

McLean Citizens Association Board of Directors' Meeting Final Minutes, October 7, 2009

BOARD OF DIRECTORS

OFFICERS (6)

Rob Jackson	President.....	Absent (Excused)
Michael Clancy	First Vice President.....	Present
Darren Ewing	Second Vice President.....	Present
William Denk	Treasurer.....	Absent (Excused)
Sally Horn	Corresponding Secretary.....	Present
Nicki Watts	Recording Secretary.....	Present

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)

John Adams	Georgetown Pike & Potomac River Assoc. ...	Present
Ted Alexander	Westberry HOA	Absent
Donald Borcharding	Brookhaven/Forest Villa Association	Present
Chris Cole	Marlborough-Nantucket.....	Present
Steve DelBianco	Franklin Area	Present
Louis (Bud) Freeman	McLean House North Council	Absent (Excused)
Jane Greenstein	Chesterford HOA.....	Present
Gregg Hagedorn	Greenway Heights Civic Association.....	Present
Bob McMahan	Lemon Road.....	Absent
Jack McMahan	Hallcrest Heights.....	Absent
John Mealey III	McLean Hamlet	Present
George Parkins	Shouse Village Community Association	Present
James A. Robertson	Evans Mill Pond Owners Association	Present
Suzanne Samuels (Seigel)	Langley Oaks.....	Present
Ed Saperstein	Glen Haven Farms	Absent (Excused)
John Schaefer	McLean Broyhill Estates	Present
Gary Soverow	Lynwood.....	Absent
Kerry Stackpole	West Lewinsville Heights.....	Present
Robert Wrede	Evermay Community Association.....	Absent (Excused)
David Wuehrmann	Ellison Heights – Mt Daniel.....	Absent (Excused)

AT-LARGE BOARD MEMBERS (14)

Rob Bates	Present
Tom Brock	Absent
Frank Crandall	Present
Bill Crosby	Present
Don Finberg	Present
Robert Jordan	Present
Margaret Malone	Present
Mark Milon	Present
Dale Murad	Present
Rekha Nadkarni	Present
James Phelps	Present
Ted Smith	Present
Jim Turner	Present
Mark Zetts	Present

Guests whose attendance was recorded by recognition or signing in:

Dan Alcorn.....Transportation Co-Chair
 Brian Trompeter.....Sun Gazette
 Joe Gibson

CALL TO ORDER

First Vice President Clancy 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 September 2, 2009 were approved as amended.

APPROVAL OF RESOLUTION

The revised T-Mobile resolution was approved as amended.

TREASURER'S REPORT

The report for October is inserted below:

McLEAN CITIZENS ASSOCIATION
TREASURER'S REPORT
7-Oct-09

Checking Account

Beginning Balance	7/8/09				20,723.13
Additions	7/24/2009	Deposit	Member Dues	75.00	
Total - Additions					<u>75.00</u>
Total					20,798.13
Deduct					
	6/8/2009	Check # 1091	Bill Denk - Stamps	8.80	
	7/17/2009	Check # 1092	State Corp Commission	25.00	
	7/17/2009	Check # 1093	Kwik Kopy Tent Cards	18.59	
	10/1/2009	Check # 1094	C. Ewing - Flier Distirbution	75.00	
	10/1/2009	Check # 1095	S. DelBianco - Handouts	259.35	
Total - Deducts					<u>386.74</u>
Checking Balance					20,411.39

Certificates of Deposit

3000102773	APY 2.2%	5,500.87
3000102774	APY 2.5%	5,485.36
3000103064	APY 2.9%	6,670.72
CD Total Current Value		<u>17,656.95</u>

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

Respectfully submitted,
William J. Denk
Treasurer

REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

VP Clancy proposed the nomination of Ted Smith for the open at-large board seat to replace Susan Turner. The nomination was motioned and approved.

Nicki Watts reported on the first quarterly MCA board meeting with Supervisor Foust where a number of issues were discussed. Most notably, the County is concerned about a bill in the General Assembly which would take away their ability to negotiate in-kind proffers for below cost impact fees. Rob Jackson recommended that MCA try to find ways to support retention of the proffers option. The next meeting will be held Dec 17th at 8:00am and is open to MCA officers and committee chairs.

The Candidates Night was recapped by Darren Ewing as a successful evening with a good turnout and boisterous debate. Margaret Malone commended the event coordination and implementation.

The MCA Fall Newsletter will be going out soon and committee chairs need to consider what should be included and send inputs to Sally Horn.

The noise wall on the I-66 and toll road connector road plans is not considered adequate by the neighborhoods impacted and remediation options are being worked by Darren Ewing, Jim Phelps and others. Their emphasis is on garnering political support to try to ensure adequate noise abatement is implemented.

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

No resolution.

Ted Smith gave an update on county budget meetings. The 2011 budget process is in process and a shortfall of \$315M is anticipated. There will be no pay increases for county employees and no increase in capital, IT, or metro connector funding. Supervisor Foust has reestablished his budget task force with three MCA members included. (This year all supervisors have budget task forces as a result of Foust's success last year.) The biggest fight is anticipated to come from the school board.

