

McLean Citizens Association Board of Directors' Meeting Final Minutes, April 1, 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.....	Absent (Excused)
Desmond B. O'Rourke	Recording Secretary.....	Present

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)

John Adams	Georgetown Pike & Potomac River Assoc.	Present
Ted Alexander	Westberry HOA	Present
Whit Ayres	Franklin Area	Absent
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.....	Absent
James A. Robertson	Evans Mill Pond Owners Association	Absent (Excused)
Suzanne Samuels	Langley Oaks.....	Present
Ed Saperstein	Glen Haven Farms	Present
John Schaefer	McLean Broyhill Estates	Present
Wade Smith	McLean Hamlet Citizens Association	Absent (Excused)
Tom Stoll	Chesterbrook Woods Citizens Association.....	Absent
(Nominee not confirmed)	Hallcrest Heights.....	
Milt Whitfield	Lynwood.....	Present
Robert Wrede	Evermay Community Association.....	Present

AT-LARGE BOARD MEMBERS (14)

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

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	Michael Clancy.....	Nominations Committee Chair

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 March 4, 2009 were approved as amended.

TREASURER'S REPORT

McLEAN CITIZENS ASSOCIATION					
TREASURER'S REPORT					
			3-Apr-09		
Checking Account					
Beginning Balance	2/27/09				22,666.73
Additions	3/21/2009	Deposit	Member Dues	950.00	
	3/21/2009	Deposit	Member Dues	60.00	
Total - Additions					1,010.00
Total					23,676.73
Deduct					
		Check # 1078	Lettercom Nom. Comm. Mail	550.61	
		Check # 1079	McLean COC Membership	100.00	
Total - Deducts					650.61
Checking Balance					23,026.12
Certificates of Deposit					
	3000102773	APY 2.5%		5,444.36	
	3000102774	APY 2.5%		5,461.27	
	3000103064	APY 3.5%		5,616.97	
CD Total Current Value					16,522.60
Net Worth (Checking + CDs)					39,548.72
Checking account and certificates of deposit are at SONA Bank in McLean.					
Respectfully submitted,					
William J. Denk, Treasurer					

REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

Pres. Jackson proposed two nominations to the MCA Board: Jack McMahon vice David Dibner to represent Hallcrest Heights, and Ted Smith vice Bert Halprin, Chair of Budget & Taxation Committee. The nominations were approved by the Board.

Pres. Jackson announced that the spring Membership Meeting will take place at the Community Center Tuesday May 21, at 7:30 PM. Mike Clancy, Chair of the Nominating Committee, reported that we have an excellent slate. A recording secretary candidate has not yet come forward, and Mike asked HOAs to scope their members for a suitable person. In addition to elections for the new MCA Board and the

MCF Board of Trustees, Congressman Frank Wolf (R-VA) will be guest speaker. He will talk about issues of interest in McLean and Fairfax County and has kindly agreed to answer questions.

Steve DelBianco will coordinate the MCA booth for McLean Day, May 16 (11:00-5:00) in which a 3-D model of Tysons as redeveloped will be displayed. The tent generously lent for years by Lilla Richards needs replacing and Steve invited suggestions. Darren Ewing, Frank Crandall, Ed Saperstein and Ted Alexander offered to volunteer for booth duty. Other Board members are invited to volunteer a 2-hour time slot so that we can learn from the public what concerns them and what they are happy about.

A \$5.00 fee for additional nameplates for Board Members was approved. Darren Ewing will order them.

Pres. Jackson met informally with Kevin Fay, the Park Authority's Dranesville District Representative. To concern expressed by Jackson about overflow into existing recreation facilities in the surrounding communities, Fay said he would work for recreation facilities within Tysons Corner proper to cater for the planned influx of new residents. He will attend the EP&R's April meeting Wednesday 4/15 at 8:00.

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

No resolution.

Co-Chair Ted Smith reported that Supervisor Foust had reconvened the Budget Task Force. Ted Smith and Jim Turner put work into further recommendations.

