

**McLean Citizens Association
Board of Directors Meeting
Dec. 2, 2015 Sign-In Sheet**

Officers (6)

President	Jeff Barnett	Present
First Vice President	Glenn Harris	Present
Second Vice President	Animesh Gupta	Absent (exc)
Treasurer	Bill Crosby	Present
Recording Secretary	Kate Probst	Present
Corresponding Secretary	Marisa Zalmanis	Present

Board Members Representing Associations (20)

John Adams	Georgetown Pike & Potomac River	Present
Elizabeth Baird	Cedars of McLean	Absent (exc)
Mauro D'Angelo	Pimmit Hills	Present
Steve DelBianco	Franklin Area	Present
Louise Epstein	Downscrest Citizens Association	Present
Darren Ewing	Olney Road Association	Present
Jane Greenstein	Chesterford	Present
Francesca Gutowski	Lynwood	Present
Bonnie Heebner	Madison of McLean	Present
Ron Hutchinson	Evermay	Present
Bruce Jones	Lemon Road	Present
David Pritchett	Treeline	Present
Jim Robertson	Evans Mill Pond	Present
Suzanne Samuels	Langley Oaks	Absent (exc)
John Schaefer	McLean Broyhill Estates	Present
Behram Shroff	McLean Hamlet	Present
Dale Stein	Millwood of McLean	Present
Jim Turner	McLean Hunt	Present
Linda Walsh	Dominion/Brookhaven	Absent
David Wuehrmann	Ellison Heights-Mt. Daniel	Present

Board Members At-Large (14)

Irv Auerbach	Present
Roshan Badii	Absent (exc)
Tom Brock	Present
Thomas Culligan	Present
Andrea del Vecchio	Present
Madge Gazzola	Absent
Anne Gruner	Absent (exc)
Sally Horn	Present
Rob Jackson	Absent (exc)
Paul Kohlenberger	Present
Jane Scott-Jones	Present
Patrick Smaldore	Present
Andrea Young	Present
Mark Zetts	Present

**MCA BOARD OF DIRECTORS MEETING
Dec. 2, 2015 DRAFT Minutes**

Guests: Emily Swenson (Volunteer Fairfax) and Desmond O'Rourke (WLHCA).

Call to Order

Mr. Barnett called the meeting to order at 7:30 pm and verified there was a quorum.

Report of the Treasurer

The November Treasurer's report was unanimously approved by a voice vote.

Approval of Minutes

The November minutes were unanimously approved by voice vote.

Report of Executive Committee

Emily Swenson, Chief Operating Officer of Volunteer Fairfax, briefed the Board on the many programs operated by Volunteer Fairfax that help local residents volunteer in a variety of activities, and with varying time commitments. The organization has been around for 40 years; its mission is to mobilize people and resources to meet community needs. Volunteer Fairfax organizes a variety of volunteer events, and encourages people to volunteer. Their website has information on both their Volunteer programs, as well as an online database of specific volunteer opportunities. The organization works closely with Fairfax County's Office of Emergency Response Management.

Committee Reports

1. Budget and Taxation

Dale Stein reported that the Committee continues to work on two issues:

- *Pensions for the FCPS.* There are two pension plans for FCPS employees: the Virginia Retirement System or VRS, which is administered by the State; and, the Education Employees' Retirement System or ERFC, administered by the County. The Committee is focusing on potential changes to the ERFC pension plan. For the next Budget & Taxation meeting, Monday, Dec. 21st, the Committee has invited Jeanne Carr, the Executive Director and Chief Investment Officer, to provide an introductory overview of ERFC and to answer our questions. The Committee anticipates a resolution regarding the teachers' pension plans for the MCA Board meeting in March.
- *Fairfax County Budget for Fiscal Year 2017 (FY2017).* In February, the County Executive, Ed Long will release a proposed "Advertised Budget." Immediately thereafter, public meetings will take place between the Super-

visors, County Staff and their constituents to explain the Advertised Budget and receive feedback. In April, the Board of Supervisors will discuss and agree on the Budget for FY 2017.

