McLean Citizens Association
Board of Directors Meeting
April 2, 2014 Minutes

Officers (6)

President	Sally Horn	Present
First Vice President	Glenn Harris	Present
Second Vice President	Armand Weiss	Present
Treasurer	Bill Crosby	Present
Recording Secretary	Louise Epstein	Absent (exc.)
Corresponding Secretary	Nicki Watts	Present

Board Members Representing Associations (20)

John Adams	Georgetown Pike & Potomac River	Present
Donald Borcherding	Brookhaven Forest Villa	Present
Steve DelBianco	Franklin Area	Present
Bill Denk	El Nido	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford	Absent (exc.)
Francesca Gutowski	Lynwood	Present
Ron Hutchinson	Evermay	Present
Bruce Jones	Lemon Road	Present
Tom Patton	Hamptons	Present
Michele Pearce	Kirby Road	Absent (exc.)
David Pritchett	Treeline	Absent (exc.)
Jim Robertson	Evans Mill Pond	Present
Suzanne Samuels	Langley Oaks	Present
John Schaefer	McLean Broyhill Estates	Absent (exc.)
Behram Shroff	McLean Hamlet	Present
Dale Stein	Millwood of McLean	Present
Jim Turner	McLean Hunt	Present
David Wuehrmann	Ellison Heights-Mt. Daniel	Present
Marisa Zalmanis	Lewinsville Heights	Present

Board Members At-Large (14)

Ted Alexander	Present
Roshan Badii	Present
Jeff Barnett	Present
Tom Brock	Present
Frank Crandall	Present
Andrea del Vecchio	Present
Darren Ewing	Present
Animesh Gupta	Present
Rob Jackson	Present
James Phelps	Present
Jane Scott-Jones	Present
Patrick Smaldore	Present
Kathryn Woods	Absent (exc.)
Mark Zetts	Present

Guests who signed in: [to be added based on sign-in sheet]

Call to Order

Sally Horn called the meeting to order at 7:30 pm, welcomed Frank Crandall back, introduced visitors and verified that there was a quorum.

Approval of Minutes

Minutes from March 5, 2014 were approved unanimously by voice vote.

Treasurer's Report

Bill Crosby presented the Treasurer's Report, which was approved unanimously by voice vote. See attached.

The board discussed the proposed 2014-15 program budget. The budget reflects a change in the newsletter delivery methods. Next year, there will be three mailings to the entire membership – for dues renewal, notification of the annual meeting; and our Centennial celebration; newsletters will be transmitted by email except when members request in their membership forms that MCA send hard copies through the US post office. Armand Weiss proposed to add information comparing last year's budgeted and actual amounts; this will be done, if possible, before the mailing for the annual meeting goes out. The 2014-15 program budget was approved by unanimous vote. See attached draft.

Report of President/Executive Committee

The board agreed by unanimous vote to authorize the executive committee to amend the treasurer's responsibilities in the bylaws to clarify the period of time covered by the annual budget.

Jim Robertson will deliver nominations for next year's MCA board to Sally Horn no later than May 10.

Committee chairs were reminded to submit committee reports to Glenn Harris by April 30, 2014.

The MCA has reserved the community Hall (A-C) at the MCC for the Centennial celebration on November 20, 2014.

Kathryn Woods resigned as chair of the membership committee, and Patrick Smaldore agreed to become the membership committee chair.

Sally Horn asked all committee chairs, vice-chairs and liaisons to notify her about whether they wanted to continue serving in their current positions.

Budget & Taxation Committee

After discussing the resolution on the FY 2015 County and FCPS budgets, 25 members voted for the resolution, 4 voted against it, and one member abstained. See attached resolution.

Education & Youth Committee

Ted Alexander stated that the committee had a good meeting with Dr. Pajardo, Assistant Superintendent of Human Relations, regarding evaluations of teachers and principals.

Environment, Parks & Recreation Committee

Frank Crandall discussed how planting trees around storm water reservoirs will help soak up water.

Membership Committee

Animesh Gupta compiled the results of the MCA survey to determine the core concerns of McLean-area residents. Glenn Harris is preparing a summary, which will be briefed at a subsequent MCA Board meeting.

Board members were asked to sign up to volunteer to set up and man the MCA tent at McLean Day, on May 17, 2014.

MCA's current membership totals 684 individuals.

Planning & Zoning Committee

The resolution involving the Capitol One PCA passed with one vote against the resolution and two abstentions. See attached.

