

**McLean Citizens Association
Board of Directors**

FINAL - Minutes March 2, 2005

BOARD OF DIRECTORS

Officers (6)

Susan Turner	President	Present
Dan Du Val	First Vice President	Present
Wade Smith	Second Vice President	Present
Sue Berke King	Treasurer	Absent (excused)
Jim Turner	Corresponding Secretary	Present
Amy Lowenstein	Recording Secretary	Present

Directors Representing Neighborhood Associations

John Adams	Georgetown Pike/Potomac River Assoc.	Present
Robin Bates	Wolf Trap Woods	Present
Herb Becker	Franklin Park	Present
Germaine Broussard	McLean Commons	Present
John Foust	Timberly South	Present
Steven Keller	Salona	Present
Brad Macomber	McLean Broyhill Estates	Present
Jody Marshall	West McLean CA	Present
Michelle Meehan	Greenway Heights	Present
Tom Moore	Langley Oaks	Present
Pat Mroz	Evermay	Present
Stephen Palmer	Woodside Estates	Absent (unexcused)
Bob Philipp	Shouse Village	Present
Winnie Pizzano	Stoneleigh	Present
James A Robertson	Evans Mill Pond OA	Absent (excused)
Ed Saperstein	Glen Haven Farms HOA	Present
Paul Wieland	McLean Hamlet	Present
Mark Zetts	Kirby Court	Present

Directors-at-large

Dan Alcorn	Present
Marilyn Blois	Present
Mike Clancey	Present
Chris Cole	Present
Frank Crandall	Present
Lawrence Glick	Absent (excused)
Margaret Malone	Present
Dale Murad	Present
Dick Poole	Present
Jacque-Lynne Schulman	Absent (excused)
Jane Scott-Jones	Absent (excused)
Adrienne Whyte	Present

Guests, whose presence was recorded by their signing in or public recognition, were as follows:

Rob Jackson, B&T Chair
Steve Del Bianco, Franklin Park
Jim Hunt, MCF
Rosemary Ryan, Supervisors Office
Don Borcharding
Meredith Mani, Connection Newspaper

CALL TO ORDER

President Susan Turner called the meeting to order at 8:02 p.m. in Community Rooms B & C, McLean Community Center. A quorum was present.

INTRODUCTION OF SPECIAL GUESTS AND ANNOUNCEMENTS

President Turner announced that MCA has rejoined the McLean Chamber of Commerce.

APPROVAL OF MINUTES

The minutes of the February 2005 meeting were amended, and approved as amended.

REPORT OF PRESIDENT/EXECUTIVE COMMITTEE

The Board approved appointment of George Lilly to represent MCA on the McLean Revitalization Committee.

The Board approved John Foust's appointment as MCA representative (replacing Chris Monek) on the McLean Planning Committee.

The Board approved appointment of Steve Del Bianco to fill a vacancy on its Board.

REPORT OF THE TREASURER

No report.

STANDING COMMITTEES

MEMBERSHIP COMMITTEE

No report.

PLANNING AND ZONING COMMITTEE

The Committee presented the following resolution, which the Board passed unanimously.

March 2, 2005

McLean Citizens Association (MCA) Resolution

Appeal Application A 2004-DR-047

McLean Bible Church

Tax Map Reference: 28-2 ((1)) 10, 11 and 18

Whereas, in April, 2004, McLean Bible Church (MBC) requested an interpretation of their Special Exceptions (SEA 78-D-098, SEA 78-D-098-2 and SEA 78-D-098-3) with regard to:

- a. the presence and location of six permanent shipping containers and two trailers;

- b. the presence and location of two temporary shipping containers for construction;
- c. the presence and location of two clothing bins; and
- d. the operation of graduate seminary classes by Capital Bible Seminary (CBS) on the property, and

Whereas, Zoning Division determined, and so notified the Church in a letter dated October 28, 2004, that:

- a. the permanent placement of the six shipping containers (40 feet by 8 feet by 8 feet) and two trailers on the south side of the Church building would “alter the character of the approved development and its relationship to the adjacent residential properties,” and therefore is not in “substantial conformance with the SEA Plat and development conditions,”
- b. the two temporary containers for construction material would be in substantial conformance provided that a temporary special permit were obtained prior to their installation and provided that they be removed after construction, and
- c. because of incomplete information regarding the size, the screening, and the hours of operation, the Zoning Administrator was not able to make a determination on the issue of the collection bins and that further consideration could be given at a later date after receipt of more information, and
- d. the proposed use of the Church facility for a seminary offering graduate degrees is not permitted under the approved SEA 787-D-098-2 and that the addition of such use would require an approved special exception amendment application, and

Whereas, in November, 2004, the MBC filed an appeal to the above Determination, and

Whereas, the containers are located in a cluster at the southern end of the property, are only partially screened by a six-foot fence, are of different colors and states of repair and are visible from the neighboring community to the south, and

