

# McLean Citizens Association Board of Directors' Meeting Draft Minutes, November 3, 2010

## BOARD OF DIRECTORS

### OFFICERS (6)

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

### DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)

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

### AT-LARGE BOARD MEMBERS (14)

Farrokh Alemi	Present
Roshan Badii	Present
Tom Brock	Absent (Excused)
Frank Crandall	Present
Bill Crosby	Present
Don Finberg	Present
Joe Gibson	Present
Usha Jairam	Present
Elizabeth Morton	Present
Dale Murad	Absent (Excused)
James Phelps	Present
Ted Smith	Present
Kathryn Woods	Present
Mark Zetts	Present

Guests whose attendance was recorded by recognition or signing in:

Bobbi Bowman.....The McLean Ear

**CALL TO ORDER**

President Jackson called the meeting to order at 8:00 PM at McLean Community Center’s Community Hall (sections B & C).

**APPROVAL OF MINUTES**

The MCA Board meeting minutes for October 6, 2010 were approved as amended.

**TREASURER’S REPORT**

Bill Denk reported that MCA submitted proof to IRS of MCA’s formal existence. He thanked Kerry Stackpole for reducing the cost of the membership mailing.

The report for November is inserted below:

McLEAN CITIZENS ASSOCIATION

**TREASURER’S REPORT**

3-Nov-10

<b><u>Checking Account</u></b>				
Beginning Balance	9/30/2010			<b>18,448.82</b>
		<b>Deposit</b>		
Additions	10/28/2010		Dues	260
Total - Additions				<u>0.00</u>
Total				<b>18,708.82</b>
Deduct		<b>Check #</b>		
	10/17/2010	1119	FX Fed. Of Citizens Assocs.	\$60.00
	10/20/2010	1120	Kwik Kopy Tent Cards	15.89
	10/24/2010	1121	Kerry Stackpole - Fall Mailing	239.01
Total - Deducts				<u>314.90</u>
Checking Balance				<b>18,393.92</b>
<b><u>Certificates of Deposit</u></b>				
	3000102773	APY 2.2%	10/6/2010	5,644.15
	3000102774	APY 1.25%	8/23/2010	5,574.99
	3000103064	APY .75%	10/1/2010	5,777.44
CD Total Current Value				<u><b>16,996.58</b></u>
<b>Net Worth</b>				
<b>(Checking/CD)</b>				<u><u><b>35,390.50</b></u></u>

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

Respectfully submitted,  
William J. Denk  
Treasurer

## **REPORT OF PRESIDENT / EXECUTIVE COMMITTEE**

President Jackson recapped the Oct 28<sup>th</sup> Fall Membership Meeting. Attendees expressed concern with lack of planning for access to Tysons from McLean with the lack of sidewalks and trails, and commuter parking being removed from the comprehensive plan. Comments further emphasize the need to get the community engaged in the process.

Three committees are without co-chairs and volunteers are needed to step up for the positions.

## **STANDING COMMITTEES**

### **TRANSPORTATION COMMITTEE**

No resolution.

The committee met with the Federal Highway Administration and received an update on traffic congestion measures.

### **EDUCATION & YOUTH COMMITTEE**

No resolution.

Mark Zetts was a guest at the Oct meeting to discuss the issues involved with placement of cell phone towers on public school property. State Senator Janet Howell will speak in Nov on education issues. Committee opinion is that expenditure of the \$2 million in extra 2010 funding should be deferred until 2012 to cover the further budget shortfall anticipated rather than giving a pay raise to teachers.

### **BUDGET & TAXATION COMMITTEE**

No resolution.

The county budget chief briefed the Dranesville Budget Task Force in Oct. There are currently 30,000 unemployed in Fairfax County but he expects some job growth in the coming year. He also expects some increase in home prices. The general fund revenue will be down this year but will likely grow 2 to 2 ½ % over the next 2-3 years. Non-residential rates are also down. A small increase in personal property sales is anticipated with an overall growth of \$78 million likely over last year. The county budget was balanced the last two years due to Federal stimulus money.

