

McLean Citizens Association Board of Directors

Final Minutes, November 2, 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	Westberry HOA	Present
Herb Becker	Franklin Area Citizens Assoc.	Absent (excused)
Donald Borcharding	Brookhaven/Forest Villa Assoc.	Present
Valerie Brown	Saigon Citizens Assoc.	Absent
William Denk	El Nido Civic Assoc.	Present
John Foust	Timberly South HOA	Present
Louis Freeman	McLean House North Council	Present
Lynn Bays Fuechsel	McLean County Estates	Present
Jane Greenstein	Chesterford Community Assoc.	Absent (excused)
Stephen Keller	Salona Village HOA	Present
Brad Macomber	McLean Broyhill Estates	Absent (excused)
Jody Marshall	West McLean Citizens Assoc.	Present
Michelle Meehan	Greenway Heights Civic Assoc.	Present
Patricia Mroz	Evermay Community Assoc.	Present
Robert (Bob) Philipp	Shouse Village Community Assoc.	Present
James A. Robertson	Evans Mill Pond Owners Assoc.	Present
Bill Stephens	Chesterbrook Woods Citizens Assoc.	Present
Paul Wieland	McLean Hamlet Citizens Assoc.	Present
Carleen Wood-Thomas	Ellison Heights – Mt.Daniel Civic Assoc.	Present

AT-LARGE BOARD MEMBERS (13)

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

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

Harry Bacas	Broiokhaven/Forest Villa Civic Association
Beverly Crawford	McLean Times

Steve DelBianco	Franklin Park/Federation Representative
Darren Ewing	President, PMCA
Rosemary Ryan	Supervisor's Office
Brian Trompeter	Sun Gazette

CALL TO ORDER

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

INTRODUCTION OF SPECIAL GUESTS AND ANNOUNCEMENTS

President Turner welcomed Bill Stephens (Chesterbrook Woods Citizens Association), Steve DelBianco (Franklin Park/Federation Representative) and members of the Little Potomac Watershed Management Plan: Mr. Rose, Ms. Kate Bennett, County Staff, Ms. Tanya Amarain, and Ms. Shelly Frie/Woolpert Inc.

APPROVAL OF MINUTES

The Minutes of the October 5 meeting were taken as read and were approved as written.

TREASURER'S REPORT

TREASURER'S REPORT
December 7, 2005

Checking Account					
Beginning Balance - October 31, 2005 (Reconciled)					15,539.48
Add:					0.00
Deduct:					
	11/15/2005	323	Maggiano's	Banquet Reserv.	(1,125.00)
	11/15/2005	324	Susan Turner	Copies Sept Mtg	(20.00)
	11/31/2005		Sun Trust	Check Enclosure Fee	(2.00) (1,147.00)
					<hr/>
Ending Balance - November 30, 2005 (Unreconciled)					14,392.48
Certificates of Deposit					
#8718627	APY 1.49%		6 mos - matures 8/14/05		8,192.88
					<hr/>
					8,192.88
Net Worth					<hr/> 22,585.36 <hr/>

Footnote: Checking account and certificates of deposit are at SunTrust Bank in McLean.

Respectfully submitted,
Germaine Broussard
Treasurer

Jim Hunt, former President of McLean Citizens Foundation, suggested that Treasury bills are a way of investing MCA funds, rather than poorly paying CDs.

STANDING COMMITTEES

EDUCATION AND YOUTH COMMITTEE

McLean Citizens Association Resolution on Starting Date of School Year November 2, 2005

WHEREAS, on February 2nd of this year the Board of Directors of the McLean Citizens Association passed a Resolution urging Virginia legislators to amend Code of Virginia 22.1-79.1 to grant local school boards the authority to determine start dates for the school year (please see attached Resolution below); and

WHEREAS, in the legislative session ended earlier this year the Virginia Legislators failed to amend the above mentioned 22.1-79.1;

THEREFORE, BE IT RESOLVED, by the Board of Directors of the McLean Citizens Association that we again urge Virginia legislators to amend Code of Virginia 22.1-79.1 to grant local school boards the authority to determine start dates for the school year.

The Resolution passed.

