, attorneys and local residents, each limited to 5 minutes. Commissioner Alcorn interleaved the testimonies of the local citizens and the Tysons stakeholders in an alternating fashion. Cogent, well-reasoned presentations were made by Rob Jackson, Susan Turner, Rob Bates, Darren Ewing and Bud Freeman from MCA, and GTCC members Charlie Hall, Joel Stillman, Laurie Cole, Steve Pastorkovich, Deborah Reyher, and Bruce Bennett. Each speaker examined a particular aspect of the vision and addressed shortcomings in the task force planning and how it would negatively impact life in Fairfax County. I believe all our testimonies were excellent and professionally presented, with a written copy provided to the Planning Commission for the record. Our people did a great job and at the end of the meeting were profusely thanked by the commissioners.

Concurrent with these hearings, the full Task Force started meeting regularly again in an effort to establish an increased role in reviewing the county staff efforts in rewriting the Comprehensive Plan language. The re-establishment of regular Task Force meetings was due in part to dissatisfaction with

staff when, in all candor, the extended schedule is a result of staff having to execute the proper due diligence the Task Force failed to perform.

The Task Force is preparing a new urban zoning ordinance under Stu Mendelsohn to propose to the Board of Supervisors with the intent of making the process less tedious for the landowners and the developers. It is also working up an implementation authority plan for the future Tysons along the lines of a CDA under Brenda Krieger. The task force is further seeking to have the county permit simultaneous submission and processing by staff of site plans, before the BoS has approved the project via special exception or rezoning.

We also held our coalition meetings in December to plan our activities and testimonies for the above noted sessions. In January, we will be following all of the above activities, as well as reviewing the outline for the next evolution of the Comprehensive Plan. The Task Force and the Planning Commission will continue to hold meetings, and we will be in attendance at these, as well as our own coalition meetings. It should be a busy month.

### **MCLEAN PLANNING COMMITTEE**

Jim Turner reported that there was no meeting in December.

### **MCLEAN REVITALIZATION CORPORATION**

No report. Dan DuVal said the undergrounding of utility services continues in central McLean

### **FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS**

Bob Jordan reported that nominations for the FFCFCA are open. See [www.fairfaxfederation.org](http://www.fairfaxfederation.org). The association's membership meeting, to be held on Sunday January 15, will address the School budget.

Jeff Parnes, president, is looking for people to serve as Secretary and Corresponding Secretary.

### **MCLEAN CITIZENS FOUNDATION**

No report.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

### **ADJOURNMENT**

President Jackson adjourned the meeting at 10:10 p.m.

Respectfully submitted,  
Desmond B. O'Rourke, Recording Secretary