

**McLean Citizens Association
Board of Directors Meeting
Final Minutes, October 3, 2007**

BOARD OF DIRECTORS

OFFICERS (6)

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

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (19)

John Adams	Georgetown Pike & Potomac River Assoc.	Present
Ted Alexander	Westberry HOA	Absent (Excused)
Brian Blood	Evermay Community Association	Present
Donald Borcharding	Brookhaven/Forest Villa Association	Present
Germaine Broussard	McLean Commons	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford HOA	Absent (Excused)
Steve Keller	Salona	Present
Michelle Meehan	Greenway Heights Civic Association	Absent (Excused)
Robert (Bob) Philipp	Shouse Village Community Association	Present
James A. Robertson	Evans Mill Pond Owners Association	Present
Suzanne Samuels	Langley Oaks	Absent (Excused)
Ed Saperstein	Glen Haven Farms	Present
John Schaefer	McLean Broyhill Estates	Present
Rene Simpson	West McLean Citizens Association	Present
Wade Smith	McLean Hamlet Citizens Association	Present
Bill Stephens	Chesterbrook Woods Citizens Association	Present
Ellen Todres	Hallcrest Heights	Present
Milt Whitfield	Lynwood	Absent (Excused)

AT-LARGE BOARD MEMBERS (15)

Robin Bates	Present
Tom Brock	Absent (Excused)
Malcolm Butler	Absent
Alison Campbell	Present
Chris Cole	Present
Frank Crandall	Present
Dan DuVal	Present
Donald Finberg	Absent (Excused)
Bob Jordan/FCFCA	Present
Margaret Malone	Present
Chris Monek	Absent (Excused)
Dale Murad	Present
Jim Turner	Present
Charlie Willmott	Present
Mark Zetts	Present

Guests whose presence was recorded by recognition or by signing in:

Dan Alcorn	Co-Chair, Transportation Committee	Maya Huber	Delegate to MPC
Bob Hudson,	Director, Pimmit Hills Citizens Association	Rosemary Ryan	BOS Office

CALL TO ORDER

President Jackson called the meeting to order at 8:05 p.m. at McLean Community Center, Community Hall (sections B & C).

ANNOUNCEMENTS

President Jackson announced that the Executive Committee proposed two nominations to McLean Planning Commission as follows: Steve Keller and Rich Salopek as members, and Lynne Fuechsel and Joe Gibson as alternate members. These nominations were seconded and approved. The MPC now consists of: Maya Huber, Steve Keller, Rich Salopek and Jim Turner. MPC Alternates are Beth Chung, Dan Duval, Lynne Fuechsel and Joe Gibson.

Joe Gibson was nominated as Transportation Committee Co-Chair. The nomination was seconded and approved.

REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

President Jackson reported that the Executive Committee had decided that clerical help to assist with secretarial duties would be sought for 3 months at a cost of \$500/month. This would cover the sending of membership announcements, and other paperwork.

It was agreed that the recent Candidates' Forum was a huge success. It reflected well on the MCA. Thanks were paid to Steve DelBianco who moderated the event, and he in turn thanked all those who participated on behalf of the MCA.

A Resolution approved by the Executive Committee has been sent to the FAA as comment on the notice placed by the FAA in the Federal Register of Monday August 13, 2007, regarding the Noise Exposure Maps for Ronald Reagan Washington National Airport Aircraft Noise Levels, as follows:

McLEAN CITIZENS ASSOCIATION

Resolution regarding the notice placed in the Federal Register
of Monday August 13, 2007, by the FAA regarding the Noise Exposure Maps for
Ronald Reagan Washington National Airport.
September 10, 2007

Whereas, the McLean Citizens Association (MCA) has in recent years repeatedly expressed its concern about the noise impact on communities from flight operations at Ronald Reagan Washington National Airport; and

Whereas, a Part 150 noise compatibility study was completed for the Ronald Reagan Washington National Airport and has been reviewed by the FAA; and

Whereas, the FAA has determined that the noise exposure maps that were submitted in conjunction with this study are in compliance with applicable requirements and has posted a notice to that effect in the Federal Register of August 13, 2007; and

Whereas, the FAA invites comments on said maps and study prior to October 5, 2007; and

Whereas, the noise compatibility study includes a series of recommendations to implement changes in flight routes and operational procedures to reduce aircraft noise, the most important of which is the recommendation to implement advanced navigation procedures for arrivals and departures that will provide pilots the ability to follow flight paths along the center of the Potomac River corridor regardless of weather conditions;

Be it resolved, that the McLean Citizens Association strongly endorses the recommendations of the noise compatibility study; and

Be it further resolved, that the McLean Citizens Association urges the FAA to implement as quickly as possible the advanced navigation procedures recommended by the study.