There will be a resolution involving a cell tower at the next MCA meeting.

Transportation Committee

The resolution addressing the repair of county-maintained sidewalks, as amended by a friendly amendment, passed unanimously. See attached resolution.

Tysons Liaison

No report.

Public Safety Liaison

No report.

McLean Community Center

Patrick Smaldore reported that the MCC board selected a contractor to remodel the MCC.

McLean Planning Committee

Jim Turner reported that the MPC had received new sketches for the Elm Street project. In addition, new urban and revitalization area street standards will be reviewed by the MCA Planning & Zoning Committee in the future.

McLean Revitalization Corporation

Roshan Badii reported that phase 2 of the streetscape project is behind schedule. The county needs to purchase a right of way from twelve property owners, and there are no funds currently available for that purpose.

Fairfax County Federation of Citizens Associations

David Wuehrmann summarized the Federation's resolution on the FY 2015 County and FCPS budget.

Fifty-Plus Liaison

No report.

Old Business/New Business

All committee chairs are asked to prepare binders about their committee's operations and activities for McLean Day, and to bring them to the May 7, 2014 meeting.

Sally Horn asked for volunteers to study the issue of whether MCA's web site should include links to other organizations.

Adjournment

The meeting adjourned at 10:05 pm.

The next MCA Board meeting date is May 7, 2014

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

2-Apr-14

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	3/5/2014				**$12,927.23**
Additions					
	3/6/14		Dues (checks)	$495.00	
			Cash for Jane Seeman	$210.00	
			memorial contribution		
	3/24/14		Dues (checks)	$600.00	
	Various dates		Dues (Paypal)	$71.61	
	to 3-27-14				
			Total: Additions	$1,376.61	**$14,303.84**
Deductions					
	3/6/14	1200	Sally Horn for teen character	$13.25	
			award applications		
	3/10/14	1201	Rotary Club of Vienna for	$210.00	
			Jane Seeman Memorial		
	3/24/14	1202	Global Printing for Fall 2013	$671.63	
			mailing (with $494 discount)		

	3/25/14	1203	KKP Business Solutions for Winter 2014 mailing	$1,064.95	
			Total: Deductions	$1,959.83	
			Checking Total Current Value		**$12,344.01**
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY 1%	3/6/14	1/17/15	$5,893.39	
3000102774	APY .75%	3/1/14	3/2/14	$5,763.96	
3000103064	APY .5%	3/3/14	6/12/14	$5,926.55	
			CD Total Current Value		**$17,583.90**
			Net Worth (Checking+CD)		**$29,927.91**

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

Respectfully submitted,

Bill Crosby, Treasurer

DRAFT

McLean Citizens Association

Proposed Budget for May 7, 2014 through May 6, 2015

Methodology used in making projections

The amounts for all of the cost items below except the mailing costs were determined by taking the amount for the May 1, 2013 through May 7, 2014 period, adding 5% for possible inflation, and then rounding to the nearest ten dollars.

With regard to mailing costs, our President has requested that we budget for only three snail mail mailings to the full membership: (1) dues renewal, (2) annual meeting and (3) centennial. The cost of our most recent snail mail mailing was $1,064.95. We have approximately 70 members who want only snail mail. If we project $.50 per person per mailing times 8 mailings for 70 people that comes to $280. The total mailing cost plus 5% for inflation produces a rounded total of $3,650. This is much less than our actual mailing costs of 8,285.34 during the last year.

Since the by-laws require that the Treasurer propose a balanced budget, the amount of projected dues was selected to equal the amount of projected expenses, which is $6,980. The actual amount of dues last year was $12,190. However, much of that came in right after the mass mailing. The actual dues for calendar year 2014 through April 2 are $6,240. Even if you add in the dues for the last three months of 2013, that still adds only $460, for a total of $6700. This means that our projected total dues number is in the ballpark. It also means that even if you include the dues for the last three months of 2013, we have a paid membership of about 450 so far for calendar year 2014.

