

McLean Citizens Association Board of Directors' Meeting Final Minutes, December 1, 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.....	Present
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.....	Absent
John Mealey III	McLean Hamlet	Present
George Parkins	Shouse Village Community Association	Absent
James A. Robertson	Evans Mill Pond Owners Association.....	Present
Suzanne Samuels (Seigel)	Langley Oaks.....	Present
Ed Saperstein	Glen Haven Farms	Present
John Schaefer	McLean Broyhill Estates	Present
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	Present
Frank Crandall	Present
Bill Crosby	Present
Don Finberg	Present
Joe Gibson	Present
Usha Jairam	Absent
Elizabeth Morton	Absent
Dale Murad	Present
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 November 3, 2010 were approved as amended.

TREASURER’S REPORT

The report for December is inserted below:

McLEAN CITIZENS ASSOCIATION

TREASURER’S REPORT

1-Dec-10

Checking Account

Beginning Balance	11/3/2010		18,393.92
		Deposit	
Additions			
Total - Additions			<u>0.00</u>
Total			18,393.92
Deduct		Check #	
Total - Deducts			<u>0.00</u>
Checking Balance			18,393.92

Certificates of Deposit

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>16,996.58</u>

Net Worth (Checking/CD)

35,390.50

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 requested approval of Jim Robertson as co-chairman of the Transportation Committee. Motion was made, seconded and vote was unanimous to approve. Volunteers to co-chair the Membership and the Parks and Recreation Committees are still needed.

The topic of whether to hold the annual MCA banquet was discussed. The last one was held in 2006 and attendance was low. The cost to MCA was \$2640 which was a questionable expenditure of MCA dues for some members. The general consensus was that the interest did not exist to hold the banquet.

STANDING COMMITTEES

TRANSPORTATION COMMITTEE

No resolution.

The committee is putting together a resolution to support replacement of the Cabin John Bridge which should be ready in January.

EDUCATION & YOUTH COMMITTEE

No resolution.

Committee met with State Senator Janet Howell in November. She will be taking up the issue of giving local jurisdictions authority to determine the start of their public school year.

BUDGET & TAXATION COMMITTEE

Resolution on Funding Tysons Public Facilities

Authored by Bill Crosby, the goal of the resolution is to follow up on concerns about developers cutting deals with the county favorable to them, and at the expense of the taxpayer. How to finance the Tysons expansion has still not been determined and likely won't be until after the next election. There is a great deal of potential for the bulk of the expense to be financed through taxes with little benefit to the taxpayer. A motion was made, seconded and the resolution passed unanimously.

Farrokh Alemi recommended that MCA take out an ad with our position which will be more influential and reach more citizens. It was further suggested that the board work with editorial boards to get the facts out on the taxpayers' burden of cost.

**Resolution
Approved by the
McLean Citizens Association
December 1, 2010**

Whereas, the new Tysons Corner Comprehensive Plan approved by the Fairfax County Board of Supervisors in June 2010 did not include a means to pay for the required infrastructure; and,

Whereas, the large expansion of Tysons Corner recommended by the plan is a foreseeable burden on current residents in the surrounding areas because it will increase traffic congestion and related noise and air pollution, increase crowding in local schools and parks, and increase the burden on fire and police protection; and,

Whereas, it is unfair to expect all Fairfax residents to pay for the long-term infrastructure needs that will be required to support the planned expansion of Tysons, including the planned two-fold increase in the workforce and five-fold increase in residential population of Tysons Corner, especially in the face of continuing budget austerity; and,

Whereas, the Board of Supervisors Revitalization & Reinvestment Committee, on June 1, 2010, produced a document entitled "Funding Tysons Transportation Improvements", which proposed that only one-third of the cost of Tysons-wide transportation infrastructure (based on unsubstantiated estimates) be paid by the landowners and the majority of the cost be picked up by the public sector, i.e., a 33% to 67% split between landowners and other funding sources, notwithstanding the fact that the requirement for additional roads is almost entirely attributable to the expansion of Tysons; and,

Whereas, the Board of Supervisors had previously established a transportation public facilities cost recovery plan for the Route 28 corridor, i.e., a 75% to 25% split between landowners and other funding sources; and,

Whereas, the primary beneficiaries of the massive new development will be the private sector landowners and developers; and,

Therefore be it resolved that prior to approving development plans for specific parcels of land within Tysons and issuing building permits, the Board of Supervisors establish a public facilities cost recovery plan to cover the required infrastructure, including but not limited to transportation.