Bill Denk questioned whether MCA is being co-opted by the committee's participation in the bimonthly task force meetings rather than sending them board-adopted opinions/resolutions on specific issues.

Discussion ensued on pros and cons of the current approach ending with Ted Smith's pledge to have a resolution ready for the Dec meeting.

**PLANNING & ZONING COMMITTEE**

Resolution to oppose reduction of the zoning appeal fee

There is a fee for appealing zoning violations which the county increased to recover more of the actual cost incurred. However, complaints were received on the increase and the county reversed their support of the higher fee.

The committee recommends retention of the current level of fee so that 75% of the cost is recovered by the county. In this era of significant budget constraints, reducing the fee will only add further to the burden on taxpayers rather than the individual filing the appeal. The higher fee also encourages applicants to go through the variance process, preferable to an appeal which slows down resolution of the zoning violation. Motion was made and resolution passed with two abstentions (Jim Phelps and Ted Alexander).

**McLean Citizens Association Resolution  
Fairfax County Zoning Ordinance Amendment  
Zoning Appeal Fee  
October 28, 2010**

**Whereas**, the subject Zoning Ordinance Amendment would lower the filing fee for a zoning appeal application from \$2,455 to an amount advertised between \$500-1,000; and,

**Whereas**, the appeal fee was raised in July 2009 from \$375 to \$2,455 in order to recover more of the costs incurred by the Department of Planning and Zoning to service these appeals; and,

**Whereas**, the current fee of \$2,455 represents a cost recovery rate of 75% and fully complies with Section 15.2-2286 of the *Code of Virginia* which permits localities to collect such fees and Section 15.2-2311 which states the fee for filing an appeal shall not exceed the cost of advertising the appeal hearing and reasonable costs; and,

**Whereas**, county staff recommends the appeal fee be set at \$1,000 which represents a 31% cost recovery rate; and,

**Whereas**, 90% of the appeals are generated by zoning enforcement actions; and,

**Whereas**, the appellant who stands to benefit, not the taxpayer, should bear the costs of such county services;

**Now, therefore, be it resolved** that the McLean Citizens Association opposes the reduction of the zoning appeal application fee and recommends the current fee of \$2,455 be retained.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Benjamin Wiles, Staff  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors

The McLean police station is being remodeled and planners will present the details to the committee this month.

The Reddfield substation location has been finalized to be near Fisher Ave with the three other candidate sites deemed unsuitable. Construction plans have changed from concrete to modular buildings to save money. It has not yet been determined what, if any, additional county approvals may

be needed since the impact may be different. A number of trees will be removed and the committee has asked that trees be replanted to buffer the facility from the neighborhood.

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

Resolution on the master plan for the Salona property

Only one public meeting has been held on the Park Authority's master plan for the Salona property with final approval scheduled for mid-Dec which constitutes a rush to judgment in the opinion of the committee. The plan does not capitalize on the historical aspects of the property, e.g., its fully operating springhouse. The resolution asks the authority to slow down the process so that the public has adequate opportunity to express opinions on site usage but does not include recommendations on specific uses. Sally Horn commended the committee for the outstanding job they did on the resolution. Motion was made and resolution passed with John Adams abstaining from the discussion and the vote, and Mark Zetts, Leslie Gelman, Jim Phelps, Ed Saperstein and John Gibson abstaining from the vote.