Whereas, the six permanent containers are stated as being used for storage of seasonal items and the two trailers are being used for storage and display of donated clothing, because, the Church claims, there is no room in the 279,000-square-foot, 88-room Church building, and

Whereas, the Zoning Administrator determined that operation of graduate classes by CBS is defined as a college or university under the Zoning Ordinance and is, in fact, an accredited degree-granting graduate program, and

Whereas, the agreement between CBS and MBC dated August, 2001, states that the purpose of the agreement “is to create a regional CBS office and a theological library that will meet the needs of CBS Virginia students...,” that the “office and library are designed to meet the requirements of the Commonwealth of Virginia State Council of Higher Education and ... the Association of Theological Schools,” and that the undergraduate program associated with CBS, Washington Bible College, “may have a future interest in scheduling classes and utilizing the library;” in addition, the CBS website (www.bible.edu/cbs/) refers to the MBC as a “Northern Virginia Extension Site,” and

Whereas, the presence of a graduate school extension site and the possibility of opening that site to undergraduate classes as well, in addition to the lack of a limit to the classes that may be held at MBC and their enrollment numbers, raises the question of increased traffic, a great concern to the community,

Now, therefore, be it resolved that the McLean Citizens Association supports the determination of the Zoning Administrator and opposes a reversal of that decision as requested by the McLean Bible Church.

CC:

Fairfax County Board of Zoning Appeals
Fairfax County Zoning Division
Supervisor Joan DuBois
Commissioner Nancy Hopkins

EDUCATION AND YOUTH COMMITTEE

The Committee presented the following resolution, which after discussion and amendment, was passed. Frank Crandall, Robin Bates, and Tom Moore voted against calling for the question, and John Foust abstained from the call for question.

McLean Citizens Association FY 2006 Fairfax County School Budget Resolution

WHEREAS, the School Board of Fairfax County Public Schools (FCPS) has a proposed FY 2006 School Operating Budget of about \$1.927 billion, an increase of about \$122 million, or 6.8%, over the FY 2005 approved budget, and about \$44 million, or 2.4%, over the FY 2005 estimated budget; and

WHEREAS, there is a desire to provide a quality education for the children in Fairfax County; and

WHEREAS, there is a desire to avoid a burdensome increase in residential property taxes; and

WHEREAS, FCPS receive proffers from real estate developers that are inadequate to cover FCPS costs incurred due to additional students from new development, and such amounts are less than the amounts generally proffered in nearby jurisdictions, thus creating a further burden on residential property taxes; and

WHEREAS, approval of the proposed budget would result in a county transfer increase of 9.2% and the Fairfax County Board of Supervisors has proposed a county transfer increase of 6.8%, resulting in a difference of about \$32 million;

THEREFORE, BE IT RESOLVED, by the Board of Directors of the McLean Citizens Association that:

1. We urge a compromise between the 9.2% county transfer increase proposed by the School Board and the 6.8% increase proposed by the Board of Supervisors. The compromise should try to appropriately balance the reasonable needs of the schools and the real estate tax burden imposed on our citizens.
2. We urge the Board of Supervisors and School Board to take needed steps to increase the proffer for schools to a level that more appropriately recovers forward-looking costs incurred due to additional students from new development.
3. We recommend reducing funds allocated to step increases in order to create a bonus pool for exceptional employees. We recommend that the number of employees receiving bonuses be limited. We recommend that a group be set up to develop methods to implement the bonus pool in practice.
4. Regarding the format of the budget, we commend FCPS for including in its budget presentation:
 - Easy-to-follow expenditure impacts under various county transfer scenarios.
 - Strategic goals and targets and related achievements.
 - Long-term statistics and tables showing trends over time.
 - Detailed and easy-to-follow program budget information.
 - FY 2005 Washington Area Board of Education Guide.

March 2, 2005

Distribute to:

School Board

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BUDGET AND TAXATION COMMITTEE

No report.

ENVIRONMENT, PARKS & RECREATION COMMITTEE

The Board ratified with amendment the following resolution previously passed by the Executive Committee.

McLEAN CITIZENS ASSOCIATION

RESOLUTION REGARDING THE FAIRFAX COUNTY PROPOSED POLICY PLAN AMENDMENT

February 18, 2005

Ratified with amendment on March 2, 2005

WHEREAS, Fairfax County released to the public on February 10, 2005 the Proposed Policy Plan Amendment (Item: SO1-CW-15CP) prepared by the staff for an out-of-turn Plan Amendment; and

WHEREAS, the stated purpose of the Plan Amendment is to update the Parks and Recreation section of the Policy Plan to reflect current issues, policies, research, demographic changes, and approaches surrounding the provision of parks, open space, and recreation in Fairfax County; and

WHEREAS, the Planning Commission Public Hearing for the Proposed Policy Plan Amendment was scheduled for Thursday, February 24, 2005, but was postponed due to inclement weather to Wednesday, March 16, 2005; and

WHEREAS, the Board of Supervisors Public Hearing on this matter is scheduled for Monday, March 21, 2005; and

WHEREAS, the Staff Report contains changes that raise significant issues that potentially could have a major impact on the uses, development, and acquisition of Fairfax County parks, in addition to the protection, preservation, and management of both natural and cultural resources; now therefore

BE IT RESOLVED, that the McLean Citizens Association urgently recommends that the Planning Commission Public Hearing for the Proposed Policy Plan Amendment be deferred at least ninety (90) days so that citizens will have time to evaluate the 37-page document and formulate suggestions and recommendations as deemed necessary for modifying it.