Be it further resolved that the public facilities infrastructure cost recovery plan use a formula similar to that used successfully for transportation in the Route 28 corridor, i.e., a 75-25 split between landowners and other funding sources, that will ensure the cost burden is borne primarily by the land owners and not passed on the county taxpayers.

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

PLANNING & ZONING COMMITTEE

Resolution on Dominion Virginia Power Substation

Dominion Power needs another substation and has proposed locating it between the existing West Falls Church Metro yard and the residences on McKay Street termed the "Reddfield Substation" in the resolution. Construction here would be close to high voltage transmission lines and require the removal of many mature trees. With the 85-foot high backbone structure, the visual impact on the nearby residences will be significant. The Lemon Road Civic Association opposes the location and wants MCA to do so as well. Mark Zetts characterized the proposed substation as a very difficult case because it is critical infrastructure and will in all likelihood be approved at the Dec 9th hearing despite the strong neighborhood opposition. Many of the other fifteen sites Dominion considered placed the substation closer to residential homes than the Reddfield site. Dominion has offered to pay for some amount of landscaping although it will take years for it to grow to maturity. The purpose of the resolution is to improve the landscaping and other measures to mitigate the impact on nearby homes. The likelihood of

a degraded quality of living for the neighboring area with residents possibly not being able to sell their houses and just compensation for loss of property values have not been addressed. The resolution was discussed at length by the committee and a motion for a vote was made, seconded and the resolution defeated. An alternate resolution was introduced to oppose the substation and request cost impacts. Mark pointed out the fact that the location would undoubtedly be approved at the hearing without MCA input. The alternate resolution was voted on and defeated. A motion to reconsider the original resolution was made, seconded and passed. A friendly amendment was proposed eliminating the underground routing specifically via Mount Royal Park (para 5). A vote was motioned, seconded and passed. (John Adams abstained from all discussion and votes.)

**McLean Citizens Association Resolution
Dominion Virginia Power
Reddfield Substation at West Falls Church Metro Yard
Special Exception Amendment 85-D-033-03 and 2232-D10-012
Tax Map 40-3 ((1)) 0086 pt.
December 1, 2010**

Whereas, Washington Metropolitan Area Transit Authority (WMATA) currently operates a Metro service and inspection yard (Metro Yard) in West Falls Church under special exception permit SE 85-D-033-02; and,

Whereas, the applicant, Dominion Virginia Power, in coordination with the WMATA, seeks to amend SE 85-D-033-02 to construct an electrical power substation, named Reddfield, within the Metro Yard; and,

Whereas, proposed substation would provide electrical power to the rails inside the Metro Yard, the Silver Line rails between Falls Church and Tysons and the first three Metrorail stations in Tysons; and,

Whereas, proposed substation would additionally provide power to an area in the general vicinity of Magarity Road, Great Falls Street, Westmoreland Street, Idylwood Road and portions of western McLean, plus East Tysons which is planned for redevelopment; and,

Whereas, proposed substation would provide electric load relief and emergency support for the power substations in the adjacent service areas, thereby allowing faster restoration of service when power outages occur; and,

Whereas, the proposed substation would comprise two transformers, only of which would be required to power the rail facilities and the local area; the second would not be installed until needed to satisfy future power demand; and,

Whereas, the proposed substation would additionally comprise a tall backbone structure which the applicant has proposed reducing from a proposed height of 95 feet to 85 feet; and,

Whereas, there is no alternate site for the substation in a commercial or industrial district within 1 mile of the proposed location; and,

Whereas, the applicant investigated 15 alternate sites for the substation in residential districts along the general path of the existing high voltage transmission lines, and all sites were rejected as unsuitable; and,

Whereas, the applicant considers the proposed Reddfield location to be advantageous because the transmission lines and rail facilities are proximate and WMATA is providing the site access and storm water facilities; and,

Whereas, the combination of several unique site conditions preclude the proposed substation from being shielded from the McKay Street view shed;

- A substation elevation 20 feet higher than the McKay Street homes,
- An existing 100-foot wide easement for the main transmission lines that limits vegetation height to 14 feet,
- Yet another 100-foot wide easement for the transmission lines that feed the substation,
- An existing stream valley RPA between the community and the substation,
- An approved WMATA storm water management facility adjacent to the substation that will result in extensive tree loss,
- Insufficient space around the substation compound to accommodate an effective landscaped buffer,

