

McLean Citizens Association Board of Directors' Meeting Final Minutes, October 1, 2008

BOARD OF DIRECTORS

OFFICERS (6)

Rob Jackson	President.....	Present
Steve DelBianco	First Vice President.....	Present
Darren Ewing	Second Vice President.....	Present
William Denk	Treasurer.....	Absent (Excused)
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	Present
Brian Blood	Evermay Community Association.....	Absent (Excused)
Donald Borcherding	Brookhaven/Forest Villa Association	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford HOA.....	Present
Michelle Meehan	Greenway Heights Civic Association.....	Present
Philip Mento	Salona.....	Present
Ken Nunnenkamp	The Reserve	Absent (Excused)
James Phelps (alt. Al Rizkalla)	Lemon Road	Present
Robert (Bob) Philipp	Shouse Village Community Association.....	Absent
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.....	Absent (Excused)
Wade Smith	McLean Hamlet Citizens Association	Present
Tom Stoll	Chesterbrook Woods Citizens Association.....	Present
Ellen Todres	Hallcrest Heights.....	Present
Milt Whitfield	Lynwood.....	Present

AT-LARGE BOARD MEMBERS (14)

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

Guests whose attendance was recorded by recognition or signing in:

Dan Alcorn.....	Transportation Co-Chair	Mike DeCicco	Connection Newspapers
Joseph L. Gibson.....	Supervisor Foust's Office	Cheryl Patten.....	Supervisor Foust's Office
Monty Tayloe.....	The Times	Brian Trompeter.....	Sun Gazette
Jan Auerbach		Irv Auerbach	

CALL TO ORDER

President Jackson called the meeting to order at 8:02 PM at McLean Community Center's Community Hall (sections B & C).

APPROVAL OF MINUTES

The Minutes of the MCA Board of Directors' meeting of September 3, 2008 were approved as written.

TREASURER'S REPORT

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

5-Nov-08

Checking Account

Beginning Balance	9/30/08			17,660.02
Additions	10/18/2008	Deposit - Dues	120.00	
Total - Additions			<u>120.00</u>	
Total				17,780.02

Deduct:

- Check # 1068 Void (42.63) R. Jackson
- Check # 1069 Lettcom - Meeting Mailing 917.02
- Check # 1070 Kwik Kopy - Placards 42.63
- Check # 1071 Kwik Kopy-Green Choices 382.73

Total - Deducts				1,342.38
11/5/2008				16,437.64

Certificates of Deposit

3000102773	APY 2.5%		5,393.56	
3000102774	APY 2.5%		<u>5,360.41</u>	
3000103064	APY 3.5%		5,540.91	
				<u>16,294.88</u>

Net Worth

32,732.52

Checking account and certificates of deposit are at SONA Bank in McLean.

Respectfully submitted,
William J. Denk

REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

Pres. Jackson’s proposal that MCA pay dues of \$100 to McLean Planning Commission was approved.

Pres. Jackson reminded us that Green Choice\$ - McLean-Great Falls Energy Forum sponsored by the MCF and co-sponsored by MCA will take place at McLean Community Center October 7th, 7:30-9:30. The speakers include Delegate Margi Vanderhye (34th District) and a representative of the Sierra Club. Pres. Jackson encouraged MCA Directors representing home owner associations (HOA) to distribute the pdf. flyer about the forum to residents in their communities.

A Fairfax County hazardous waste pick-up will take place Saturday October 4, 9:00-2:00 outside the Government Center on Balls Hill Road. Note: hazardous waste pick-up will not include old televisions.

Pres. Jackson reminded attendees of the Fall Membership Meeting to be held October 23 at MCC and encouraged listeners to spread the word among HOAs.

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

No report.

EDUCATION & YOUTH COMMITTEE

No report.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

Co-Chair Frank Crandall reported on the 9/27 ribbon-cutting for new artificial turf fields at Spring Hill Park. The bleachers are well-sited, the fields first rate thanks to late walk-throughs by Susan Bartram, Frank Crandall et al.