- The Committee proposes to arrange a public meeting presented by MCA and co-sponsored with John Foust and Jane Strauss. The meeting would take place in early or mid-March after issuance of the Advertised Budget and before the Budget is finalized in April.

Dale noted that he has received favorable feedback regarding the resolutions that MCA issued earlier this year regarding both the County FY 2016 Budget and the County Pension Plans. He said the Committee will review these resolutions and consider updating them. He also noted that the Budget and Taxation Committee continues to work closely with the Education and Youth Committee.

2. Education and Youth

Louise Epstein reported that next month the Committee will present the revised resolution for AAP (Advanced Academic Programs; formerly known as the Gifted and Talented program) to the Board for consideration. She also noted that there is a lot of movement on the FCPS budget, due to the work of the summer budget task force.

Ms. Epstein reported that the Committee also is waiting for FCPS to post the state-mandated annual reports on elementary school class sizes. These data may reveal the class-size impact of recent FCPS regulation and staffing decisions.

3. Environment, Parks & Recreation

Paul Kohlenberger reported that Grace Han Wolf, Dranesville Park Authority Board member, who had committed to attend the November 18 meeting, cancelled. She had been slated to report on the status of the Langley Fork land swap and other local FCPA matters. The Committee will try to host her at a future date.

The Dead Run Stream Valley Restoration Project's 'Stream Team' did not meet in November, as the meeting was at the same time as the MCA Board meeting; Committee co-chair Merrily Pierce attended the Stream Team meeting on behalf of EP&R.

As an information item, a Pimmit Hills Citizens Association member spoke to the Committee of his concerns about an artificial turf field being erected at Westgate Elementary School and potential adverse health effects that might result. The Committee suggested he reach out to the School Board.

The Committee has begun working on a resolution regarding the re-classification and re-naming of McLean High School Park.

Mr. Kohlenberger reported that Fairfax County's green building ombudsman will attend the next Committee meeting to discuss County policy and practice.

Looking a little further out, Paul noted that EP&R will be working with Budget & Taxation to review relevant budget items in the first few months of 2016. He also announced that EP&R's January meeting may include Andi Dorlester, FCPA Senior Park Planner and lead author of the Tysons Park System Concept Plan.

4. **Membership**

Glenn Harris reported that the Membership Committee is working hard to attract new members. The Committee met twice in November, and is working on ways to improve the website and the Membership "sign-up" process. The Committee hosted a free Family Movie: "How to Train Your Dragon 2" last month, and approximately 30 people attended. The Committee is evaluating whether we want to do more events like this.

Glenn reminded the Board that, under the by-laws, the MCA is required to have two full membership meetings each year. In the past, we have held two separate meetings, where we invite the full membership to attend. This year, we are going to try something different, and invite the full membership to our regular February meeting, and see how this works. Our plan is to streamline the usual monthly Board meeting agenda and also to bring in an outside speaker to talk about an issue that we think will be of interest to the broader membership. Our initial thought is to have a presentation from the Tysons Partnership on what will Tysons look like in five years. We are also considering having a brief social opportunity before the Membership meeting, to facilitate interaction. We are just in the initial stages of planning the meeting, so any and all suggestions are appreciated.

We will, as in past years, have a full Membership meeting in May on a separate day from the regular monthly Board meeting.

The Committee is thinking about hosting a "meet and greet" with local elected officials. We are also considering changes to the website.

If Board members have suggestions for how to increase membership, please email them to Animesh and Patrick.

Patrick Smaldore reminded everyone that the McLean *WinterFest* Parade will be held on Sunday, December 6th. MCA members and their families are invited to participate. We will meet at 2:15pm in front of Greenberry's Coffee Shop.

5. **Planning and Zoning**

Mark Zetts provided a brief description of the proposals for the two new buildings in Tysons we will be considering in resolutions under "new business" later this evening:

- *Tysons Westpark: Cityline Arbor Row Block D, and*
- *McLean Community Center Expansion*

Mark also reported on the current status of a few issues that the Committee has been following.