Cost Item Description		Amount
Community support		$1,840
Website		$80
Administrative		$240
Insurance		$1,170
Mailing costs		$3,650
	Total	$6,980

Dues		Amount
	Total	$6,980

Respectfully submitted,

Bill Crosby, Treasurer

McLean Citizens Association
MCA
McLeanCitizens.org

MCA Resolution on County Advertised FY 2015 Budget Plan
April 2, 2014

Whereas, Fairfax County has advertised a budget plan for FY 2015 (Advertised Budget Plan) that includes General Fund disbursements of $3.704 Billion;

Whereas, the Advertised Budget Plan disbursements are divided between County-managed programs/services and the Fairfax County Public Schools (FCPS); and

Whereas, under the Advertised Budget Plan, $1.776 Billion would be disbursed to the County for County services and personnel (County budget) and $1.928 Billion would be transferred to FCPS for FCPS services and personnel (FCPS budget); and

Whereas, the transfer to FCPS represents 52.1% of total revenues projected in the FY2015 Advertised Budget Plan; and

Whereas, to fund County and FCPS programs and personnel and meet reserve requirements, Fairfax County is projecting FY 2015 General Fund receipts of $3.708 Billion, including an increase in real-estate tax-derived revenues of $148.16 Million; and

Whereas, 63.2% of the projected receipts are derived from revenue received from payment of real estate taxes; 15.6% are derived from personal property taxes; 13.5% are derived from local taxes, including local sales taxes; 2.6% are derived from transfers from the Commonwealth; 2.1% are derived from charges for services; and the remaining 3% are derived from other sources; and

Whereas, the Advertised Fairfax County budget assumes no change in the real estate tax rate of $1.085 per $100 of assessed value for residential and commercial real estate; and

Whereas, to preserve its options to increase revenues, the Board of Supervisors has advertised a real estate tax rate of $ 1.105 per $100 of assessed value, which if fully implemented would represent a 2 cent increase in the real estate tax rate; and

Whereas, the assessed value of residential real estate in the County has increased an average of 6.54% and is estimated to increase by about 5.50% in FY 2016, while the assessed value of nonresidential real estate has declined by 0.10% and is not estimated to increase in FY 2016; and

Whereas, residential properties represent 75.3% of the real estate tax base while commercial/industrial properties represent 19.01% of the total real estate assessment base; and

Whereas, according to the County Executive, the increase in assessed value means that a typical Fairfax County homeowner (e.g., one whose home has been assessed as worth $497,962) would pay $331.67 more in FY 2015 than in FY 2014 in residential real estate taxes at the current real estate tax rate, and

Whereas, this typical homeowner's tax bill would increase by an additional $50 if the real estate tax rate were increased by 1 cent and by an additional $100 if the rate were increased by 2 cents, resulting in an overall real estate tax increase of $381 or $431, respectively, from the FY 2014 tax bill; and

Whereas, the typical Fairfax County homeowner also is facing increased water/sewer and stormwater management taxes, which together would add approximately $25 to the typical homeowner's annual tax bill, as well as increases in County user fees and state-mandated local sales taxes for transportation improvements; and

Whereas, the Advertised Budget Plan is premised upon four financial management principles/themes:

1. Use only recurring resources for recurring requirements and do not, as in the past, use non-recurring resources to provide funding for recurring requirements;
2. Address requirements for investment and economic development;
3. Identify increases in County reserves necessary to retain the County's AAA bond rating and meet managed reserve requirements;
4. Strengthen long-term pension funding by increasing funding in FY 2015 and FY 2016; and

Whereas, the FY 2014 Approved Budget reduced funding for certain County programs, including libraries, parks and human services, in order to provide more adequate funding for what were deemed to be more pressing County and FCPS needs while keeping the tax rate level; and

Whereas, the County Executive proposes in 2015 to increase funding for such programs and has stated that the goal of the Advertised Budget is to preserve and enhance services and programs, including strong schools, safe communities, the safety net for those in need and the quality of life in Fairfax County; and

Whereas, according the County Executive, the Advertised Budget establishes a core service level, below which core services would be impacted; and

Whereas, the FY 2015 Advertised Budget is $118.02 Million, or 3.29%, above the FY 2014 Adopted Budget Plan; and

Whereas, the revenues allocated to County-provided services and personnel are divided among eleven functions, as follows:

1. Public Safety (12%);
2. Health and Welfare (11%);
3. Non-Departmental services (8.5%);
4. Transfers, including to County transit, capital, metro and information technology services, and others (4.5%);
5. County Debt, including school bond, debt servicing (3.6%);
6. Central services, such as information technology and tax administration (2.0%);
7. Public works, including facilities management (1.9%);
8. Parks and libraries (1.4%)