Report of Education & Youth Committee October 2005

Our meeting was held on Wednesday, October 19. The committee passed a draft Resolution "Starting Date of School Year" as follow-up on a Resolution passed by the MCA Board earlier this year.

Audra Sydnor, Assistant Superintendent of Fairfax County Public Schools Cluster 1, led an informal and avid discussion on current issues impacting McLean area kids. Our next meeting is scheduled for Monday, November 21.

BUDGET AND TAXATION COMMITTEE

No Resolution.

Budget & Taxation Committee Report for the November 2005 MCA Board Meeting

On October 18, the Budget & Taxation Committee met with Marcia McAllister and Eric Sutton from the State Department of Rail & Public Transportation, along with Jim Lamb, a private public relations consultant. The meeting was held to learn more about the revised plans to extend Metrorail to Wiehle Avenue and to discuss various, associated fiscal issues.

Our visitors first gave an overview of the project and answered some questions that we had previously asked. Their explanation of the changes to the project to reduce costs was quite informative and helpful. There was considerable committee interest in the Federal Transit Administration (FTA) funding guidelines that seemingly add the value of a developer's proffer for an FTA project to a project's overall costs (and, thus, make more difficult to pass the

cost/benefit test), unless the proffer is part of joint development project between the state or local government and the developer making the proffer. This seemed quite confusing.

The State is seemingly reluctant to address its own data provided in the final Environmental Impact Statement that there is very little improvement in the reduction of traffic congestion on major roads if rail is built than if rail is not built. See Table 6.2-2 of the final EIS reproduced below. They hemmed and hawed some and discussed the transit-oriented nature of the project. I did get the impression that the State is not yet comfortable that it can pass the FTA's funding test, although it is proceeding as if it will. It wants to begin construction in December 2006.

We also spend considerable time discussing the issue of cost overruns. The State tried to assure us that there would be no significant cost overruns because of the tight controls being placed on the project. One of our committee members indicated that the typical large construction project with some federal funding has a final cost that is 2.1 times larger than the final budgeted cost. We were advised that all cost overruns would be borne by the State. Despite assurances given that this project would not go over budget, this issue remains significant and worrisome given the amount of dollars involved.

We have requested an electronic copy of the full presentation, but have not yet received it. I will have it posted on the B&T Committee's web page upon receipt so that all may examine it and draw their own conclusions about this expensive project.

Respectfully submitted,
 Rob Jackson, Chair
 Budget & Taxation Committee

Table 6.2-2: Peak-Hour Traffic Volumes and Levels of Service on Selected Highway Links

Highway Link	Location	Locally Preferred Alternative							
		No Build Alternative (2025)		Wiehle Avenue Extension (2011)		Wiehle Avenue Extension (2025)		Full LPA (2025)	
		LOS	Peak-Hour Volume	LOS	Peak-Hour Volume	LOS	Peak-Hour Volume	LOS	Peak-Hour Volume
I-66 Eastbound	Route 29 to Dulles Connector Road	F	6,900	F	5,900	F	6,900	F	6,900
Dulles Connector Road Westbound		F	6,200	F	4,600	F	5,800	F	5,700
I-495 Northbound	Route 7 to Route 123	E	7,800	E	6,900	E	7,700	E	7,700
	HOV lane	D	1,500	D	1,300	D	1,500	D	1,500
Dulles International Airport Access Highway Eastbound	At Route 7	D	4,100	B	2,400	C	3,900	C	3,800
Dulles Toll Road Eastbound	Hunter Mill Road to Reston Parkway	F	7,100	E	6,300	F	7,300	F	7,300
	HOV lane	C	1,200	C	1,200	C	1,200	C	1,200
Route 50*	Fairfax County Parkway and Route 28	F	8,300	D	7,100	F	8,200	F	8,200
Route 28*	Dulles Toll Road and Route 606	D	6,600	C	5,100	D	6,600	D	6,600
Dulles Greenway Eastbound	Route 772 to Route 659	F	8,100	D	6,800	F	8,100	F	8,100

NOTE: HOV – High Occupancy Vehicle lane(s)
 *Direction not specified by VDOT.