- *Mt Daniel Elementary School Expansion - 2232 Review* – at a recent meeting, the Falls Church Public Schools acknowledged that the proposed expansion would not be approved by the County under a 2232 Review. They are now thinking of coming in for a special exception permit, which would allow the County to set some limitations on the size of the expansion, number of students and number of parking spaces. The MCA resolution makes clear that what they are proposing is too big for that small site, in that neighborhood.
- *Noise Ordinance Amendment* – after 18 months, the Board of Supervisors, adopted the Noise ordinance. This was a very controversial piece of legislation, and the staff, in response to feedback from both the public and Board of Supervisors, modified the language of the amendment five times. On May 6, 2015, MCA had passed a resolution requesting 19 changes; the final Noise ordinance language fully addressed five of the items we asked for, and partially addressed an additional five items MCA had requested.
- *JBG Rezoning and Mixed-Use Development: 6840 Old Dominion Drive*. JBG presented a proposed development plan for this parcel at the November P&Z meeting. They are proposing a mixed-use development, with 100-160 residential units (townhouses and condominiums). The site is currently zoned C-3 Office, which is limited to a maximum of 1.0 FAR. The JBG proposal is for an FAR of 3.0, which is very dense. This property is currently developed at a FAR of 0.80 The McLean CBC Comprehensive Plan calls for this site to be an area of minimal change. This proposal “breaks” the comprehensive plan, and the Committee does not support this proposal. The proposal JBG presented to P&Z has not been officially submitted to the County, but rather shown to both P&Z and MPC in order to get feedback from the community.

6. Transportation

Jim Robertson reported that the Transportation Committee is working on a number of issues. In November, Ms. Amanda Baxter from VDOT came to discuss the proposed tolls (referred to as “dynamic tolling” as the more traffic on the road, the higher the toll) for I-66. The plan is to start “dynamic tolling” in the summer of 2017; construction is expected to start in Summer 2016. The Committee is very concerned that people will avoid the toll and will drive through neighborhood streets creating congestion on local streets. This is an issue that the Committee will continue to address.

Jeff Barnett suggested that the Committee draft a resolution on this issue for consideration by the MCA Board in January.

The Committee sent a letter to the new general manager of Metro, asked him to focus on a two items: more effective communication with the public and the Roslyn tunnel. The letter was signed by Jim Robertson and Jim Phelps.

In December, the Committee will discuss a Resolution supporting expansion of the American Legion Bridge.

The Committee continues to work on the ongoing problem of Airport Noise.

7. Tysons Liaison - *no report*

Liaison Reports

1. Public Safety Liaison

Patrick Smaldore reported that he has been reaching out to MCA HOAs/CA regarding "FCPD Calls for Service:" Neighborhood Crime; Neighborhood Crime Prevention; and, Neighborhood Watch. Patrick has reached out to Lynwood and Downcrest HOAs.

2. McLean Community Center

Andrea del Vecchio reported that the MCC renovation project has been approved and is moving forward. She also announced that the MCC Communications Committee is looking to conduct focus groups with people who live in McLean; if you are interested in participating, please contact Laurelie Wallace, MCC Communications Committee Chair at laureliewallace@mcleancenter.org.

3. McLean Planning Committee

Jim Turner reported that the MPC met with John Foust to talk about the McLean Comprehensive Plan, which we have been trying to update for years. There was general agreement the MPC needs to put together the issues they think should be addressed in any revision to the Comprehensive plan. Jim urged MCA Members to please let him know their views on what they want to see in downtown McLean!

Jim noted that the County is contemplating upgrades to the intersections at Great Falls Rd & Dolley Madison and at Old Dominion & Dolley Madison. As a preliminary solution, adding extra turn lanes to both intersections is being considered. Longer term remediation may include a bridge/tunnel structure, especially for the Lewinsville/Dolley Madison intersection.

Jeff mentioned that we need four additional MCA members to serve as alternates to the MPC. Please contact him if you are interested! You do not need to be on the Board, you just need to be an MCA member.