Frank Crandall reported that the FAA intends to reject the above resolution on the grounds that the FAA is already doing a good job. The EP&R is working with Congressman Wolff to ensure that the Resolution will be pursued despite opposition and we hope for progress.

APPROVAL OF MINUTES

The Minutes of the MCA Board of Directors' meeting of September 5 were approved as corrected.

TREASURER'S REPORT

McLEAN CITIZENS ASSOCIATION
TREASURER'S REPORT
 1-Oct-07

Checking Account

Beginning Balance - May 31, 2006 (Reconciled)	10/1/07		14,597.87
	9/15/2007	Deposit-Dues	600.00
	9/15/2007	Deposit-Dues other	350.00
Total - Adds**			<u>950.00</u>
Deduct:			
	CHK 1036	Tom Brock - Printing	37.80
Total - Deducts			37.80
Ending Balance - 4/21/07	10/1/2007		15,510.07

Certificates of Deposit

3000102773	APY 3.5%	5,220.31
3000102774	APY 5.29%	<u>5,202.62</u>
3000103064	APY 5.19%	5,289.15
		<u>15,712.08</u>

Net Worth **31,222.15**

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

Respectfully submitted,
 William J. Denk, Treasurer

The report of External Auditor David Grayling was submitted by the Treasurer.

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

No resolution. Chris Monek reported that B&T Committee will meet on the School Board issue to be presented at the October meeting.

EDUCATION & YOUTH COMMITTEE

Ed Saperstein stated that the Education & Youth Committee will soon be addressed by the new Chief Academic Officer.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

Co-Chair Frank Crandall reported that the County was pushing a new Tree Conservation Ordinance, spurred by what is going on in McLean, and the efforts of the Revitalization Committee and the Trees Committee. It would have been proposed in a Resolution here but the BOS Environmental Committee thought the language too conservative. It has been discussed with County arborists and the Attorney's office but Resolution is not yet ready. The matter will put before the BOS on October 15. EP&R may call on MCA to provide testimony.

Charlie Willmott reported on changes to the Dolley Madison Library plans. Changes will be examined after November 1. Proposed 22/332 Hearing in October has again been postponed.

PLANNING AND ZONING COMMITTEE

MCLEAN CITIZENS ASSOCIATION

Draft Mclean Citizens Association Resolution Verizon Central Office

SEA 97-D-020-2

October 3, 2007

Whereas Verizon operates a telecommunications switching station located at 1701 Chain Bridge Road, Tax Map 30-3-((1))-46, and

Whereas the current special exception, 97-D-020, originally approved in 1997, authorized the expansion of the facilities to include a generator building, and

Whereas the applicant seeks to install two exterior, chilled-water air handler units on the flat, lower roof at the rear of the building, and

Whereas the installation of the air handlers units will permit Verizon to remove older air handler units inside the building, thereby making available more interior space, and

Whereas the two proposed air handler units will be surrounded by a shingled mansard screen, 13' 5" in height, with an attached sound wall to reduce the noise generated by the air handler units, and

Whereas the Verizon central office facility is 35 feet from the property line of the abutting McLean Commons, AKA Westberry, subdivision, and

Whereas there is a direct line of sight from the upper floor windows of the Westberry homes to the roof-mounted air handler units, and

Whereas a noise study, commissioned by the applicant, established the daytime, evening and nighttime ambient noise levels at the Westberry property line are 48, 47 and 43 dBA respectively, and

Whereas the noise sound level of both air handler units operating at normal load is conservatively estimated by the applicant to be 41 dBA at the Westberry property line, and

Whereas the applicant, for a period of several years, failed to comply with the development conditions of its Special Exception permit that required the maintenance of a fence and a landscaped barrier along the western and northern property lines, despite repeated letters and phone calls from the Westberry HOA, and

Whereas Verizon has regularly parked trucks and other maintenance vehicles at the facility that were not connected with the operation of the immediate facility, in violation of the Zoning Ordinance,

Now, therefore, be it resolved that the McLean Citizens Association supports the Verizon Special Exception to add two air handler units to the lower rear roof under the following conditions:

1. The applicant accepts a development condition specifying a maximum noise sound level of 43 dBA as measured at a height of 9 meters at the western property line adjacent to the lower roof, and
2. The applicant accepts a development condition that the facility shall not be used for the 50 parking of vehicles except those needed by employees connected with the operation of the immediate facility.