PLANNING AND ZONING COMMITTEE

No Resolution.

Monthly Report of the MCA Planning & Zoning Committee for October 2005

The monthly meeting of the P & Z Committee was held on October 25, 2005. Two topics were discussed, the rezoning of property to enable Winchester Homes' to construct the McLean Glen subdivision, and the "Yards/Setbacks, etc." Zoning Ordinance Amendment (ZOA).

Glen Riegle, an attorney at McGuire Woods LLP, updated the committee on McLean Glen, which is currently scheduled to come before the Planning Commission on January 19, 2005. The area, which is currently zoned R1, and which is surrounded by property zoned R1, is shown as R2-R3 in the Comprehensive Plan, although it is not apparent why this property should be zoned differently from surrounding property and no one has been able to explain to the committee why the Comprehensive Plan would allow it to be rezoned to R2 or R3. The developer, Winchester Homes would like it rezoned to PDH3.

Since its last presentation to the committee, Winchester Homes, which plans to market the development through a new subsidiary named Camberly Homes, has acquired additional acreage, bringing the subdivision to 8.1 acres from 5.26 acres. Where the development would have previously supported fourteen homes under the PDH3 plan envisioned by the developer, Winchester would like to build 21 homes on the 8.1 acre area. The 3500-4300 sq ft homes, which are expected to sell at \$1.8 million and above, would have nine foot side yard setbacks. Mr. Riegle stated that if Winchester were able to get rezoning of the property, which cannot be built on within 200 ft of a right of way, to R3, twenty-one homes could be built there. At R2, he said it would support sixteen homes. There are presently ten homes on the property. The P & Z lead is Steve Keller.

Co-chair Dale Murad presented a resolution on the "Yards/Setbacks, etc." ZOA. Initially, Dale noted that two e-mail comments he had received were that MCA should oppose any amendment at all and that it should delay commenting until an actual proposal is advanced by the county. The committee discussed reasons for supporting some change in the ordinance. The committee then went on to discuss providing some initial input now, followed by a resolution at the time that an actual amendment is proposed. Following a suggestion that we submit our input by way of letter, Dale indicated he would ask MCA President Susan Turner for guidance.

The committee discussed the substance of its comments and agreed that people would provide additional comments to Dale by Friday 28 Oct and that he would incorporate comments made at the meeting with those submitted later, change the format of the input to a letter if Susan Turner indicated that would work, and send it out for coordination by e-mail.

Cingular Wireless: Cingular was scheduled to present to the P&Z Committee in October, but this was postponed pending efforts by Cingular to convince the National Park Service and the Fairfax County Parks Department to permit a monopole to be erected in Langley Fork Park. P&Z will work with Cingular in hopes that a further extension of the Verizon/Dominion Virginia pole off Georgetown Pike near the CIA could be approved. P&Z Lead is Sally Simms.

TRANSPORTATION COMMITTEE

McLean Citizens Association Resolution Supporting Limitation Of Through Trucks On Georgetown Pike

WHEREAS members of the McLean and Great Falls communities have called to the attention of the McLean Citizens Association the acute safety concerns arising from the passage of through trucks on Georgetown Pike, including the occurrence of life threatening accidents involving through trucks, and

WHEREAS Georgetown Pike is a unique residential roadway which has been preserved as a Virginia Byway in recognition of the scenic beauty of the landscape along the Pike as it follows the variable terrain along Difficult Run and the hilly terrain in the McLean and Great Falls vicinities, and

WHEREAS the winding two lane roadway of Georgetown Pike is not a safe passage for large trucks in light of the numerous sharp curves and hills and valleys as the road follows the rugged terrain and creates hazards for oncoming automobiles in the opposing traffic lane, and

WHEREAS, a Great Falls resident was nearly killed when a large tractor trailer could not physically navigate the sharp turns at Difficult Run and fishtailed causing the resident's vehicle to slide underneath the truck and be totaled; and

WHEREAS the character of such heavy truck traffic is not compatible with the affected area and careful control of such truck traffic is necessary for the safety of the traveling public; and

WHEREAS Virginia Code Section 46.2-809 authorizes the Commonwealth Transportation Board (or the Commissioner of the Virginia Department of Transportation as its designee under 24 VAC 30-580-20), upon request by a local governing body such as the Fairfax County Board of Supervisors, to prohibit or restrict through truck traffic in the interests of the public health, safety or welfare of the citizens after due notice and public hearing, and

WHEREAS other roads in our area have been restricted to prohibit through trucks, such as Shreve Road in Fairfax County, which is not nearly as winding and hilly a road as Georgetown Pike.