EDUCATION & YOUTH COMMITTEE

No resolution.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution. Frank Crandall stated that the planning staff of the new Dolley Madison Library will present the revised plans for the building at McLean Community Center on Monday 4/13 at 7:30 PM.

PLANNING AND ZONING COMMITTEE

**McLean Citizens Association Resolution
Proffered Condition Amendment PCA C-491-02
McLean Professional Park
Tax Map 30-2 ((1)) 23
April 1, 2009**

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

Whereas, MPP owes its current zoning status to proffers approved in a 1975 rezoning, which proffers state, in part:

Proffer #2: "A four foot high brick wall with a two foot high wrought iron railing on top will surround the entire development..." and,

Proffer #8: *“Property owner shall seek no amendment to this proffer, including the development plan, that would result in any modification to the requirement of a four foot high brick wall and two foot high wrought iron fence on top as set forth in paragraph 2 above...”*;

and,

Whereas, in violation of proffer #2, MPP has removed a major portion of a 4-foot brick wall, which was erected along the property’s frontage with Chain Bridge Road; and,

Whereas, the wall serves to facilitate the MPP’s status as a transitional use which connects a business district and a residential district, and

Whereas, homeowners in the residential district adjacent to MPP want the wall restored, and

Whereas, ingress and egress from MPP’s existing driveway entrance along Chain Bridge Road is difficult due to its proximity to Ingleside/Tennyson Avenue, and

Whereas, ingress and egress for MPP tenants and clients would be improved if MPP were to move its existing driveway to a location adjacent to the driveway of a neighboring medical office park,

Whereas, it is unclear whether the medical office building owner knows or objects to having another driveway adjacent to its own, existing driveway, and

Whereas, the County’s Comprehensive Plan envisions a 5-foot wide on-road bike lane along the front of MPP, and

Whereas, in violation of existing proffer # 8, MPP has submitted a Proffered Condition Amendment (PCA) to amend the proffers approved in the 1975 rezoning; and,

Whereas, the PCA would amend the original proffers to which it owes its current zoning status by substituting MPP’s duty to restore the wall with the following:

- a) landscaping Chain Bridge Road frontage,
- b) constructing a 6-foot wide sidewalk,
- c) moving its driveway to a location adjacent to the medical office park driveway,
- d) restriping the turn lane on Chain Bridge Road,
- e) granting an easement for the future undergrounding of utilities;

and,

Whereas, the PCA conditions would ratify MPP’s illegal act of removing the wall, overturn conditions established to allow erection of the MPP in proximity to residences, potentially create traffic problems for the neighboring medical office building, and

Whereas, the PCA fails to address an easement for the on-road bike lane; and,

Whereas, the proposed proffer amendment is of modest benefit to the public, but mainly serves to benefit MPP; and,

Now, therefore, be it resolved that the McLean Citizens Association opposes PCA C-491-02 unless the applicant agrees to develop the streetscape to McLean CBC standards, dedicate sufficient right-of-way to construct the on-road bike lane, grant an easement sufficient for the installation, operation and maintenance of underground utilities, obtain the consent of adjacent homeowners, the neighboring homeowners association, and that of the medical office building owner.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Staff
Keith Martin, Esq.

Mark Zetts introduced the Resolution, saying that MPP has applied for a proffer condition amendment, a thing P&Z Committee opposes. It also has a problem with the wall having been removed. MPP does not want to dedicate any land to the bike trail. Community Business Center (CBC) rules state that the county may waive up to 20% of parking. Entrance will be moved to far right-hand side of property line on Chain Bridge Road. No retail development will be included. An easement should be requested from the landowner for undergrounding of Dominion Power, Verizon and Cox utilities because MPP does not want to grant it.

The Resolution passed as amended with one abstention (Jim Turner).