And, be it further resolved that the McLean Citizens Association strongly disapproves of Verizon's chronic failure to comply with its Special Exception development conditions and its disregard of the Fairfax County Zoning Ordinance, and encourages Verizon to be a good neighbor and comply with the terms of the SEA without the need for repeated requests for action from the Westberry HOA.

cc: Lee Fifer, McGuire Woods LLP
Verizon Virginia, Inc
Westberry HOA
Joan DuBois, Dranesville District Supervisor
Nancy Hopkins, Dranesville District Planning Commissioner
Fairfax County Planning Commission
Fairfax County Board of Supervisors

The special exception is in perpetuity. Lot is zoned R3, meaning that floor area ratio is restricted to 1/3 the lot area. Verizon ignored the restriction on the lot by using 50% FAR and also restrictions on truck parking. Westberry HOA should have filed an official complaint. It must now file an enforcement order with the County. If Verizon is planning to serve Tysons from this location, MCA needs to make a point. After discussion of a complex issue, the question was called with 1 abstention (John Adams).

A motion to approve the Resolution was approved with 2 abstentions (Donald Finberg, John Adams).

TRANSPORTATION COMMITTEE

McLean Citizens Association Draft Resolution on Noise Barrier on the Beltway

October 3, 2006

Whereas three neighborhood associations, representing the Saigon, Scotts Run, and Beaufort Park neighborhoods of McLean, presented credible testimony that the traffic noise generated by the Beltway adversely impacts each of these neighborhoods and also that the traffic noise is increasing;

Whereas the Virginia Department of Transportation has not conducted a noise study in the past seven years or more and the previous study was questioned as to its accuracy because of the location of the sound-measuring devices during the previous tests;

Whereas applicable Virginia law requires the Virginia Department of Transportation to mitigate traffic noise generated by a new highway project or the expansion of an existing highway;

Whereas these three neighborhoods are located within the geographical area labeled "13A" in the Capital Beltway Study of the HOT Lanes project;

Whereas the current plans for the proposed HOT Lanes call for the HOT Lanes will terminate/originate at a point on the Beltway where the Old Dominion Road overpass crosses the Beltway and, therefore, the 13A Area is located just beyond the portion of the Beltway that will be burdened with the HOT Lanes;

Whereas as motorized vehicles will merge into or off the HOT Lanes on that portion of the Beltway that abuts the 13A Area, the HOT Lanes will increase the level of traffic noise on the Beltway at the 13A Area;

Whereas VDOT procedures regarding proposed noise barriers include a cost/benefit analysis: The cost of the proposed noise barrier project is divided by the number of residences that are within 1,000 feet of the highway and, thus, are affected by the traffic noise; and VDOT approves those proposed projects which cost \$30,000 per residence or less;

Whereas the VDOT cost/benefit analysis of the 13A Area (with a cost of \$610,000 and 19 affected residences) yielded a cost of \$32,000 per residence;

Whereas the Scotts Run Neighborhood Association has cause to conclude that VDOT's count of affected residences within 1,000 feet of the Beltway did not include some or all of 11 residences on Blaise Trail and immediately adjacent thereto;

Whereas in the 13A Area, the Scotts Run Park that abuts the Beltway, this Fairfax County Park is designated as a nature preserve with walking trails, and traffic noise is detrimental to the purpose of a nature preserve;

Whereas the VDOT procedures for the cost/benefit analysis assigns a value to parks on a case-by-case basis, but the VDOT cost/benefit analysis of the 13A Area did not assign any value to the Scotts Run Park;

Whereas VDOT has advised the abutting neighborhood located in the 13B Area that the HOT Lanes project will provide a noise barrier for the 13B Area, even though the VDOT cost-benefit

analysis shows that this noise barrier will cost \$33,800 per residence for the 13 affected residences in the 13B Area;