- An 85-foot backbone structure and other visible substation components; and,

Whereas, due to the above cited conditions, the applicant is requesting a modification of the transitional screening and waiver of the barrier requirements for the portions of the site that abut residential properties; and,

Whereas, the county staff report acknowledges, “*the proposed facility will have a visual impact on several nearby residential properties*”; and,

Whereas, in recognition of the proposed facility’s visual impact, the applicant has proposed off-site landscaping for screening individual residential properties (with the landowners’ permission); and,

Whereas, the loss of trees due to the construction of the substation and the WMATA storm water management facility would further result in portions of the Metro Yard being visible from the McKay Street residences for the first time since the facility was built in 1985;

Now, therefore, be it resolved that the McLean Citizens Association opposes SEA 85-D-033-03 and 2232-D10-012 unless the applicant accepts the following SEA development conditions:

1. The facility backbone structure shall be no higher than 85 feet,
2. Before the start of construction, a conservation easement shall be recorded over the area designated on Plat Sheet 3 as ‘Tree Save Area’ to the north of the substation with the Board of Supervisors of Fairfax County, Virginia named as the grantee of the easement,
3. The conservation easement shall be marked every 30 to 40 feet along the easement’s boundary with permanent iron pipe,
4. With the consent and coordination of the individual property owners, supplemental off-site plantings a minimum of 7 feet in height and 3.5 inches in caliper at the time of planting shall be provided to screen the adjacent residential properties along McKay Street. The exact type, number, and location of proposed trees shall be reviewed by the Urban Forester and recorded on the SE Plat. All off-site plantings shall be maintained by the respective property owner. The applicant shall replace any tree that does not remain viable, as determined by the Urban Forester, within the first ten (10) years of planting, however, the applicant shall not be responsible for tree loss due to drought conditions or willful or malicious destruction. The applicant’s offer to provide off-site screening shall remain in effect from SEA approval until the completion of Reddfield substation or the Metro Yard expansion, whichever occurs later,
5. The power lines leaving Reddfield substation to distribute power to the service area shall **not** be routed in front of the houses on McKay and Eastman Streets.

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

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution.

A new county department of code compliance has been established which represents a considerable step forward in consolidation of code compliance county-wide. The committee recently received a petition on a potential park site in Greenway Heights comprised of park, school and Board of Supervisor-owned land which would be consolidated.

The Salona property hearing was held with 200-250 attendees and 20 speakers. Preservation of the historical and natural qualities of the site was emphasized rather than advocacy of sports fields, and the master plan was resoundingly rejected. Frank Crandall lauded the coverage of the “Trumpeter” as important in getting information out to the public.

MEMBERSHIP COMMITTEE

No resolution.

Farrokh Alemi requested appropriation of \$20 a month for database maintenance to facilitate a monthly email to MCA members on board activities and information. A motion was made to spend up to \$500 annually which was seconded and the vote unanimous to approve the expenditure.

TYSONS CORNER LIAISON COMMITTEE

No resolution.

The committee met with Barbara Byron/Fairfax County Office of Community Revitalization and Reinvestment Advisor Group. Two Tysons zoning requests have been accepted for review. She does not believe ball fields belong in Tysons because the land is too valuable. An open house will be held at Marshall High School next week where various landowners will talk about their projects.

Ted Alexander expects the Board of Supervisors to approve a cost sharing ratio of 53% tax payers – 47% landowners rather than the MCA position of 25-75. Brenda Krieger is still working on the business plan but is confident that there will be no governance and no funding control given to area councils for Tysons. It is recognized that none of the traffic studies will be ready before the plan. A Fairfax County/Tysons Corner development web site should be up soon and the decision on the ratio will be posted.

MCLEAN PLANNING COMMITTEE

MCLEAN REVITALIZATION CORPORATION

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

The agenda for the last meeting was changed from mass transportation to bicycling without prior notice. The next meeting will be on the Chesapeake Bay. Pres Jackson was nominated for the county advisory group which will comment on redistricting.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Pres Jackson adjourned the meeting at 10:35 p.m. The next MCA Board meeting will be held January 5, 2011.

Respectfully submitted,

Nicki Watts,
Recording Secretary