4. McLean Revitalization Corporation – no report

5. Aging Up

The "Aging Up" meetings are held on the first Monday of the month, at 4 pm at the Dolley Madison Library. Jim Phelps has stepped down as the Aging Up liaison; if any MCA member would like to be our liaison, please let Jeff know.

6. Tysons Partnership – no report

New Business: Two P&Z Resolutions

- *McLean Community Center Expansion.* The proposed Resolution in support of the proposed MCC expansion was approved unanimously by a voice vote. The MCC expansion underwent a 2232 Review, which is required by Virginia code anytime a public facility is expanded.

Note: MCA Board Member Paul Kohlenberger, who is the Chair of the MCC Governing Board, recused himself and left the room for the discussion of the MCC expansion and for the vote on the MCC resolution.

- *Tysons Westpark: Cityline Arbor Row Block D* is a 2-acre property on Westpark Drive at the intersection of Jones Branch Road. The proposed resolution in support of this change in use – from a 250-room hotel to residential condominiums, was unanimously approved by a voice vote. This change would almost cut in half the vehicle trips the site would generate. In addition, most affordable housing in Tysons are rental units, and in this building, the affordable housing would be condominiums. The proposed change complies with the Tysons Comprehensive Plan.

Adjournment

The meeting was adjourned at 9:45 pm.

**The next MCA Board meeting date is January 6, 2016 from 7:30 – 10 pm
McLean Community Center**

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

2-Dec-15

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	11/4/2015				\$10,351.44
Additions	10/29/15 through 11/19/15		Dues (Paypal)	\$45.00	
	11/6/15		Dues (checks 555, cash 30)	\$585.00	
	11/19/15		Dues (checks 90, cash 11)	\$101.00	
			Total: Additions	\$731.00	\$11,082.44
Deductions					
			Total: Deductions	\$0.00	
			Checking Total Current Value		\$11,082.44
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY .8%	11/19/15	1/17/17	\$5,987.30	
3000102774	APY 1.4%	11/19/15	3/2/20	\$5,822.14	
3000103064	APY 1.5%	11/19/15	6/12/20	\$5,991.65	
			CD Total Current Value		\$17,801.09
			Net Worth (Checking+CD)		\$28,883.53

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

Respectfully submitted,

Bill Crosby, Treasurer



**McLean Citizens Association Resolution
2232 Review FS-D15-19
McLean Community Center Expansion
Tax Maps 30-2 ((3)) 26, 27, 32A, 33A, 34
December 2, 2015**

Whereas, Fairfax County has operated the McLean Community Center (MCC) at 1234 Ingle-side Avenue since 1975 with revenues generated from the McLean Special Tax District; and

Whereas, this 50,848 square foot public facility had been expanded three times in the last 40 years and is once again planned for further expansion, triggering the requirement for a 2232 Review to evaluate the appropriateness of the proposed expansion; and

Whereas, the proposed expansion would add 7,800 square feet of new floor space and reno-vate up to 33,000 square feet of the facility; and

Whereas, this additional floor space would comprise a new meeting room, multipurpose room, storage room, additional restrooms and a larger, redesigned lobby; and

Whereas, the facility's increased floor space would generate a requirement for 27 additional parking spaces, and these spaces would be created by reconfiguring the existing parking lot, while maintaining the lot's existing footprint; and

Whereas, as part of the expansion, the facility would be brought into compliance with the re-quirements of the Americans with Disabilities Act (ADA); and

Whereas, the property's storm water management would be significantly improved and would eliminate the chronic problems of on-site standing water after major storm events; and

Whereas, the design of the storm water facility, and specifically its associated underground piping, would minimize the loss of existing, mature trees on the property; and

Whereas, construction would start in late 2016 with completion in 2018; and

Whereas, the cost of the expansion would be \$8.0 million, funded by the MCC's existing capi-tal reserves, and

Now, therefore, be it resolved that the McLean Citizens Association supports the proposed expansion of the McLean Community Center and recommends approval of the 2232 Review application.