## **McLean Citizens Association**

### **RESOLUTION REGARDING MASTER PLAN FOR THE SALONA PROPERTY**

**WHEREAS**, the Salona property comprises approximately 52 acres at the center of which is the property's residential core of 7.8 acres, which core is protected in perpetuity by a 1971 easement to the Fairfax County Board of Supervisors; and,

**WHEREAS**, Salona was listed on the "National Register of Historic Places" in July 1973 and on the "Virginia Landmarks Register" in June 1973; and,

**WHEREAS**, in December 2005 approximately 41.5 acres of the Salona property were placed under a conservation easement with the Fairfax County Park Authority (FCPA) as the grantee with the Northern Virginia Conservation Trust designated as the party with standing to enforce the terms of the easement; and,

**WHEREAS**, the Parks and Recreation element of the adopted Countywide Policy Plan of The Comprehensive Plan for Fairfax County, Virginia - 2007 Edition, as amended, states: "Fairfax County should support the conservation of appropriate land areas in a natural state to preserve, protect, and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life" and further includes as an objective that Fairfax County should "protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources"; and,

**WHEREAS**, Fairfax County has established the Open Space/Historic Preservation Easements Program, committed to conserving natural and heritage resources as allowed by the Code of Virginia, such as open space, sensitive environmental resources, trees, scenic vistas, historic sites and recreation uses such as trails. Fairfax County policy encourages the use of conservation easements to preserve Heritage Resources for the aesthetic, social, and education benefits of present and future citizens, and Heritage Resources are defined as "those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities," including sites or structures, like Salona, listed on the Fairfax County Inventory of Historic Sites; and,

**WHEREAS**, a Cultural Landscape Report (CLR) was prepared for FCPA in July 2008 by John Milner Associates, Inc., an independent cultural resources consultant, to support FCPA's efforts regarding treatment, protection, and future planning for Salona's historic landscape; and,

**WHEREAS**, the CLR notes that the Salona property contains buildings, structures, archaeological resources, and landscape features that are of interpretive, educational, and scientific value to the public and is one of the last sizeable open spaces in McLean; and ,

**WHEREAS**, the CLR specifically notes that "the three fields in the north third of the property have developed, possibly by design, into the largest contiguous patch of meadow remaining in this part of Fairfax County" and that "these fields and the hedgerows that border them contain at least 100 native and non-native plant species, including trees, shrubs, grasses, and forbs"; and,

**WHEREAS**, the CLR also notes the following significant attributes of those three fields:

“This area retains a high level of historic integrity due to its spatial configuration and the presence of the historic drainage channels and road trace. It is highly sensitive to change due to its historic integrity and also to its current environmental qualities as meadow, hedgerow and wetland. The primary goals in the Northern Fields zone are, in this order, to preserve the existing contributing historic features and the more recent environmental features, interpret both, and render them accessible to the public.” (Emphasis added).

“The recent suburban construction which surrounds the property today has cocooned it in an almost forgotten era when many such farmers made their living from the land, preserving and protecting it for their future generations. Despite the surrounding changes, the property itself has altered little and remains as a testament to an earlier era when Virginia was founded on and sustained by an agrarian economy.”

“Vegetation within the field complex is varied in type and quality, including native wet meadow and upland species. According to Charles Smith of the Park Authority, altogether, the three fields, referred to as the eastern, western, and central fields, comprise the largest remaining open meadow in this part of Fairfax County.”

“The central field, the largest of the three at 5.9 acres, is considered particularly special and rare in its composition and stability. Different in character from the other two fields, the central field harbors a consistent cover of Indian grass and numerous other native meadow species, such as switch grass (*Panicum virgatum*), big bluestem (*Andropogon gerardii*), and forbs. This unusually high quality of meadow is extremely rare in Fairfax County.”

“In sum, the Salona agricultural landscape survives today as one of very few such landscapes that remain relatively intact in Fairfax County.”