EDUCATION & YOUTH COMMITTEE

No resolution.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution.

The Mega-projects group will attend the next committee meeting on 21 Oct, 8pm, MCC to discuss environmental issues. The main discussion will center on the amount of tree clearing occurring and plans for reforestation when projects are completed, and what they are planning for storm water management. Bob Vickers, a member of the County Tree Commission, will also be present.

PLANNING AND ZONING COMMITTEE

Resolution on Special Exception Amendment Vinson Hall

Vinson Hall currently has 169 independent living units, 49 assisted living, and 21 nursing beds. The proposed expansion would add 120 more assisted living units. These additional units will be bigger than the existing units with some as large as 1900 sq ft. County approval was given for an expansion back in 1987 but the number and size of the units proposed then were smaller. While the right to expand is not being questioned, there is concern that the impact of this construction has not been adequately considered. There are no storm water controls on part of the site. The five-story building proposed will come within 50 feet of Kirby Road and nearly all the trees and foliage that now shields the facility from the road will be removed which is not in keeping with the character of the neighborhood. The underground and garage parking planned is double what is needed which raises the question of whether even more expansion is being planned. Traffic impact will be significant with this expansion, particularly during the afternoon rush hour. This area already backs up during this time. The Franklin Park neighborhood, which borders the Vinson Hall property, voted to oppose the expansion as currently planned. They want the Kirby Road frontage reduced and retention of more trees on Kirby and Old Dominion. Vinson Hall states they are entitled to this expansion and that the architecture will look better than the run-down buildings housing Pizza Hut and other businesses now, and that this is what is needed to meet market demand. There is a meeting planned 19 Oct between Vinson Hall and Franklin Park to discuss the issues.

Motion to approve was made and resolution passed.

DRAFT
McLean Citizens Association Resolution
Vinson Hall Corporation
Special Exception Amendment SE-87-D-025-02
Tax Map 31-3 ((1)) 77A and 83
October 7, 2009

Whereas the Vinson Hall Retirement Community (VHRC), located at 6251 Old Dominion Drive, comprises 169 independent living (IL) units, 49 assisted living (AL) units and 21 nursing beds and operates under Special Exception 87-D-025; and,

Whereas VHRC plans to expand the facility by 100 IL units over two phases of development, which would be keep the facility under its SE approved maximum of 276 IL units; and,

Whereas the first phase of development would add:

- a) A 5-story, 156,355 sf addition containing 60 new IL units,
- b) A community center/commons building,

- c) Executive offices,
 - d) A parking garage with 2 decks below ground and one above;
- and,

Whereas the second phase of development would comprise 2 more additions totaling 43,720 sf providing an additional 40 IL units; and,

Whereas at build-out, the facility would have a maximum 91 employees per shift and would generate approximately 1,187 trips per day; and,

Whereas the existing gross floor area (GFA) of the site is 400,304 sf; and;

Whereas the first and second phases of development would add 210,081 sf and 43,760 sf of GFA respectively for a total of 654,145 sf; and,

Whereas the 17.18-acre site would have a 0.875 FAR, inappropriately high density in the R-1/R-2 residential districts and not consistent with the scale of the surrounding community; and,

Whereas the Special Exception specifies development conditions to mitigate impacts on the surrounding community such as transitional screening, a limit on building height, maximum tree save to the extent possible and architectural compatibility with the existing residential neighborhood; and,

Whereas the proposed heights of the IL addition and the community center are 60' and 55' respectively and the IL building would come within 50' of Kirby Road; and,

Whereas the applicant is asking for a modification of the 50' height limitation for IL facilities; and,

Whereas the applicant appears to be providing significantly more parking than is required for the proposed expansion, 270 spaces versus the required 166 spaces; and,

Whereas there is county parkland downstream of the property and a portion of the site has no storm water controls; and,

Whereas in the Staff Report on Vinson Hall's 2008 APR Nomination 08-II-1M, county staff recommended any future redevelopment should reduce existing storm water discharges by 10% and seek to improve water quality; and,

Whereas the Franklin Area Citizens Association (FACA) opposes the SEA unless issues such as neighborhood compatibility, trip generation, storm water, parking and tree preservation are addressed; and

Whereas MCA and FACA received the elevations only 6 days before the committee meeting and the elevations don't fully reflect the development at build-out; and,

Whereas the storm water management plan has not been reviewed;

Now, therefore, be it resolved that the McLean Citizens Association strongly recommends that the October 22 Planning Commission hearing for Special Exception Amendment 87-D-025-02 be deferred until issues including, but not limited to, height, building mass, parking and storm water management can be worked out between the community and the Vinson Hall Retirement Community.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Staff
Gregory Reigle, McGuireWoods LLP
Lori Greenlief, McGuireWoods LLP
Fairfax County Planning Commission

Resolution on Special Exception Amendment West Falls Church Rail Yard

The pending Silver Line has spurred a requirement to expand the rail yard, which is already under a special exception. There has been a standing noise problem with this facility for years as documented in a 2004 Environmental Impact Statement. The loudest recorded noise level was 108db. The Record of Decision mandated that a noise box be installed on the loop track to provide relief, particularly for the wheel squeal noise. Construction of the noise box is planned (only the second in the country) but the noise squeal, loudspeakers and train horns are so loud, it may not attenuate the noise enough, particularly at night. MCA wants a commitment to a 55db noise level at the property line or will oppose the sound box. Storm water is also a concern but a new plan has been submitted which should take care of this problem adequately.

