

# McLean Citizens Association Board of Directors

## Final Minutes July 6, 2005

### BOARD OF DIRECTORS

#### OFFICERS (6)

Susan Turner	President	Present
Dan DuVal	First Vice President	Present
Jim Turner	Second Vice President	Present
Germaine Broussard	Treasurer	Present
Desmond B. O'Rourke	Recording Secretary	Present
Mark Zetts	Corresponding Secretary	Present

#### DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)

John Adams	Georgetown Pike & Potomac River Assoc.	Present
Ted Alexander	Westbury HOA	Present
Herb Becker	Franklin Area Citizens Assoc.	Absent (Excused)
Donald Borcharding	Brookhaven Forest Vila Assoc.	Present
Valerie Brown	Saigon Citizens Assoc.	Absent
William Denk	El Nido Civic Assoc.	Absent
John Foust	Timberly South HOA	Present
Louis Freeman	McLean House North Council	Present
Lynn Bays Fuechsel	McLean County Estates	Absent
Jane Greenstein	Chesterfield	Present
Stephen Keller	Solona Village HOA	Present
Brad Macomber	McLean Broyhill Estates	Present
Jody Marshall	West McLean Citizens Assoc.	Present
Michelle Meehan	Greenway Heights Civic Assoc.	Absent
Patricia Mroz	Evermay Community Assoc.	Present
Robert (Bob) Philipp	Shouse Village Community Assoc.	Absent
James A. Robertson	Evans Mill Pond Owners Assoc.	Present
Judith Stahl	Lewinsville Square HOA	Absent
Paul Wieland	McLean Hamlet Citizens Assoc.	Present
Carleen Wood-Thomas	Ellison Heights – Mt.Daniel Civic Assoc.	Present

#### AT-LARGE BOARD MEMBERS (13)

Robin Bates	Absent (Excused)
Mike Clancy	Present
Frank Crandall	Present
John Duffy	Absent
Donald Finberg	Present
Ira (Jim) Hunt	Present
Margaret Malone	Absent
Thomas (Tom) Moore	Present
Dale Murad	Present
Ed Saperstein	Present
Jane Scott-Jones	Absent
Sally Sims	Absent (Excused)
Wade Smith	Present

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

Jody & Bruce Bennett Residents of Dranesville District

Sally Brett  
Beverly Crawford  
Amber Healy  
Vicki R. Hermann  
Mike Hudson  
Rosemary Ryan  
Brian Trompeter

(Substituting at part of the meeting for Beverly Crawford)  
McLean Times  
McLean Connection  
West Lewinsville Heights Assoc./ Alternate representative  
Pimmit Hills  
Supervisor's Office  
Sun Gazette

## **CALL TO ORDER**

President Susan Turner called the meeting to order at 8:03 p.m. in Community Rooms B & C, McLean Community Center.

## **INTRODUCTION OF SPECIAL GUESTS AND ANNOUNCEMENTS**

President Turner introduced Draneville District residents Jody & Bruce Bennett and guests from the media Amber Healy and Brian Trompeter.

Churchill Elementary School on Churchill Road will be the venue for the September 7 meeting.

Our updated web site [www.mcleancitizens.org](http://www.mcleancitizens.org) has a link to [www.mcleancitizensfoundation.org](http://www.mcleancitizensfoundation.org).

A seat on McLean Citizens Foundation is vacant following Bernadette Saperstein's resignation. As the MCF Board wants McLean Citizens Association to appoint a committee to fill the vacancy, the Board approved Trish Cutler, Winnie Pizzano & Mark Zetts as selection committee nominees.

There is an opening on the McLean Planning Committee.

A representative is needed to represent the Association at the Fairfax County Federation of Citizens Associations.

President Turner requested Committee Chairs to distribute their resolutions.

The new McLean Citizens Association directory will appear next week – please check your info.

## **APPROVAL OF MINUTES**

The Minutes of the June 1 meeting were taken as read and were approved as written.

Robin Bates was approved as a new Board member. Desmond O'Rourke was approved as Recording Secretary in succession to Amy Lowenstein, who resigned after serving for two years.