McLean Citizens Association Resolution

**Mark and Lyn McFadden
Special Exception 2008-DR-037
1470 Ingleside Avenue
Tax Map 30-2 ((7)) (01) 0008
April 1, 2009**

Whereas Mark and Lyn McFadden are seeking a Category 5 special exception (SE) to allow an office use in a building now used as a single family dwelling and located in the McLean Community Business Center (CBC), which is zoned for R-3 development; and,

Whereas the SE would waive trail requirements, minimum lot size, width and yard requirements in the Commercial Revitalization District; and,

Whereas the proposed use is a real estate office; and,

Whereas, the development conditions set limitations to mitigate undue impact on the abutting low-density residential community, such as:

Hours of operation shall be limited to 10:00 a.m. to 6:00 p.m. Monday through Friday and 11:00 a.m. to 3:00 p.m. Saturday and Sunday,

The office shall not be occupied by more than three (3) employees at a time,

All parking for the site shall occur on the driveway up to a maximum of three (3) cars,

and;

Whereas the development conditions also set a five (5) year expiration date for the SE permit and require a Board of Supervisors-approved extension every five years; and,

Whereas Virginia Code § 15.2-2223 provides that a locality's "comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory...."

Whereas § 9-001 of Fairfax County's Zoning Ordinance conditions approval of an SE upon a finding that the use proposed in an SE "will be compatible with existing or planned development in the general area."

Whereas Fairfax County's Comprehensive Plan contemplates Subarea 23 of the McLean CBC as a residential buffer between the single family dwellings of West McLean and the commercial area of the CBC and, accordingly, sets medium density townhouses as the planning objective; and,

Whereas the abutting West McLean community has expressed its support for the SE; and,

Whereas, notwithstanding the Comprehensive Plan language and the waiver of trail and lot size requirements, the application provides the best use for the property at this time and the proposed SE runs for 5 years;

Now, therefore, be it resolved that the McLean Citizens Association recommends that Fairfax County approve SE 2008-DR-037.

cc: John Foust, Dranesville Supervisor

Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Staff
Stuart Mendelsohn, Esq

Mark Zetts introduced the Resolution. The McFaddens filed for a special exception to operate a real estate office. Special Exception (SE) conditions specify not more than 3 cars shall park on driveway. P&Z Committee recommended supporting the SE (to run for 5 years). West McLean HOA insisted that SE application must then be re-submitted. Sidewalk not required. Trail waiver requested – or a pervious sidewalk.

The Resolution passed unanimously.

McLean Citizens Association Resolution
West Falls Church Metro Service and Inspection Yard
Special Exception Amendment 85-D-033-02
7305 M Idylwood Road
Tax Maps 40-3 ((1)) 85, 86, 91A, 93B and 40-1 ((1)) 25B
April 1, 2009

Whereas Washington Metropolitan Area Transit Authority (WMATA) currently operates a Metro service and inspection yard in West Falls Church under special exception (SE) permit SE 85-D-033-01 in support of the Orange Line operations; and,

Whereas Washington Metropolitan Airports Authority (MWAA), acting in coordination with the Virginia Department of Transportation (VDOT), seeks to amend SE 85-D-033-01 to expand the facilities of the yard to provide operational support of the Silver Line Metrorail extension to Dulles Airport and Loudoun County; and,

Whereas the subject properties comprise 39 acres in the R-1 and R-2 zoning districts; and,

Whereas the SEA proposes a new 23,000 square foot shop annex building; and,

Whereas five (5) track segments would be added to store up to 40 additional Metro cars, specifically the rolling stock inventory of the Silver Line;

Whereas the yard would connect to the Silver Line tracks via a tunnel running under the eastbound lanes of the Dulles Access Road Extension to a surface portal in the median; and,

Whereas this yard expansion would require a new traction power substation, proposed to be housed in a 2,800 square foot building, 20 feet in height; and,

Whereas the number of employees on-site will increase by 40 from approximately 80 to 120; and,