9. Community Development, including land development services, planning and zoning and transportation ((1.3%);
10. Judicial administration (0.9%);
11. Legislative-Executive functions (0.8%]; and

Whereas, included in the above-mentioned County-provided services and activities is funding for $72.6 Million in school-based programs and activities, such as Head Start, School Health, School Resource Officers, School Crossing Guards, after-school programming, field maintenance and recreational programs; and

Whereas, the County Executive has stated that the Advertised Budget would, inter alia,:

1. Provide a 1.29% market rate adjustment salary increase for all employees who are paid through revenues allocated to County-provided services and personnel; these County employees did not receive a salary increase in FY 2014;
2. Provide additional public safety pay increases for fire and rescue staff, and 15- or 20-year public longevity salary increases for eligible employees;
3. Increase user fees for EMS transport, School-Age Child Care, Animal Shelter adoption and boarding fees, use of County-maintained athletic fields
4. Provide for 58 new positions, including 8 in Public Safety, 13 in Human Services, and20 in Community Development, while reducing 45 positions as part of a School-Age Child Care staffing alignment, for a net increase of 13 positions; and
5. Eliminate a previously-required $23.54 M General Fund transfer to E-911 service since Communication Sales and Use Tax revenues will cover this service starting in FY 2015

Whereas, the County Executive has stated that the net additional resources available to the County in the Advertised Budget would be allocated, as follows:

1.	FCPS Operating Budget and Debt Service	$39.11 M
2.	Capital Construction and Debt Service, including for schools	$29.93 M
3.	Pay and Benefits for County employees	$29.54 M
4.	Public Safety	$14.23 M
5.	Cost of County Operations	$12.33 M
6.	Human Services	$ 8.50 M
7.	New Facilities	$ 4.03 M
8.	Community Development	$ 4.00 M
9.	Net Adjustments to Managed Reserve	$ 3.77 M, and

Whereas, the County Executive initially estimated that there would be an available balance of $10.64 Million at the end of FY 2015 under the Advertised Budget Plan, but recently indicated that this figure likely would be as much as $6 Million less due to an adjustment downward in FY 2015 Personal Property tax revenues, based on new information from the National Automotive Dealers Association; and

Whereas, in every year since 2007, County revenues have been underestimated and/or expenditures overestimated when the approved budgets are compared to actual revenues and expenditures after the close of the fiscal year; and

Whereas, in the last four fiscal years (FY 2010, 2011, 2012, and 2013), this has meant that, at the close of the fiscal year, the County has identified a “Total of Additional Revenues Realized

Plus Funds Not Expended As Anticipated" of $84M, $89M, $67 M, and $59 M, respectively (herein after called "approved but unspent and available" funds); and

Whereas, the County may again have "approved but unspent and available" funds available at the end of the fiscal year; and

Whereas, on February 6, 2014, the Fairfax County School Board requested an operating transfer of $1.82 Billion, which is $98.1 Million above the transfer received in FY 2014 and $63.8 Million above the transfer that has been proposed by the County Executive for FY 2015; and

Whereas, the requested FCPS transfer represents a 5.7% increase over the transfer provided for school operations in the FY 2014 Adopted Budget Plan, and 3.7%% more than the County Executive had advised FCPS to expect to receive for operating expenses;

Whereas, FCPS has stated that the additional $98.1 Million is "to fund uncontrollable costs (retirement rates and enrollment and demographics) and address the structural deficit resulting from a shortfall in one-time funding available to pay for recurring expenses"; and

Whereas, from FY 2009 to FY 2014, FCPS student enrollment has increased 8.9% overall while the County transfer of funds to FCPS has increased by 5.6% overall; and

Whereas, the increase in enrollment of students requiring additional services (Special Education, English for Speakers of Other Languages, and Students Eligible for Free and Reduced Price Means) has outpace that of general education enrollment; and

Whereas, the School Board's Advertised Budget Request would, inter alia,:

1. Provide FCPS employees with a 2.5% average salary increase in FY 2015; this additional raise, on top of the 2% raise in FY 2014, would improve the competitiveness of FCPS vis-à-vis surrounding jurisdictions;
2. Add positions to address increases in enrollment from FY 2014;
3. Reduce the central support budget by 6%, school support by 3%, and classroom support by 2%, and eliminate an associated 731.2 positions;
4. Implement changes in the class size formulas that will result in increases of 0.5 students per class in elementary and middle schools and 1.0 students per class in high schools, while adding 20 positions to the staffing reserve to address larger class sizes at targeted schools;
5. Add user fees for AP and IB exams and increase user fees for community use of FCPS facilities; and