BE IT FURTHER RESOLVED, that the McLean Citizens Association urgently recommends that workshops be organized and their schedules widely publicized, with not less than two (2) in each Magisterial District and not less than two (2) County-wide workshops in order to define and explain the rationale for the proposed changes and to accept comments and recommendations; and

BE IT FURTHER RESOLVED, that in the absence of adequate public education, involvement, and comment, the McLean Citizens Association opposes the proposed Policy Plan Amendment.

Distribution:

Supervisor Joan DuBois
Planning Commissioner Nancy Hopkins
Park Authority Board member Kevin Fay
Board of Supervisors
Planning Commission
Park Authority Board
Park Authority Director

TRANSPORTATION COMMITTEE

MCA Transportation Committee Report

February 24, 2005

The Transportation Committee will meet at the Dulles Rail Project offices on March 9, 2005 at 9 am to receive a briefing on the status of the rail project and a tour of the project offices. The address is 1595 Spring Hill Road, Suite 600, which is on the Vienna side of Route 7 near the Sheraton

Premier at the western end of Tysons Corner. This briefing and tour is in lieu of the February meeting of the committee. The Transportation Committee has agreed to hold a joint meeting with the Planning & Zoning Committee to hear a presentation on the Tysons Corner Center mixed use rezoning request. No date has been set for that meeting, but it should be in March or April.

The US Department of Transportation and its Federal Transit Administration announced in early February that the Dulles Rail Project has been placed on the Recommended list for new starts based on a review of the merits of the project. This step qualifies the project of one of 14 nationally that can receive federal funds for new starts construction, and is a major step forward for the project.

As has been covered in the news media, the Commonwealth Transportation Board (CTB) voted unanimously on February 17 to raise the tolls on the Dulles toll road by 25 cents at the main toll plaza and exit ramps to finance the Dulles rail Phase one project which will extend Metro rail through Tysons Corner and to Wiehle Avenue in Reston. It is anticipated that another toll increase would occur in about 2010 to finance Phase two, rail to Dulles Airport and Loudoun County. The CTB action, although widely discussed in the EIS process as a possible financing tool, was taken with only about two weeks notice to the public. We decided that since there would not be an MCA Board meeting to discuss the matter by the time of the vote that we would not try to present a resolution on the issue.

Dan Alcorn
Bill Byrnes
Co-chairs

REPS/DELEGATES TO OTHER ORGANIZATIONS

McLEAN PLANNING COMMITTEE

Jim Turner provided the following recap of the MPC activities in February.

Actions:

- Appointed (subject to their acceptance) four MPC members to the Corner Bistro Project Subcommittee. Tentative appointees would be: Baker, Tawil, Turner and Salopek.
- Scheduled Subcommittee reports at the March 2005 MPC meeting on the Post Office and Elm Street projects, and on the McLean High School Park matter.
- Approved an MPC description for the MCA web site subject to minor corrections.
- Appointed Barbara Phillips and Maya Huber to draft an MPC statement honoring leadership contributions to the MPC by the late John Fredericks.

Discussion:

- Received a report from Dan DuVal, McLean Revitalization Committee (MRC) member, on the recent MRC meeting. Their plans include publishing a newsletter four times per year.
- Received a report from Mark Anstine on MPC finances and fund balances.
- Received a report from Rosemary Ryan on various matters including the County zoning enforcement action on car wash zoning deficiencies at the Exxon/Mobil. Minor sound attenuation violations coming from the front of the car wash have been detected.
- Heard a presentation from the owner and tenant's architect and engineer on the proposed concept for the expansion and relocation of Corner Bistro Restaurant. Issues raised include adequacy of parking, relationship of the property to the adjacent properties, size of the expansion, height of new structure, placement of trash containers, exterior lighting, pedestrian crosswalks and possible project eligibility for the 20% revitalization zone parking reduction. Subcommittee identified above to investigate and make a recommendation.

- Discussed the need to identify and verify new associations eligible for MPC participation, including the Palladium. Thereafter, MPC may need to revise its by-laws.

MCLEAN REVITALIZATION CORPORATION

No report.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

No report.

OTHER COMMITTEES/ORGANIZATIONS

McLEAN CITIZENS FOUNDATION

No report.

TREES COMMITTEE

No report.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Amy Lowenstein
Recording Secretary