Approved by the MCA Board of Directors

December 2, 2015

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Karin Hornstein, Fairfax County DPWES
Fairfax County Planning Commission



**McLean Citizens Association Resolution
Cityline Partners LLC
CDPA 2011-PR-023
Renaissance Centro Tysons, LLC
FDP 2011-PR-023-04
Arbor Row Block D
Tax Map 29-4 ((7)) 2A
December 2, 2015**

Whereas, in November 2012, the Fairfax County Board of Supervisors approved a rezoning and a Conceptual Development Plan (CDP) for Arbor Row that comprises 19.4 acres in the West Park Urban Neighborhood along Westpark Drive; and

Whereas, Arbor Row, owned by Cityline Partners LLC and located within ½-mile of the Tysons Corner Metro station, is divided into six blocks planned for redevelopment with 1 hotel, 4 office and 3 residential buildings; and

Whereas, Block D, a 1.99-acre parcel located on the south side of Westpark Drive at its intersection with Jones Branch Drive, is conceptually approved for a hotel of 9 to 17 stories and 170,000 square feet (sf) of floor space; and

Whereas, Cityline Partners is seeking to amend the CDP to change Block D from a hotel to a residential use; and

Whereas, Renaissance Centro Tysons LLC, the contract purchaser of Block D, is seeking Final Development Plan (FDP) approval to construct a residential building with 110-140 for-sale condominium units, of which 20% would be dedicated to Workforce housing; and

Whereas, the proposed residential building would have 25 stories with a gross floor space of 203,600 sf, a building height of 285 feet and a floor/area ratio of 2.34; and

Whereas, Block D is in the Tier 2 height category with a recommended maximum height of 225 feet; and

Whereas, 33,600 sf of floor space were added to the structure for the provision of Workforce units and the Tysons Comprehensive Plan guidance allows such additional density and height for the provision of Workforce housing; and

Whereas, a maximum of 270 parking spaces would be provided in 1 level of underground parking and 4 levels of above-ground parking; and

Whereas, the number of residential parking spaces provided would be based on a ratio of 1.5 to 1.9 spaces per unit depending on the number of bedrooms; and

Whereas, the change from a hotel to a residential use would reduce the number of site-generated, daily vehicle trips from 2,245 to 1,268; and

Whereas, the applicant further proposes to add a 16,400 sf pocket park at the rear of the property with tables and bench furniture and connections to the trail network; and

Whereas, the for-sale condominiums designated as Workforce housing units would be subject to the following conditions:

- 1) Unit sales pricing shall be consistent with Unit Pricing for High Rise Condominium Buildings as established by the Fairfax County Executive,
- 2) The units shall be equally distributed between the 70%, 80% and 100% Area Median Income tiers,
- 3) The mix of units would be 50% efficiencies, 40% 1-bedroom and 10% 2-bedrooms; and

Whereas, with the change from a hotel to a residential use, the applicant's proffers would be modified to include, but not be limited to:

- 1) Contribution of \$20,000 to Fairfax County for Traffic Light Preemptive Devices utilized by emergency vehicles,
- 2) Contribution of \$79,968 towards the purchase and/or construction of athletic fields within Tysons based on the proposed additional 33,600 sf of floor space,
- 3) Contribution of \$11,749 for each projected student to the Fairfax County School Board based on a student yield ratio of 0.1 student per dwelling unit,
- 4) Provision of private, on-site recreational facilities for the residents of the property expending a minimum of \$1,800 per dwelling unit on such recreational facilities; and

Whereas, the CDP amendment and FDP are in compliance with the Tysons Comprehensive Plan;

Now, therefore, be it resolved that the McLean Citizens Association supports the approval of applications CDPA 2011-PR-023 and FDP 2011-PR-023-04.

Approved by the MCA Board of Directors

December 2, 2015

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

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
Lynne Strobel, Walsh, Colucci

Thomas Fleury, Cityline Partners LLP
Fairfax County Planning Commission
Fairfax County Board of Supervisors