Whereas, the Virginia legislature and Governor have committed to increasing state funding for Fairfax County schools by roughly $28-32 Million, with the final amount to be determined in the state budget; and

Whereas, if this additional state funding were applied to closing the "gap" between the advertised County transfer and the FCPS proposed budget, the "gap" would be roughly $32-36M; and

Whereas, in every year since 2007, School Operating Fund revenues have been underestimated and/or expenditures overestimated when the approved budgets are compared to actual revenues and expenditures after the close of the fiscal year; and

Whereas, in the last four fiscal years (FY 2010, 2011, 2012, and 2013), this has meant that, at the close of the fiscal year, FCPS has identified \$100M, \$76M, \$43 M, and \$56 M, respectively, of “approved but unspent and available” funds to the FCPS;

Whereas, in prior years, the FCPS has used these “approved but unspent and available” funds for a number of purposes, including indirectly closing any gaps between the approved County transfer and the FCPS Advertised Budget; and

Whereas, FCPS is expected again to have “approved but unspent and available” funds available at the end of the fiscal year due to a variety of factors, including higher actual than estimated personnel attrition rates and overestimation of expenditures and underestimation of revenues in its budget documents; and

Whereas, alternatively or additionally, revision of the assumptions underpinning the FCPS estimation of expected FY 2015 revenues and expenditures, and hence of the estimates, to reflect the historical trend of overestimating expenditures and underestimating revenues also could be used to reduce the gap between the FCPS budget request and the County proposed transfer to FCPS; and

Whereas, however, the School Board and FCPS have publicly stated that they would not apply the increase in state funding to help close the gap between the FCPS budget request and the transfer proposed in the County Advertised Budget Plan, but would instead use the additional state funding to undo four initiatives that had been approved as part of the Advertised Budget, specifically:

1. User fees for AP and IB tests,
2. The 0.5 pupil increase in elementary school class size,
3. The one-fourth reduction in needs-based staffing, and
4. The reduction in small school staffing reserves; and

Whereas, in an ideal world, with a more healthy local economy, or if such restorations could be accomplished without impacting County-provided services and personnel or the real estate tax rate, the McLean Citizens Association would support such restorations; and

Whereas, the reality is that the economic recovery is anemic; and

Whereas, there continues to be uncertainty regarding federal spending and, according to County Executive Long, most recent projections reflect a weakening of a number of categories which may impact expected FY 2015 revenues; and

Whereas, while some data has suggested a 2% increase in average wages in the County in FY 2014, many County taxpayers have had stagnant incomes, those who work for the Federal Government saw only a 1% pay increase, and many people employed by government contractors even lost their jobs or otherwise saw their incomes decline with the cut-backs in the growth of federal spending; and

Whereas, for many Fairfax County households, the effect of the 6.54% average increase in home assessments plus additional taxes and fees identified above constitutes a net decrease in household disposable income; and

Whereas, a 1-2% increase in the real estate tax rate will affect household disposable incomes and is likely especially to increase the financial burden faced by any family in the County that is struggling to get by and continue living in the County; and

Whereas, while applauding the initial steps taken in FY 2014 to eliminate structural imbalances and address define and fund fair and sustainable pay, benefit and retirement systems, the MCA remains concerned;

Now, therefore be it resolved that MCA urges the Board of Supervisors to strive for an equitable balance between funding for services that are provided directly by Fairfax County and those that are provided by the Fairfax County Public Schools; and

Be it further resolved that MCA urges the Board of Supervisors, in light of all the factors discussed above, to keep the real estate tax rate at $1.085 per $100 of assessed value; and

Be it further resolved that MCA urges the Board of Supervisors to direct its independent Auditor to critically review the underlying documentation for the School Board as well as the County Executive's funding request, if not for this year, then for 2016, to identify budgeting estimates and assumptions, such as for attrition rates and estimated revenues and expenditures, that should be questioned and hence, areas where economies can be realized. The MCA also urges the Board of Supervisors to seek state legislation to authorize it to address these aspects of the school system transfer request, if it deems that it needs such legislative authority; and

Be it further resolved that MCA urges the Board of Supervisors, as a priority matter, to investigate and propose modifications to the benefits and retirement systems for both FCPS and County funded personnel to ensure that the systems are equitable and sustainable and in keeping with currently-accepted private and public sector compensation practices; and