Whereas an additional 21 parking spaces adjacent to the shop annex will be provided bringing the site's total to 156 parking spaces; and,

Whereas the northeastern portion of the special exception amendment (SEA) properties lies within a Pimmit Run Resource Protection Area (RPA) and a stormwater management facility would be constructed within the RPA to buffer the runoff from this new construction; and,

Whereas this Metro facility has been the subject of noise complaints from the community for many years; and,

Whereas the yard currently employs a short-radius loop track that is a well-known high noise generator; and,

Whereas the applicant proposes to cover a 1,038-foot portion of the loop track with a sound box to reduce this noise; and,

Whereas an existing SE development condition states, “Noise measurements shall be taken during hours of peak activity on the site. The maximum noise level generated by this facility shall not exceed 55 dBA Ldn off-site.”; and,

Whereas this development condition has been deleted from the SEA application; and,

Whereas the Zoning Ordinance requires 30% tree coverage, however only 20% is provided as the applicant maintains it is exempt from the tree coverage requirement; and,

Whereas the Lemon Road Civic Association has indicated _____;

Now, therefore, be it resolved that the McLean Citizens Association opposes the SEA 85-D-033-02 unless the following condition are met:

1. The SE development condition limiting peak hour noise to 55 dBA Ldn is retained,
2. The materials and construction of the loop track sound box provide for the effective attenuation of the high frequency steel wheel on steel rail noise,
3. The applicant agrees to meet a noise sound level of 70 dBA Lmax off-site in accordance with WMATA’s criteria for single event maximum airborne noise level (Lmax) from Metrorail operations in low-density residential areas.
4. Tree coverage is increased to 30%.
5. Upon engineering design completion and prior to construction of the sound box, the applicant shall submit the design, and expected attenuation sound levels at the property line, to the PC for review.

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

Mark Zetts introduced the Resolution, saying that the Environmental Impact Study (EIS) recommended a sound box for the tight turning circle used by rail cars at the point in question. A sound box would now be needed over that circle. Jack Real of the Department of Planning & Zoning to determine reasonable peak noise levels as not exceeding “x” dB.

After discussion, a fifth condition was accepted as a friendly amendment, and the Resolution passed as amended with 3 abstentions (Rob Bates, Jane Greenstein & Darren Ewing).

TRANSPORTATION COMMITTEE

No resolution. Committee Chair Dan Alcorn reported that County Planning staff were invited to the next Committee meeting due to concern about coordinating the Hot Lanes and Dulles Rail projects. It has since been confirmed by VDOT that noise walls will be constructed throughout the length of the Hot Lanes to mitigate the effects of noise on the adjoining residential communities.

Representatives of both these organizations will attend the meeting on 4/14 and all are welcome to attend. Where I-495 crosses Rte 123 is a special problem. Silver Line is managed by MWAA and it would have to approve sound walls for that stretch of the line. Rob Bates, Darren Ewing and Tom Brock stated that the problem of squeal means we need to target many different government levels to achieve sound walls on the Silver Line.

TYSONS CORNER LIAISON COMMITTEE

Tyson's Liaison committee members attend Tyson's Corner Planning Committee meetings. The Tyson's Drafting committee meets every Monday. Original plan was to get to the Board of Supervisors in the fall but this will not happen.

MCLEAN PLANNING COMMITTEE

Jim Turner reported that Committee is still negotiating with the McFaddens on the special exception.

Other matters under consideration:

- Lutheran Church of the Redeemer: it should not have to forfeit without compensation its parking spaces on the Chain Bridge road side of the lot due to undergrounding of utilities.
- Withdrawal of the density proffer on residential construction on Fleetwood Drive
- McLean crest upkeep
- Basketball courts between MCC and Spring Hill Recreation Center.
-

MCLEAN REVITALIZATION CORPORATION

No report.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

No report

MCLEAN CITIZENS FOUNDATION

No report.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

President Jackson adjourned the meeting at 10:05 p.m.

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