

**McLean Citizens Association
Board of Directors**

Final Minutes, December, 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 |
| Mark Zetts | Corresponding Secretary | Present |
| Desmond B. O'Rourke | Recording Secretary | Present |

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (21)

| | | |
|----------------------|---|-------------------------|
| John Adams | Georgetown Pike & Potomac River Assoc. | Present |
| Ted Alexander | Westberry HOA | Present |
| Herb Becker | Franklin Area Citizens Assoc. | Present |
| Donald Borcharding | Brookhaven/Forest Villa Assoc. | Present |
| Valerie Brown | Saigon Citizens Assoc. | Absent |
| William Denk | El Nido Civic Assoc. | Absent |
| Darren Ewing | Pimmit Hills Citizens Association | 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. | Present |
| Stephen Keller | Salona Village HOA | Present |
| Brad Macomber | McLean Broyhill Estates | Alternate (Bill Frazer) |
| Jody Marshall | West McLean Citizens Assoc. | Absent |
| Michelle Meehan | Greenway Heights Civic Assoc. | Absent |
| 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 (12)

| | |
|--------------------|---------|
| Robin Bates | Present |
| Mike Clancy | Present |
| Frank Crandall | Present |
| 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: Rosemary Ryan Supervisor's Office
Aranya Tomseth The Connection
Hillary Zahn

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 Darren Ewing (Pimmit Hills Citizens Assoc.) as a new Director.

President Turner announced that Dr Gridlock will speak at the General Membership Meeting, Thursday, February 23, 2006.

President Turner announced that the Annual MCA Awards Banquet will take place March 24 at 7:00 p.m. in Maggiano's Little Italy Restaurant, 2001 International Drive, McLean. Lilla Richards will receive the Citizen of the Year award and Ed Pickens the Dual Environmental Award. The Red Hat Society will receive a special award.

President Turner urged Directors to promote membership in the McLean Citizens Association. There are 26,000 or so households in the area. The membership total is currently around 1,000.

APPROVAL OF MINUTES

The Minutes of the November 2 meeting were taken as read and were approved with one correction (namely, Jim Hunt is now a former President of McLean Citizens Foundation).

TREASURER'S REPORT

McLEAN CITIZENS ASSOCIATION
TREASURER'S REPORT
January 4, 2006

Checking Account

| | | | | | | |
|--|------------|------|-------------------------|---------------------|----------|------------------|
| Beginning Balance - November 30, 2005 (Unreconciled) | | | | | | 14,392.48 |
| Add: | 12/5/2005 | Dues | | | 300.00 | |
| | | | | | | <u>300.00</u> |
| Deduct: | | | | | | |
| | 12/6/2005 | 325 | Mark Zetts | Display Case | (475.91) | |
| | 12/7/2005 | 326 | Susan Turner | Copies Dec Mtg | (8.19) | |
| | 12/20/2005 | 327 | LetterComm | Membership Mailing | (724.42) | |
| | 11/31/2005 | | Sun Trust | Check Enclosure Fee | (2.00) | (1,210.52) |
| Ending Balance - December 31, 2005 (Unreconciled) | | | | | | 13,481.96 |
| Certificates of Deposit | | | | | | |
| #8718627 | APY 1.49% | | 6 mos - matures 8/14/05 | | 8,192.88 | |
| | | | | | | 8,192.88 |
| Net Worth | | | | | | 21,674.84 |

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

Respectfully submitted,
Germaine Broussard, Treasurer

STANDING COMMITTEES

EDUCATION AND YOUTH COMMITTEE

No resolution.

Education and Youth Committee
Report, December 2005

Our Education & Youth meeting was held on Tuesday, December 20. It was a joint meeting with the Budget and Taxation Committee. Senator Howell, our state senate representative, led an active discussion on education, fiscal and other matters. In January and February 2006 we plan to review the proposed FY 2007 school budget (respectfully submitted by Ed Saperstein).

BUDGET AND TAXATION COMMITTEE

No resolution.

PLANNING AND ZONING COMMITTEE

No Resolution.

Letter to Oakcrest School

The Board approved a letter from President Susan Turner to Oakcrest school to the effect that the MCA agrees to waive the six-month advance notice requirement for an application to be filed prior to March 21, 2006, on the part of Oakcrest School in reference to SEA 00-D-006-02 – Modification Notice Requirement.