## **STANDING COMMITTEES**

## **BUDGET AND TAXATION COMMITTEE**

### **McLean Citizens Association Resolution to the Coordinating Committee Requesting an Investigation of the Fiscal Impacts of the Tysons Corner Transportation/Urban Design Study**

**WHEREAS**, in July 2004, the Planning Commission, at the Board of Supervisor's request, deferred all rail-related area plan review (APR) nominations in Tysons Corner pending a Special Study to evaluate the area's transportation system and review Tysons Corner rail related Plan recommendations; and

**WHEREAS**, the Board of Supervisors has appropriated \$400,000 for technical assistance for traffic modeling and urban design for this Special Study; and

**WHEREAS**, the Board of Supervisors established a Coordinating Committee to work with staff during the Special Study and to help coordinate public outreach and public input for the Special Study; and

**WHEREAS**, The Coordinating Committee is comprised primarily of members of Board appointed commissions and committees including the Planning Commission, the Transportation Advisory Commission, the Environmental Quality Advisory Council, and the Disability Services Board, representing Providence, Hunter Mill, Dranesville Districts, the Town of Vienna and the County at large; and

**WHEREAS**, twenty APR nominations were submitted in the Tysons Corner area that would each substantially increase the population density of Tysons Corner and each such nomination is predicated on the extension of Metrorail to Tysons Corner; and

**WHEREAS**, the cost for extending Metrorail to Tysons Corner was initially estimated to be \$1.6 billion, but has recently been adjusted upward to \$2.4 billion, a level that substantially exceeds the tax and increased Dulles Toll Road fee plan to fund the state and local shares of the rail expansion and may well even jeopardize federal funding for the project; and

**WHEREAS**, significant questions have been raised concerning the level of traffic reduction that would occur with the expansion of Metrorail to Tysons Corner, such that any rezoning of Tysons Corner, resulting in increased density, could likely generate even worse traffic congestion than that which occurs at the present time, despite the presence of Metrorail; and

**WHEREAS**, some opponents of expanding Metrorail to Tysons Corner have only offered proposals to build more road capacity in the county, a "solution" that ignores the generally accepted principle that building additional road capacity in urban areas induces more traffic and that no feasible counterproposal has been offered; and

**WHEREAS**, the County has previously studied, but rejected, Bus Rapid Transit (BRT) as a partial solution to the existing traffic congestion in the Tysons Corner area; and

**WHEREAS**, both residential and commercial real estate development in Fairfax County has historically created demand for public infrastructure, including, but not limited to roads, highways, public transportation, public schools, libraries, parks, police and fire services, and water supply and treatment facilities, in amounts greater than the additional tax revenues generated by such development and that are available to pay for such public infrastructure in Fairfax County; and

**WHEREAS**, real estate development under these conditions, in turn, has contributed to local residential real estate tax increases that exceed the growth rate for personal income, and such real estate development strongly contributes to traffic congestion, crowded schools and an overall deterioration in the quality of life for residents of Fairfax County; and

**WHEREAS**, even though Fairfax County has statutory authority to reject rezoning applications in the absence of adequate public facilities if such condition were placed in the County's master land use plan, the Board of Supervisors has not adopted such an amendment to the ordinance and, often, approves rezoning applications despite the lack of adequate public facilities to support further development; and

**WHEREAS**, any additional development at Tysons Corner, with or without the concomitant extension of Metrorail, is likely to add to the real estate tax burden borne by county residents and small businesses.

**NOW, THEREFORE, BE IT RESOLVED THAT THE MCA:**

- 1) Requests that the Coordinating Committee fully investigate, document, evaluate and make plain to the citizens of Fairfax County all of the fiscal impacts, including both added revenues generated from, and costs incurred as a result of, proposed changes at Tysons Corner.
- 2) Urges strongly that the Coordinating Committee on its own motion, or at the direction of the Board of Supervisors, include in its Special Study the cost and benefits for Fairfax County and its taxpayers of each APR, with or without the extension of Metrorail to Tysons Corner. The Committee's Special Study should include the fiscal impacts of increased density on all public infrastructure, including, but not limited to, roads, highways, public transportation, public schools, libraries, parks, police and fire services, and water supply and treatment facilities. The Committee should list all assumptions made, document the costs for supplementing existing public infrastructure at current cost for new facilities,<sup>1</sup> distinguish between capital expenditures and ongoing expenses, and set forth any amounts that could be expected to be paid through proffers, as well as the estimated additional tax dollars that would be generated from the new development.
- 3) Issue the Special Study first in draft format so that citizens may review it and submit written or oral comments on the Study to the Coordinating Committee before it becomes final.
- 4) Reconsider the possibility of the deployment of BRT in lieu of the extension of Metrorail to Tysons Corner because of the 50% increase in estimated costs for such extension.
- 5) In order to enhance the credibility of the analysis, we request that each Committee member endorse the Special Study. In the event that a Committee member does not feel comfortable endorsing all or portions of the Special Study, she or he should so note therein.
- 6) In the absence of these changes, the MCA submits that the Special Study on Tysons Corner would be inadequate to protect the public interest.