The EP&R committee arranged with Schools Board member Janie Strauss and school board engineers to look again at the inadequate dirt removal operations by a contractor for Langley school.

A meeting attended by Donald Borcharding and Frank Crandall took place with National Park Service representatives about trails from Langley Fork to Dead Run.

Wade Smith reported progress on fighting invasive plant species at Falstaff Park, McLean, thanks to Susan Turner’s effort to provide stronger native species through a native plant resource in Springfield.

PLANNING AND ZONING COMMITTEE

No report.

TRANSPORTATION COMMITTEE

No report.

TYSONS CORNER LIAISON COMMITTEE

DRAFT

McLEAN CITIZENS ASSOCIATION

Resolution Regarding Tysons Land Use Task Force Recommendations

October 1, 2008

WHEREAS the Fairfax County Board of Supervisors established the Tysons Land Use Task Force (TLUTF) in March 2005 to recommend revisions to the Fairfax County Comprehensive Plan for Tysons Corner to plan for the extension of Metrorail in the Dulles Corridor with four stations in Tysons Corner; and,

WHEREAS on September 22, 2008 the TLUTF submitted land use recommendations including a preferred alternative to the Board of Supervisors that the Board, in turn, referred to county staff and the Planning Commission for further analysis; and,

WHEREAS the preferred alternative proposes a maximum development potential 73% greater than land use Prototype B, which at 127 MSF was the larger of the two prototypes under consideration, and nearly 5 times greater than the existing 45 million square feet (MSF) of development in Tysons; and,

WHEREAS the feedback solicited during the three public workshops conducted by the TLUTF in February 2008 established a clear public consensus that Prototype B was too intense and the details and rationale of the much larger preferred alternative were never presented to the public; and,

WHEREAS the TLUTF is recommending Transit Oriented Development (TOD) areas be extended to ½ mile from the Metro station entrances resulting in 80% of Tysons qualifying for higher TOD FARs, nearly double the TOD area specified in the current Plan; and,

WHEREAS the preferred alternative recommends a significant increase in development density outside of the TOD areas which will encourage higher growth away from the Metro stations, contrary to current county TOD policy; and,

WHEREAS no infrastructure or transportation analysis was performed on the preferred alternative and the transportation modeling results of even the much smaller Prototype B showed it would produce 1.1 million auto trips per day in Tysons and traffic congestion far worse than Tysons' current congestion; and,

WHEREAS the Board of Supervisors has specified in the Task Force mission statement that an element of the scope of the TLUTF considerations is to ensure that transportation impacts are addressed as part of the planning effort; and,

WHEREAS it is a stated top priority goal of the Fairfax County Comprehensive Plan and of the TLUTF to protect and preserve neighborhoods adjacent to and in the vicinity of Tysons Corner; and,

WHEREAS the McLean Citizens Association has long advocated for density triggers in the Comprehensive Plan that would tie the granting of higher floor area (FAR) ratios to concomitant improvements in infrastructure; and,

WHEREAS the TLUTF is exhorting the County to expedite the drafting of Comprehensive Plan text according to its recommendations and vision statement; and,

WHEREAS the George Mason University Center for Regional Analysis, under contract to Fairfax County, provided an intermediate growth forecast of 88 MSF for Tysons by 2040, the 30-year planning horizon of this Comprehensive Plan update; and,

WHEREAS a forecast of 88 MSF is far smaller than any land use model contemplated by the TLUTF; and,

WHEREAS the Rosslyn-Ballston Corridor, cited by the TLUTF chairman in oral testimony as a desirable land use model for Tysons, has a maximum development potential of 87 MSF with 5 Metro stations; and,

WHEREAS the McLean Citizens Association requested in July 2005 that the TLUTF “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,” with a breakdown of what proportion of capital and ongoing expenses would be expected to be generated from developer proffers and new tax revenues; and,