“This meadow, part of which is a designated wetland, and the hedgerows that enclose it have become important wildlife habitat and should be protected as an environmental resource for Fairfax County;” and,

**WHEREAS**, the FCPA held only one preliminary public meeting on February 4, 2010 prior to preparing a draft master plan dated June 22, 2010 which contained three alternative concept plans, and subsequent to transmitting this draft to the FCPA Board in July 2010, FCPA prepared a second draft master plan dated July 22, 2010 (Draft Master Plan) containing a single, preferred alternative, all of which are inconsistent with FCPA’s own public participation process as set forth on its “Park Planning and Development webpage”; and,

**WHEREAS**, the second Draft Master Plan dated July 22, 2010 (referenced above) was not made available to the public on the Salona webpage until September 15, 2010, nearly two months subsequent to delivery to the FCPA Board for review” ; and,

**WHEREAS**, the Draft Master Plan calls for the installation of, among other features, two rectangular natural turf playing fields, a dog park, a playground and a 100-car parking lot in the northern fields; and,

**WHEREAS**, the Draft Master Plan also notes as alternative or interim uses the continued preservation of native grasses, environmental programming, community gardens, horticultural and agricultural education or demonstration areas, public art displays, amphitheatre, history demonstration or reenactment areas, community gathering space for outdoor events such as festivals, and unstructured play areas; and,

**WHEREAS**, the Fairfax County Environmental Quality Advisory Council has repeatedly called for the Fairfax County Park Authority to fully honor its charter which gives as the two co-equal parts of its mission (1) preservation and stewardship of the natural resources entrusted to it and (2) development of facilities such as playgrounds and ball fields within park properties for the use of surrounding citizens; and,

**WHEREAS**, the second item in the mission statement has been disproportionately implemented in the greater McLean area while the first item has remained substantially under-fulfilled; and,

**WHEREAS**, the significance of the Salona property from a cultural, historic and natural resource perspective merits a comprehensive public input process to develop a community resource that would best serve the McLean Community; and,

**NOW, THEREFORE, BE IT RESOLVED** that the McLean Citizens Association (MCA) calls for an open, public planning process that permits opportunities to develop and fairly consider the ideas referenced in the “alternative and interim uses” language of the Draft Master Plan, to ensure the unique historic, cultural and natural resource values of the Salona property are protected; and,

**BE IT FURTHER RESOLVED** that the MCA calls on the FCPA to work with MCA and the Dranesville District Supervisor’s office to schedule public workshops to allow community input into the development of the alternative

uses and other compatible alternative uses to ensure that the master plan for Salona reflects the McLean community's views as to the appropriate uses for this unique property; and,

**BE IT FURTHER RESOLVED** that the MCA calls on FCPA not to schedule a vote on any draft master plan for Salona until after such public workshops and any appropriate additional public meetings have been held and a draft master plan has been developed that reflects the McLean community's input and concerns.

### **MEMBERSHIP COMMITTEE**

No resolution.

Farrokh Alemi has been sending emails out to 2008 members who have email addresses and has been receiving replies with concerns about Tysons construction and access to Tysons in the future. He was requested to compile these comments for the board.

### **TYSONS CORNER LIAISON COMMITTEE**

No resolution.

One rezoning application in east Tysons has been accepted for review. Barbara Byron is working on a business plan for the area with ideas on implementation. The policy and working groups have been doing liaison work with individual land owners. Biggest issue at this time is what will be done on traffic studies. The final public hearing will be held Nov 17<sup>th</sup>.

### **MCLEAN PLANNING COMMITTEE**

No resolution.

At the most recent meeting, lighting at the new Capital One Bank building on Dolley Madison Blvd/Rt 123 was brought into question. The level of illumination is very bright and out of place with everything else on Rt 123 and McLean in general, and the committee would like the bank to lower the intensity. Frank Crandall mentioned that the outdoor lighting ordinance was undergoing review and suggested the committee reach out to the county.

### **MCLEAN REVITALIZATION CORPORATION**

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

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

None.

### **ADJOURNMENT**

Pres Jackson adjourned the meeting at 9:30 p.m. The next MCA Board meeting will be held December 1, 2010.

Respectfully submitted,

Nicki Watts,  
Recording Secretary