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<sup>1</sup> For example, in the event that new development at Tysons Corner would produce an additional 1000 students for Fairfax County Public Schools (FCPS) and FCPS' standards contemplate a class size of no more than 25 students, the new development would cause FCPS to require 200 new classrooms to accommodate the additional students. The Committee's analysis should calculate the current costs for building 200 new classrooms. The analysis should not provide for discounts based on the use of low-cost, low-quality infrastructure solutions, such as classroom trailers that are unacceptable to FCPS parents.

**Discussion:**

A friendly amendment to the heading of the resolution was accepted to read as follows: "Resolution to the Coordinating Committee Requesting an Investigation of the Fiscal Impacts of the proposed Tysons Corner Transportation/Urban Design Project"

Fifth Whereas:

Delete "each"; Spell out "APR" (Area Plan Review).

Sixth Whereas:

Delete "but has recently been adjusted..."; insert "which estimate has been adjusted to as much as \$2.4 billion". Give source of this information in a footnote.

Eleventh Whereas:

Delete all.

Twelfth Whereas:

Delete "is likely to"; insert "could".

Be it resolved No. 2:

Delete "each APR"; insert "the APR nominations".

Be it resolved No. 3

Incorporate Be it resolved No. 6 into No. 3 by the addition of a sentence to read: "In the absence of this detailed analysis of these fiscal and public infrastructure impacts, the MCA submits that the Special Study on Tysons Corner would be inadequate to protect the public interest."

Be it resolved No. 4:

Be reconfigured to read "Urges that the Coordinating Committee on its own motion or at the direction of the Board of Supervisors, reconsider the possibility of the deployment of BRT in lieu of the extension of Metrorail to Tysons Corner because of the potential 50% increase in estimated costs for such extension".

Be it resolved No. 5 to be rewritten to allow the expression of a minority report as follows: "In order to enhance the credibility of the analysis, we request that the Committee adopt procedures that expressly permit the inclusion of one or more minority reports in the final Special Study."

Be it resolved No. 6:

Incorporate in revised form into Be it resolved No. 3.

Footnote:

Delete "1,000"; insert "5,000".

Following discussion, the motion was made to approve the revised Be it resolved No. 4. The motion passed with 1 opposed (Donald Finberg) and 1 abstention (Wade Smith).

The motion was then made to approve the Resolution overall. The motion passed with 1 abstention (Wade Smith).

President Turner thanked Committee Chairman Rob Jackson for submitting the resolution.

## **TRANSPORTATION COMMITTEE**

No resolution.

## **PLANNING AND ZONING COMMITTEE**

No resolution.

## **ENVIRONMENT, PARKS AND RECREATION COMMITTEE**

No resolution.

## **EDUCATION AND YOUTH COMMITTEE**

No resolution.

## **REPRESENTATIVES/DELEGATES TO OTHER ORGANIZATIONS**

### **MCLEAN PLANNING COMMITTEE**

The McLean Planning Committee consists of Jim Boylan, President; Maya Huber, Vice President; Winnie Pizzano, Secretary and \_\_\_\_\_, Treasurer. A presentation was made at their recent meeting on the expansion of the Community Center. As the expansion will temporarily affect meetings of the McLean Citizens Association, it will gather in Churchill Elementary School.

### **MCLEAN REVITALIZATION CORPORATION**

Dan Duval reported on the Corporation's last meeting.

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

No report.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

The Candidates Forum will take place October 18. Lieutenant Governor Candidates Bolling and Byrne will speak.

### **ADJOURNMENT**

President Turner adjourned the meeting at 9:45 p.m.

Respectfully submitted,  
Desmond B. O'Rourke  
Recording Secretary