WHEREAS the TLUTF recommends the establishment of a Tysons Authority to work in conjunction with and supplemental to the Fairfax County process to oversee, manage, and implement future development and assure that the overarching goals and objectives of the Tysons Comprehensive Plan are implemented, including the raising and expenditure of funds for all of the types of improvements and initiatives to be carried out by the authority; and,

WHEREAS Fairfax County has established public processes for planning and zoning, evaluating and approving land use permits, amending the zoning ordinance and ensuring proposed development plans are in accordance with the Comprehensive Plan, and the proposed Tysons Authority could compromise the roles, responsibility and authority of county staff and the district Planning Commissioner and Supervisor and the input of citizen groups in surrounding communities; and,

WHEREAS an enormous amount of analysis and planning remains to be done by the County including, but not limited to:

- Recommending a preferred alternative and transportation infrastructure improvements,
 - Obtaining estimates and planning data from infrastructure providers,
 - Performing transportation modeling of the preferred alternative, and then an additional modeling of several local intersections outside of Tysons,
 - Formulating a strategic plan for the phasing of development and infrastructure,
 - Conducting a fiscal impact study, as now directed by the Board of Supervisors,
 - Submitting a Chapter 527 Transportation Impact Study to VDOT,
- before final recommendations can be drafted;

NOW, THEREFORE, BE IT RESOLVED that the McLean Citizens Association strongly opposes the recommended preferred alternative and requests that county staff and the Planning Commission propose a new land use model taking into account the GMU forecast, the capacity and performance of the planned transportation network, the requisite infrastructure and fiscal impact study and VDOT’s response to the County’s Chapter 527 Transportation Impact Study submission; and,

BE IT FURTHER RESOLVED that the Comprehensive Plan should provide for the phasing of development and infrastructure within Tysons by predicating higher FARs on the completion of specific transportation improvements, the provisioning of infrastructure and the development of public facilities in a manner that protects existing neighborhoods and that does not have a negative impact on County-funded programs or County-imposed taxes; and,

BE IT FURTHER RESOLVED that all increased density be allocated within the currently established 1600-foot TOD areas, with the highest density being permitted within 1000 feet of the Metro stations, to promote transit ridership and the benefits of TOD; and,

BE IT FURTHER RESOLVED that the McLean Citizens Association expresses deep concern about the lack of clarity regarding the composition of, role and need for the proposed Tysons Authority; and,

BE IT FURTHER RESOLVED that the McLean Citizens Association requests that the Planning Commission conduct public workshops on the planning effort, including for any Tysons Authority and that land use planning maps be provided showing the planned locations of the 10 to 14 miles of new roads, 160 acres of parkland and the various public facilities; and,

BE IT FURTHER RESOLVED that the McLean Citizens Association requests the county Department of Transportation planning staff to conduct a presentation to the public to convey the results of the transportation modeling.

cc: John Foust, Supervisor, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Joseph Gibson, Staff

Linda Q. Smyth, Supervisor, Providence District
Ken Lawrence, Planning Commissioner, Providence District
Catherine M. Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Jane Seeman, Mayor, Town of Vienna
Vienna Town Council
Gerald Connolly, Chairman Board of Supervisors
Sharon Bulova, Supervisor, Braddock District
Jeff C. McKay, Supervisor, Lee District
Penelope Gross, Supervisor, Mason District
Gerald W. Hyland, Supervisor, Mount Vernon District
Pat Herrity, Supervisor, Springfield District
Michael R. Frey, Supervisor, Sully District
Fairfax County Planning Commission
Providence District Council

Mark Zetts reported that the Resolution was formed from material in the MCA Resolutions of 3/07, 7/07 and 2/08. He said that the half mile radius around metro stations is four times bigger than the quarter mile radius. A new zoning ordinance for TOD will be needed because parking will be greatly reduced.

Chairman Ted Alexander reported that the key issue for the TCLC is Tysons Land Use Task Force's (TLUTF) vision, which was turned over to the Board of Superisors 9/22. It was accepted by the BOS – not endorsed – and then given to the County Staff. Staff was not happy as the floor area ratio (FAR) had been raised to 6.0 in general and 7.8, based on bonus points for green building and affordable housing around the four Metro stations.