Be it further resolved that MCA urges the Board of Supervisors to scrutinize critically the County Executive's FY 2015 and FY 2016 Possible Budget Reductions List, dated March 18, 2014, with the goals of (1) removing from that list those items that would reduce or eliminate direct impact human services delivery to disabled, elderly or disadvantaged individuals; eliminate personnel positions at Fairfax County parks; or reduce library operations and acquisitions; and (2) identify alternate means to achieve savings; and

Be it further resolved that MCA urges the FCPS and School Board to revisit the Superintendent's list of additional possible reductions, contained within the Superintendent's Menus of Discussion Considerations for FY 2015, dated October and November 2013; and

Approved by the MCA Board of Directors

Date: 4/2/2014

cc: Fairfax County Board of Supervisors
John Foust, Dranesville District Supervisor
Fairfax County Executive Edward Long
Fairfax County School Board
Dranesville School Board Member Jane Strauss
Fairfax County School Superintendent Karen Garza

McLean Citizens Association

MCA

McLeanCitizens.org

McLean Citizens Association Resolution
Capital One Bank
PCA/FDPA 2010-PR-021-01
Tax Map 29-4 ((5)) A2
April 2, 2014

Whereas, in September 2012, the Board of Supervisors approved the rezoning of Capital One Bank's 26.21-acre headquarters parcel located at 1680 Capital One Drive to the Planned Tysons Corner District; and

Whereas, concurrent with the rezoning, Capital One Bank also received approval for 4.5 million square feet of mixed-use development comprising 12 new high-rise buildings: 6 office, 5 residential and 1 hotel/conference center, most of which will also contain retail uses; and

Whereas, the development plan will be constructed over 5 phases of development spanning an estimated 25 years, as market conditions allow; and

Whereas, Capital One Bank, in response to changing business conditions, has filed applications for a Proffered Condition Amendment (PCA) and a Final Development Plan Amendment (FDPA) to reallocate height and square footage on the property; and

Whereas, the FDPA proposes to remove office square footage from Buildings 5, 8, 11 and 12 and move it to Buildings 1, 3 and 4 which, in doing so, would eliminate Building 5, reduce Building 12 and significantly increase the height and size of Building 3; and

Whereas, Building 3, to be located adjacent to the I-495 Beltway, would be 970,000 square feet with 32 floors and a maximum height of 470 feet; and

Whereas, this reallocation of floor space would not result in any increase in floor space over the 2012 approved 4.5 million square feet; and

Whereas, Building 3 would have a linear park along its frontage; and

Whereas, the Tysons Comprehensive Plan (Plan) limits building heights to 400' in the Tier 1 area, generally around 1/8-mile from a Metro station, and 225' in the Tier 2 area as distance from the station increases; and

Whereas, Building 3, situated in the Tier 2 area, has a proposed height 470 feet with the top 70 feet being dedicated to mechanical space which is architecturally integrated and occupies over 25% of the roof area; and

Whereas, the Fairfax County Zoning Ordinance requires such roof top structures to be included when calculating building height and the Plan allows such additional height (17.5%) as long as it isn't deemed excessive; and

Whereas, the Plan recommends parcels that are split by two Tiers should have the flexibility to utilize the range of heights permitted by the taller Tier when the site design is supportive of other urban design objectives; and

Whereas, the shadow analysis showed that locating Building 3 closer to the Metro station would, according to the staff report, "…*create more deleterious shadow effects on public park space than justified by strict adherence to the Comprehensive Plan"*; and

Whereas, Plan guidance for the Scotts Run Crossing Subdistrict calls for buildings to be highest at the Metro station or along the Beltway, ranging from 175 to 400 feet; and

Whereas, even with Plan guidance favoring greater height allowance for Building 3 in the Tier 2 area, the McLean Citizens Association strongly supports the fair and consistent regulation of building heights; and

Whereas, if incorporating significant mechanical space on roof tops becomes a best practice for developing high-rise buildings in Tysons, the maximum building heights listed in the Plan could become little more than notional; and

Whereas, if Building 3 were considered an architecturally significant iconic gateway building, it would be permitted a greater building height to serve as a landmark; in this case, a signature gateway for those entering Tysons from the north; and

Whereas, designating Building 3 as a gateway landmark would justify such a large increase in permitted height; and