John Foust presented the Tysons I Rezoning Plan. A revised summary (12/09/05) is given here:

Tysons Corner Center Rezoning Application

(Summary of Rezoning Application (RZ 2004-PR-044))

- Applicant: Tysons Corner Holdings, LLC (c/o Macerich East Development, LLC)
- Property Size: 78.64 Acres
- Current Development: 2,474,135 square feet of shopping center (includes recent 313,563 sq. ft. expansion and soon to commence 75,000 square foot Hecht's expansion)
- Proposed: Mixed Use "Transit Oriented" development with a total of 5,967,235 square feet of gross floor space including existing mall, high rise office buildings, multi-family residential (1262 units), Hotel (232 rooms) & parking garages with 16,963 parking spaces (versus existing parking spaces of 7,949).
- Current Zoning: C-4 (High Intensity Office District) and C-7 (Regional Retail Commercial District)
- Proposed Rezoning: Planned Development Commercial District (PDC)

Per Applicant: With Metrorail to Tysons, proposal will transform the current retail-oriented property into a community-focused “place” with multiple uses

Proposed Uses: Multi-family Residential, office, retail, hotel

Planned Build-Out: 10 to 15 years

Existing unused by-right development available: 459,166.8 square feet

Additional development proposed: 3,493,100 gross square feet, including:

| | |
|---------------------------------|-------------------------------------|
| Office: | 1,376,000 square feet |
| Multi-family Residential Units: | 1,640,900 square feet (1,262 units) |
| Hotel: | 274,500 square feet (232 rooms) |
| Retail: | 201,700 square feet |
| Parking: | 9,014 spaces |

Phasing: Phase 1 can be constructed at any time after rezoning; not contingent on Metrorail. Phases 2 can be constructed after approval of Full Funding Grant Agreement for Tysons Metrorail. Phases 3 and 4 cannot get occupancy permits until after rail extension is completed to Wiehle Avenue and Metrorail is operating through Tysons to Wiehle.

Major Additions by Phase:

- Phase 1: Demolish strip mall (Circuit City, etc.)
Add 557,000 square foot (18 story) office tower
Add 535,400 square foot (27 story) multi-family residential (344 units)
Add 274,500 square foot (21 story) hotel
Add elevated plaza (120,000 square feet?). Includes: hardscape, vegetation, active and passive recreation (ice rink similar in size to Reston Town Center)
Add parking (3121 spaces)
- Phase 2: Add 498,000 square foot (25 story) multi-family residential (370 units)
Add 520,000 square foot (17 story) office tower
Add parking (2405 spaces)
- Phase 3: Add 292,500 square foot (15 story) multi-family residential (200 units)
Add parking (1328 spaces)
- Phase 4: Add 226,100 square foot (7 story) office building
Add 315,000 square foot (15 story) multi-family residential (283 units)
Add parking (2160 spaces)

In addition, there is some plaza level retail added and most office and residential building will include first-floor retail space.

FAR: Per applicant, this is a mixed use, transit oriented development. The total existing and proposed FAR is 1.76. Per Comprehensive Plan, with rail option, maximum FAR is 2.0 within 1,000 feet of station platform and 1.2 to 1.6 FAR between 1,000 feet and 1,600 feet of station platform.

Building Heights: Near Chain Bridge Road and proposed transit station, the tallest building height is 350 feet. Phases One and Two have 5 buildings over 300 feet.

- TDM: The proffers include a Transportation Demand Management Plan. The proffers state that at the time of build-out for each phase, the Applicant will not exceed the number of trips (as set forth in the proffers) generated by the proposed office and residential uses during the peak hour. The proffers include requirements for implementing the TDM Plan as well as for monitoring, reporting, evaluating and adjusting the plan.
- Transportation: Each phase includes proffers for “road improvements”. Most proffers involve installing or adjusting traffic signals. In addition, there are improvements proposed to the Center’s roadway; a bus plaza/stop area is proposed along Route 123 near the future Metro station platform; additional turn lanes will be added from Routes 7 and 123 into the Center; bus shelters & bicycle racks will be added; pedestrian bridge linkage to transit station will be provided by WMATA. The proffers indicate an additional lane will be added to Route 7 between Tysons Corner Center entrance and International Drive. The applicant has said it is also adding a lane to Route 123 along the Center (although that does not seem to appear in the proffers).
- Public Facilities: Applicant expects to spend about \$955 or more per dwelling unit for “on-site recreational facilities”. If less is spent, Applicant proffers to pay the difference to the Fairfax County Park Authority.
- Public Schools: Contribution to Fairfax County Public Schools; based on .102 students per unit; with 1,262 units, approximately 129 students are expected to be generated. At \$7,500 per student, Applicant proffers a total contribution of approximately \$965,430.
- Affordable Dwelling Units Applicant proffers 2.5% of residential units will be ADU’s.

The Planning & Zoning Committee will approve a resolution about the above by the February 1 MCA meeting.

TRANSPORTATION COMMITTEE

No resolution.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution.