NOW THEREFORE BE IT RESOLVED that the McLean Citizens Association urges the Fairfax County Board of Supervisors and the Commonwealth Transportation Board to prohibit or restrict through trucks, trailers or semitrailers (but not including pickups or panel trucks) on Georgetown Pike between the Washington Beltway (I-495) and Old Dominion intersection on Georgetown Pike in furtherance of the health, safety and welfare of the citizens of the area for the reasons stated above and that, as a first step, it petitions the Fairfax County Board of Supervisors, to hold a public hearing upon due notice on this proposal , pursuant to 24 VAC 30-580-30.

Proposed Distribution:

Honorable Joan Dubois (Fairfax County Board of Supervisors, Dranesville District)

Honorable Gerry Connolly (Chairman Fairfax County Board of Supervisors)

Honorable Katherine K. Hanley (Commonwealth Transportation Board)

Gregory A. Whirley (Acting Commonwealth Transportation Commissioner)

Dennis C. Morrison (Northern Virginia District Administrator VDOT)

The Resolution passed.

Report of the Transportation Committee for November 2, 2005

At its regular meeting on Tuesday, October 18, 2005, the MCA Transportation Committee considered three items.

1. Georgetown Pike. The Committee strongly recommends adoption by the MCA Board of its resolution to prohibit through trucks on Georgetown Pike between the Beltway and the Old Dominion Road intersection. A recent nearly fatal accident has underscored the importance of this action. The Committee determined that we could proceed under Virginia Code Section 46.2-809 before the Fairfax County Board of Supervisors and VDOT. The Committee addressed the fact that 11 years ago (in Virginia Senate Document 47), VDOT claimed it could not legally prohibit through-truck traffic on the Road. But subsequently the state statute was amended to provide greater flexibility in protecting the public from inappropriate use of through trucks.
2. Possible BRT on the Beltway. The Committee received a presentation by Bill Vincent of the Bus Rapid Transit Policy Center regarding the possibility of using bus rapid transit on the Beltway hot lanes. "BRT" refers to a collection of improvements to traditional bus services through various combinations of congestion-free lanes, real-time passenger information systems, fare collection and boarding systems and integration of station and system design. In October 2003, Fluor made a proposal for Hot Lanes on the Beltway under the Virginia Public-Private Transportation Act, which was commented upon by the MCA. The proposal provided for free use of the Hot lanes by buses. On January 20, 2005, the Commonwealth Transportation Board passed a resolution approving the 12-Lane High Occupancy Toll (HOT) concept as the preferred Beltway alternative. In April, 2005, the State signed a comprehensive agreement with Fluor.

The presentation explored some BRT alternatives. A dedicated lane is what provides the greatest benefit from BRT, and so Mr. Vincent suggested the possibility of changing the 12-lane configuration already approved by Virginia to a ten-lane configuration for other uses plus two dedicated lanes for BRT. But even if that alternative is no longer available, it would be possible to use BRT for conventional express service on shared lanes but provide BRT enhancements for the portion of service off the Beltway.

3. Possible New Spring Hill Road Bus Stop Paul Wieland made a presentation with respect to the McLean the Hamlet Dulles Road-Spring Hill Road bus stop controversy. The Hamlet has requested a stop for westbound 425 and 427 buses from the West Falls Church Metro station on the Dulles Toll Road westbound off ramp at Spring Hill Road. VDOT expressed traffic concerns, but the Hamlet seeks reconsideration particularly in view of the lack of a sidewalk between the existing Tysons-West Park Transit Station and the westbound off-ramp.

On November 29, 2005, the Transportation Committee will participate in a joint meeting with the Planning and Zoning Committee on proposed changes to the Tysons Corner Center.