Whereas, the subject property is not one of the 4 gateway landmark properties identified in the Comprehensive Plan; and

Whereas, in 2012 the applicant committed to building a 30,000 square foot East Tysons Community Center (Community Center) to be housed in Building 3; and

Whereas, with the repurposing of Building 3, the applicant would proffer to build a temporary, 30,000 square foot Community Center, situated on the site of the future Building 11, where it would operate for many years; and

Whereas, when market conditions favor the construction of Building 11, the applicant would relocate the uses of the Community Center to one or two interim locations within Tysons in order to demolish the temporary Community Center and construct Building 11, which would become the permanent location of the Community Center; and

Whereas, the applicant would proffer up to $11.0 million to construct the temporary Community Center, up to $80,000 to move in and out of the interim facilities and up to $5.42 million to construct the permanent Community Center; and

Whereas, upon completion of Building 3, the applicant would provide, on a temporary basis, a lighted and turfed athletic field on the site of Building 4, until such time as Building 4, planned as a hotel, is constructed; and

Whereas, the applicant's new proffers would include, but not be limited to:

a) A $560,000 contribution towards the Route 123 Super Street improvement,

b) Dedicating an additional ½ acre for wider streets on the PCA property,

c) Completing a greater portion of the grid of streets in an earlier phase of development,

d) Re-routing bicycle lanes for improved access; and

Whereas, the subject FDPA covers only Buildings 3 and 4 and the temporary Community Center, and Capital One Bank would still need FDPA approval before developing Buildings 6, 7, 8, 9, 10, 11 and 12;

Now, therefore, be it resolved that the McLean Citizens Association supports the Capital One Bank PCA/FDP 2010-PR-021-01 applications with the following condition:

- Map 10 of the Comprehensive Plan is amended to designate Capital One's Building 3 as a gateway landmark building.

Approved by the MCA Board of Directors

Date 4/2/2014

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: Linda Smyth, Providence District Supervisor
Ken Lawrence, Providence District Planning Commissioner
John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Ben Wiles, Staff
Anthony Calabrese, Cooley
Shane Murphy, Cooley
Fairfax County Planning Commission
Fairfax County Board of Supervisors

McLean Citizens Association
McLeanCitizens.org

RESOLUTION
SUPPORTING MAINTENANCE OF FAIRFAX COUNTY
SIDEWALKS AND TRAILS
APRIL 2, 2014

WHEREAS, Fairfax County is responsible for a large infrastructure of about 640 miles of asphalt and concrete sidewalks and trails, and other pedestrian facilities with surfaces of stone dust, wood chips, and dirt; and

WHEREAS, these sidewalks and trails are not only used for transportation of pedestrians, they are also used by many county residents to maintain their health by walking, running, bicycling, and other recreational pursuits; and

WHEREAS, large sections of the sidewalks and trails area have deteriorated, leaving hazardous conditions for the users; there are completely overgrown trails, trails with large trees blocking the trail, sidewalks that are underwater or stumps making the trail un-walkable; and

WHEREAS, a consultant commissioned by Fairfax County provided Sidewalk and Trail Condition Assessment report to the County in December, 2013 estimating the conditions of county trails and sidewalks maintained by the Fairfax Department of Public Works and Environmental Services (DPWES); and

WHEREAS, the Report shows that, for the DPWES-maintained sidewalk and trails in Fairfax County, approximately 30% that are categorized as being in poor condition are located in the Dranesville District (about 15,480 feet), and about 20% considered to be in fair condition (about 19,656 feet) are also located in the Dranesville District; and

WHEREAS, based upon information in the Report, an estimated $690,000 would be needed to repair the DPWES-maintained sidewalks and trails in the Dranesville District rated as being in poor condition, and an estimated $130,000 would be needed per year for the next ten years to repair the DPWES-maintained sidewalks and trails in the Dranesville District rated as being in fair condition.

THEREFORE, BE IT RESOLVED THAT, the McLean Citizens Association (MCA) urges the Fairfax Board of Supervisors to prioritize the expenditure of County funds allocated for maintenance on the sidewalks and trails that the study has determined are in poor condition, and to publish a strategic plan to meet maintenance requirements no later than the end of Fiscal Year 2015.

Copies to:
Director James Patteson
Director Tom Biesiadny
Mr. Chris Wells
Supervisor John Foust
Chairwoman Sharon Bulova