Motion to approve as amended was made and resolution passed.

DRAFT
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
October 7, 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) seeks a Special Exception Amendment (SEA) 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; and,

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

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

Whereas this Metro facility has been the subject of noise complaints from the community for many years, particularly, in regards to the high pitched noise of the loop track known as 'wheel squeal'; and,

Whereas the applicant proposes to cover a 1,038-foot portion of the loop track with a sound cover box to reduce this wheel squeal noise as recommended by the 2004 Final Environmental Impact Statement (FEIS) and required by the Federal Transportation Administration's Record of Decision; and,

Whereas in July 2009, MWAA conducted a noise study that measured both ambient noise and the noise generated from yard operations, and the study further assessed the effectiveness of preliminary acoustical design of the sound cover box to reduce noise levels in the community; and,

Whereas the existing loop track noise was measured at a maximum of 94 dBA, approximately 17 dB lower than the measurements recorded in the FEIS, and this reduction in noise level was attributed to recent maintenance actions on the track and ballast; and,

Whereas the fact this corrective action produced such a very large reduction in noise level indicates the proper maintenance of this loop track will be essential in keeping the noise at a level at which the sound cover box will remain effective; 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 Ldn, the standard measure of day and night time average noise, does not adequately measure or characterize the annoyance of wheel squeal because of its unique pitch, duration and intermittence; and,

Whereas although the acoustical design of the sound cover box is not yet complete, the noise study projects that the preliminary design will meet the noise limit of 55 dBA maximum set by the Fairfax County Noise Ordinance in almost all cases;

Now, therefore, be it resolved that the McLean Citizens Association opposes the SEA 85-D-033-02 unless the applicant agrees to the following development conditions:

1. The noise generated by the operations and activities of the site shall be subject to the following maximum noise limits, as measured at the boundary lines of the site: Such noise shall not exceed 55dBA Lmax and the octave band maximum limits for residential zoning districts, that are specified in Section 108-4-4 of the Fairfax Country Code.
2. Upon completion of the construction of the sound box facility at the Yard, the applicant shall cause an independent, certified noise-engineering firm to conduct a noise test to measure the levels of such noises which are attenuated by this noise box facility. The measurements shall be taken at a time when the ambient noise is suitably low to permit such measurement, and the Yard shall simulate normal Yard operations for the duration of the test which shall be conducted for a minimum of three consecutive hours. It shall be demonstrated that such noises are reduced to such levels that comply with the maximum noise limits set forth in the above paragraph. The applicant shall submit a report of such test, including also a description of the method of testing and measurement, to the Director of the Zoning Evaluation Division, Department of Planning and Zoning, Fairfax County, for review and approval. Further, the applicant shall implement such additional mitigation measures to the extent that they are necessary in order to further reduce such noises to such levels that comply with the maximum noise limits set forth in the above paragraph.

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

TRANSPORTATION COMMITTEE

No resolution.

At the Sep meeting a Balls Hill Rd petition to close road to trucks was discussed. Committee did not support because of questions on what alternate routes would be. VDOT was asked to look at this issue and come back with the projected impact on Balls Hill and nearby roads. This information may be ready to the next meeting. There was also discussion of prohibiting trucks from exiting I-495 on Georgetown Pike eastbound. A restriction currently exists for westbound traffic but not eastbound. Enhanced fines for speeding were recommended and the committee approved. The Board of Supervisors endorsed on 14 Sep and signs will be going up soon.

A series of public meetings on proposed public transportation improvements will be held in Oct. These include extending the turn lane from Rt 123 to Waverly Lane, the Rt 123/Ingleside intersection, the Lewinsville bridge over I-66 and the Fairfax County transit plan for improved bus service. Information on meeting dates will be sent out separately.

TYSONS CORNER LIAISON COMMITTEE

No resolution.

The Planning Commission Tysons Committee (PCTC) was off all of August. County staff released Strawman 2 of the Tysons comprehensive plan on September 16. The Task Force is upset with how things are going and are still recommending the 113 million SF of development by 2050. The recent press reports on Tysons Corner have been factually incorrect with a lot of unfounded criticism of the county staff. The GTCC sent a letter of support to the county staff. PCTC meetings will continue through December and the comprehensive plan should be passed in early Spring 2010.

MCLEAN PLANNING COMMITTEE

No resolution.

The Main Street McLean developer selection was announced and is Sasaki Associates.

MCLEAN REVITALIZATION CORPORATION

No report.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

A presentation was made by Metro officials on safety, bus planning, long range planning and impact on Fairfax County. MCA may want to set up a similar briefing for a board meeting

MCLEAN CITIZENS FOUNDATION

No report.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

VP Clancy adjourned the meeting at 9:20 p.m. The next MCA Board meeting date is November 4, 2009.

Respectfully submitted,

Nicki Watts
Recording Secretary