Submitted by Bill Byrnes,
Chairman

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution

REPRESENTATIVES/DELEGATES TO OTHER ORGANIZATIONS

MCLEAN PLANNING COMMITTEE

John Foust reported that there will be a Bond offering (2006) for revitalizing McLean. Priorities are pedestrian safety, undergrounding of power lines, and Fire House.

MCLEAN REVITALIZATION CORPORATION

Dan Duval reported on the standing of MRC in light of moves to improve the center of McLean.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

McLean Citizens Association
November 2005 Report to the Board

2006 Legislative Agenda

On October 20, Federation membership approved the 2006 Legislative Agenda.

PRIORITIES - in alphabetical order

1. Conservation – Tree preservation and open space conservation
2. Education – Funding of state and federal mandates for K-12 education
3. Governance – Reversal of the strict interpretation of the “Dillon Rule”
4. Infrastructure – Funding of critical local transportation and education infrastructure
5. Land Use – Protection of local land use authority
6. Tax structure – Modernization of the state and local tax structure
7. Taxation authority – Equal taxing authority for counties, cities and towns

Public use zoning amendment (Lewinsville soccer field)

On October 27, Federation Board adopted a resolution recommending DEFERRAL of voting on this amendment. I moved and argued for OPPOSE, consistent with the MCA resolution, but was trounced by a majority that is usually more cautious and deferential to the BoS.

Proposed Zoning Ordinance Amendment (ZOA) on setbacks, fences, lot width, and building height

As Land Use chair, I submitted a Federation Bulletin article suggesting strict conditions that should be required if staff submits a ZOA package:

Current law allows property owners to seek a variance to minimum yard width, lot setbacks, and maximum fence height, subject to review by the Board of Zoning Appeals (BZA). Last year, the Supreme Court of Virginia re-affirmed that current law allows variances only if strict adherence to the Zoning Ordinance would restrict all reasonable use of the property.

Our Board of Supervisors subsequently determined that the County should have more flexibility in granting variances, or “modifications”, to zoning requirements. Planning & Zoning Staff then combined over a dozen potential modifications into a single proposal (see <http://www.co.fairfax.va.us/dpz/projects/minyard/summarytable.pdf>)

To explain these modifications and gather comments, staff conducted six public work sessions in September and October. As you might imagine, comments range from “*no modifications!*” to “*hurry, so I can build that new addition!*”

Criteria and Standards for granting relief from the Zoning Ordinance

Before presenting any elements of the ZOA to the Board of Supervisors, I believe that Staff should include *specific criteria and objective standards* that limit the granting of relief from the Zoning Ordinance. As a starting point for this discussion, here are six general standards for any relief:

1. Va. Code § 15-2-2309 should continue to govern the issuance of any relief, whether the County is granting relief as a variance, modification, special permit, or special exception.
2. Relief should be granted only where there is no reasonable alternative to the relief sought.
3. Relief should not be granted if the resulting total impervious surface coverage would exceed 25% of the lot area.
4. Relief should not be granted if the result allows an increase of allowable dwelling units (yield), even if the resulting density were within allowable density limits.
5. Relief should be limited such that multiple relief applications cannot be used to effectively re-zone an area.
6. Relief should not be granted unless the applicant demonstrates that the relief sought is consistent with any applicable homeowner association covenants.

As the new chair of the Federation's Land Use Committee, I welcome the participation of anyone interested in working on this vital topic.

Submitted by Steve DelBianco, MCA delegate to Fairfax County Federation of Civic Associations.

Little Potomac Watershed Management Plan

After the meeting, a presentation of the Little Potomac Watershed Management Plan was given by Mr. Rose, Director, Ms. Kate Bennett, & Ms. Tanya Amarain, all County Staff, and Ms. Shelly Frie/Woolpert Inc. The same information can be accessed on the Fairfax County website at: <http://www.fairfaxcounty-watersheds.net>. Brochures were distributed and comments by e-mail were encouraged.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

President Turner adjourned the meeting at 9:50 p.m.

Respectfully submitted,

Desmond B. O'Rourke
Recording Secretary