Whereas on the east side of the Beltway, directly opposite the 13A Area, there is a noise barrier that shelters the 13E Area;

Whereas the VDOT's analysis of costs and benefits should include the ratio of the cost of the proposed project to the value of the affected residences because traffic noise adversely affects the market value of these residences;

Whereas the current Fairfax County tax valuation of the 19 affected residences in these three neighborhoods far exceeds the \$610,000 cost of the noise barrier;

Now, therefore, be it resolved that the McLean Citizens Association supports the Virginia Department of Transportation's conducting an updated study of the current traffic noise generated by the Beltway in the area that is designated in the Capital Beltway Study as 13A and which includes the Saigon neighborhood, the Scotts Run neighborhood, and the Beaufort Park neighborhood;

Furthermore, be it resolved that the McLean Citizens Association urges that the Virginia Department of Transportation confer with these three neighborhood associations regarding the conduct of the study to assure that the measuring devices are placed and timed properly to measure accurately the noise levels of each of the neighborhoods, and that noise impacts on the Scotts Run Park be included in such a study and in any cost-benefit analysis.

A motion to approve was seconded, and the Resolution was approved unanimously

The Transportation Committee will meet on the third Tuesday of the month. The Committee met August 23 with 6 members and 4 guests. Regarding the \$110M bond issue, Dranesville District has only one project worth \$100,000. A noise barrier is needed in Area 13A of the beltway, but VDOT is not going to build it as the cost benefit cutoff of \$30,000/residence would not be satisfied. However, VDOT also accepts noise data collected by privately employed engineers, and might be persuaded.

TYSONS CORNER LIAISON AD HOC COMMITTEE

Joe Gibson reporting for Ted Alexander (who was attending the Verizon hearing) said the committee had met with Stu Mendelsohn, who was helpful in explaining how the committee could interact with Task Force. According to Mendelsohn, it appears Scenarios A, B and C are "dead". It would be best if Tysons, McLean and Vienna areas were made part of one district. The sooner the Task Incremental Funding district is created, the sooner things will move.

A study compiled by Mark Zetts relating to transportation issues has been excellent as a catalyst. It should be presented publicly. Dan Alcorn chaired the previous Task Force (1990-1994) and has a lot of expertise. He has been most helpful to the committee. For information on developments, click on Task Force website www.fairfaxcounty.gov/dpz/tysonscorner/

John Adams moved that "the MCA invite the Dranesville representatives and any other members on the TF" to a presentation by Mark Zetts. TF member Wade Smith supported the motion. It should be made clear that the presentation was written for TF consultants and is not an MCA product. It could have been on the county website, but the TF Chairman did not see fit to do so. Mark Zetts, who was ready to make the presentation said he would defer to Ted Alexander as to the time and place for this.

The motion was passed unanimously.

MCLEAN PLANNING COMMITTEE

Margaret Malone reported on the \$1 M escrow funds for the Palladium. Agreement requires promotion of McLean's Main Street. Projects for implementation should be submitted by October 2008. MCF will work with MRC. Dan Montgomery is the owner and leaseholder of large areas of the Main Street.

Jim Turner added that the major activity is in the Main Street of downtown McLean. Meeting today with ex-president of Ballston Properties. Point is to get an idea of what can be done, and amendments that might be made to the Comprehensive Plan.

MCLEAN REVITALIZATION CORPORATION

Dan Duval said that bus stop has been installed in front of Old Firehouse. Palladium gave performing group \$300 in order to boost the quality of its concerts until it attracts the interest of a public sponsor.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

Bob Jordan suggested a meeting on emergency preparedness. Maybe such a presentation could be made at the next MCA Membership Meeting. Pimmit Run Cleanup will be on Saturday, October 27.

MCLEAN CITIZENS FOUNDATION

No report.

OLD BUSINESS

None

NEW BUSINESS

President Jackson asked that pet projects be suggested to the Transportation Committee (through Tom Brock) so that a list can be drawn up.

President Jackson drew the attention of the Directors to the display cases in the corridor on the way out.

The next meeting will take place on Wednesday, November 7 at the same location.

ADJOURNMENT

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

Respectfully submitted,
Desmond B. O'Rourke
Recording Secretary