**Environment, Parks and Recreation Committee
Report, December 7, 2005**

The previous months have been both busy and productive for the Environment, Parks and Recreation (EP&R) Committee of McLean Citizens Association, which holds its meetings in the Swinson Room of the McLean Community Center at 8:00 p.m. on the third Wednesday of every month. Our committee members continue to be involved with several issues that have the potential to affect the way McLean citizens enjoy their leisure time, including those associated with our environment.

One particular issue could have had a definite negative impact not only on McLean residents, but on every resident of the entire County. The issue evolved originally from an agreement in late 2002 between the Fairfax County Park Authority (FCPA) and McLean Youth Soccer (MYS) that allowed MYS to control virtually all playing time at Field No. 2 at Lewinsville Park. MYS, in turn, developed an agreement with Marymount University, located in Arlington County, that allowed the school's varsity soccer and lacrosse teams to use the field for practice and all home games. No public hearing was held, and the Planning Commissioner ruled that a special exception was not required. The West Lewinsville Heights Citizens Association (WLHCA) filed an appeal with the County Board of Zoning Appeals (BZA), and following a public hearing on September 16, 2003, the BZA ruled that the University's use of the Lewinsville Park field did NOT meet the requirements of the County ordinance that required "public use" of the park, and therefore the BZA decision prohibited Marymount to use the field.

However, the County Board of Supervisors (BoS) filed a lawsuit challenging the BZA decision and named citizens from WLHCA in the suit. Following a Circuit Court decision in favor of the BoS, the BZA and WLHCA appealed to the Virginia Supreme Court. On September 16, 2005, the high court reversed the Circuit Court ruling. This led to BoS deciding to appeal the Supreme Court's decision, which in essence allowed Marymount's varsity teams to continue to use the field. The BoS also initiated action to redefine the term "public use" in the applicable County ordinance. The language in the proposed ordinance change would have the effect of allowing both the FCPA and the County School Board to make decisions on the use of public park and school facilities without any requirement for public hearings or any means of citizen input to those decisions.

The EP&R Committee developed a resolution that objected to the proposed ordinance change, and the resolution was approved by the MCA and forwarded to appropriate officials and the media. On October 27, 2005, the County Planning Commission held a public hearing on the matter, and with MCA leading the way, 24 citizens from throughout the County testified at the hearing. The result was a unanimous decision by the Planning Commission to defer a decision on the proposed change to the ordinance. The committee also provided a draft letter to the BoS recommending deferral of a decision that the MCA president forwarded. Final result: the matter has been postponed indefinitely.

The committee also developed a resolution that supported a McLean citizen's appeal to the BZA regarding a stormwater runoff problem that was causing severe soil erosion to his property. A neighbor's 12" high stone wall along the side of her property was acting as a dam that prohibited the natural runoff of water during heavy rain storms, and the County Zoning Enforcement Office had issued a citation to the owner of the wall. The owner hired a lawyer, who filed with the BZA for a deferment. The MCA resolution acknowledged the stormwater problem and the citation, and urged the BZA to find against a deferment. The BZA, in fact, did decide against the deferment and directed the homeowner to modify or remove the wall.

Following an announcement by the U.S. Park Service that it was seeking citizen input to 2 alternative plans for Great Falls Park located adjacent to McLean, the committee addressed a draft resolution but ultimately decided that it was inappropriate to forward any resolution on the plans.

The committee also addressed a number of other issues, including one still ongoing regarding a stormwater management study that is being conducted.

Respectfully submitted by Frank Crandall and Paul Wieland
Co-Chairs, Environment, Parks and Recreation Committee

REPRESENTATIVES/DELEGATES TO OTHER ORGANIZATIONS

MCLEAN PLANNING COMMITTEE

No resolution.

McLean Planning Committee Report, December 2005

The most immediately important business of the November 16 MPC meeting was the presentation by the development team for, and owners of, property at 6819 Tennyson Drive.

The proposal is to build a 66' high, tinted glass clad building in a transitional (business to residential) zone. Among a number of Revitalization District issues surrounding the proposed development (setback requirements, building height restrictions, landscaping, etc.) a parking waiver request sparked the majority of attention. The development team relied upon a 20 % Revitalization reduction of the parking requirement in order to make the project feasible. Such a reduction can be granted by the Board of Supervisors if it is determined that the reduction is in furtherance of the goals of the Revitalization District.

It is believed by the Tennyson Building Subcommittee that this project, because of its several controversial aspects, has been referred 'back to the drawing board'. The Subcommittee understands that the property owners are in conversation with members of the neighborhood association in an attempt to find a workable solution.

Otherwise at its meeting, the MPC was briefly updated on the McLean Pedestrian Safety project.

(respectfully submitted by Jim Turner)

MCLEAN REVITALIZATION CORPORATION

The MRC discussed the question of a Bond issue.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

No report.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

President Turner adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Desmond B. O'Rourke
Recording Secretary