The County gave GMU the task of finding out what the high, medium, and low potential of the defined area would be. There are two alternatives: the 114,000 sq. ft. that TLUFT proposed and the 88,000 sq ft. that GMU proposed (not based on any assessment other than demand for growth). Steve Fuller's GMU forecast is demand-driven, not bottom-up development. It has nothing to do with whether Tysons can withstand such growth said Steve DelBianco. At present, Tysons absorbs 1,000,000 sq. ft./year. GMU sees this as happening over a 30 year period. County staff plans on 10, 20, or 30 years, not the 50 years proposed by TLUTF. The current build-out is 44 M sq. ft. The build-out proposed by GMU is 88 M sq. ft. TLUFT wants a build-out of 114 M sq. ft. Business Incentive Development (BID) and Tax Increment Financing (TIF) are two concepts in play. Before the plan goes to the Planning Commission, TLUFT will act as advisors to County Staff, but cannot overrule them.

A vote to amend the Resolution proposed by Rob Bates failed by 4 votes in favor and 16 votes against. Wade Smith abstained.

VP Steve DelBianco moved to strike the GMU forecast from the Resolution based on the fact that the forecast <http://www.fairfaxcounty.gov/dpz/tysonscorner/finalreports/georgemason-forecast-tysons.pdf> does not take into account the capacity of Tysons and the surrounding area to accommodate the traffic and the proposed infrastructure demand. The motion failed with 9 votes in favor and 16 votes against.

The Resolution passed as amended with 1 opposed (Phil Mento) and 1 abstention (Wade Smith).

Tyson's Liaison Committee report for September 2008:

The MCA Tysons Liaison Committee, in conjunction with the Greater Tysons Citizens Coalition, has focused on many issues during the past six months, but one of the most pertinent is the pending action on the Vision Statement of the Tysons Land Use Task Force. The Board of Supervisors appointed this Task Force some three and one half years ago. and as is evident in their report, the Task Force is heavily influenced by the interests of the land owners. On 22 Sept they delivered their Vision Statement for Tysons to the Board, and if it were adopted it could prove disastrous for adjacent communities like McLean.. Increased densities will permit bigger and taller buildings which means more money for the

land owners, but the needed infrastructure support will mean higher taxes for people like us. More than 100,000 workers and more than 87,000 residents would be added to the immediate area, and traffic would be absolutely horrendous. These people would use our parks and our schools, and water run-off and sewage would maximize county capacity.

This report was received by the BoS, but I do not believe it was endorsed nor supported upon receipt, as stated in some of the local newspapers. It has now been turned over to the county staff to study and model, and we need to watch this closely as it works its way through the county bureaucracy over the next nine months. We need to learn more details on the model assumptions and results to determine the impact on our local road networks. We also need more information on the funding sources for the essential improvements in the infrastructure of water and sewage, schools, and parks and recreation. We support growth and development at Tysons, but we do not want to see that development exceed the growth of the infrastructure.

As the county staff prepares the changes in comp plan language for the future of Tysons, they were directed to consult with the task force drafting committee. However, the drafting committee does not have veto authority to alter the language to their desires. Hopefully the FAR density proposals of the county staff will not be as high as those pushed by the Task Force. The Status of the county action needs to be watched closely in the year ahead as the new comp language is reviewed and eventually approved by the Planning Commission and the Board of Supervisors. The Tysons Liaison Committee intends to work this issue.

— Ted Alexander

MCLEAN PLANNING COMMITTEE

No report.

MCLEAN REVITALIZATION CORPORATION

No report.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

Bob Jordan reported that a memorial service will shortly be held for Sally Ormsby, deceased, a former president of FCFCA and civic activist.

MCLEAN CITIZENS FOUNDATION

No report.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

President Jackson adjourned the meeting at 10:30 p.m.

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