

**McLean Citizens Association  
Board of Directors Meeting  
February 5, 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	Present
Corresponding Secretary	Nicki Watts	Present

**Board Members Representing Associations (20)**

John Adams	Georgetown Pike & Potomac River	Present
Donald Borchering	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	Sub (John Elliger)
Francesca Gutowski	Lynwood	Absent (exc.)
Ron Hutchinson	Evermay	Present
Bruce Jones	Lemon Road	Present
Tom Patton	Hamptons	Present
Michele Pearce	Kirby Road	Absent (exc.)
David Pritchett	Treeline	Present
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	Absent (exc.)
David Wuehrmann	Ellison Heights-Mt. Daniel	Present
Marisa Zalmanis	Lewinsville Heights	Sub (Desmond O'Rourck)

**Board Members At-Large (14)**

Ted Alexander	Present
Roshan Badii	Absent (exc.)
Jeff Barnett	Present
Tom Brock	Absent (exc.)
Frank Crandall	Absent (exc.)
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: Brian Trompeter.

### **Call to Order**

Sally Horn called the meeting to order at 7:30 pm, verified that there was a quorum and asked everyone to sign in.

### **Approval of Minutes**

Minutes from January 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. Sally Horn encouraged MCA Board members to renew their memberships promptly.

### **Report of President/Executive Committee**

President Sally Horn advised that MCA is spending more on mailings than in the past, due to a desire to communicate more frequently with MCA members and to ensure the timely receipt of such mailings.

MCA will present the revised bylaws for approval at the May membership meeting.

The nominating committee, in accordance with current bylaws, includes two members of the MCA Board and three non-board members. The motion to approve the nominating committee consisting of Jim Robertson (chair), Jim Phelps, Betty Yu, Merrily Pierce, and Vivian Bendewald was approved unanimously by voice vote.

The "Conversation with Dr. Garza" is rescheduled for March 4, at McLean HS, Room 187, 7:00 pm. On March 13, MCA, McLean Trees Foundation, McLean Chamber of Commerce and McLean Tree Stewards are cosponsoring an event on planting trees. The MCA is trying to schedule a meeting with the area's representatives in the General Assembly.

Sally Horn reported that the MCA Executive Committee had taken two actions between last board meeting and this meeting. (See Attachments.)

The MCA web master, Marisa Zalmanis, is working with former web master on technical problems.

MCA committee reports were due February 4 to Sally Horn and Glenn Harris.

### **Budget & Taxation Committee**

Dale Stein reported that Gerry Gordon, president of the county Economic Development Authority (EDA), spoke at the committee's January meeting. The EDA's budget is roughly \$7.5 million per year. Eighteen million of the 117 million square feet of office space in the county is vacant, and federal government cutbacks have reduced demand for office space. Fairfax County competes primarily with Atlanta, Boston, New York and North Carolina. Fairfax schools are a selling point, and the lack of financial incentives to locate in Fairfax County makes it harder to attract businesses.

On February 10, Kevin Greenlief will speak to the committee about Fairfax County's recent assumption of \$30 million of debt in connection with the Lorton Arts Foundation. The committee also will discuss FCPS audit and budget issues.

The Committee has requested information about the county's recent bond issuance and Moody's announced a negative credit watch on the county. It also will review the actuarial report prepared by Aon Hewitt for the county on pension plans.

### **Education & Youth Committee**

Ted Alexander presented the draft resolution on later high school start times. (See attached.) The resolution passed, with two votes in opposition and no abstentions.

Steve DelBianco reported that the House of Delegates passed a bill to repeal the Kings Dominion law. Two state senators from Northern Virginia who voted against this bill in past years - George Barker (Alexandria) and Dick Black (Loudoun) – may reconsider their positions.

### **Environment, Parks & Recreation Committee**

Merrily Pierce reported that the Salona Task Force completed its study. The committee is meeting on the 19<sup>th</sup> to get an update on Tysons Corner parks. In March, the committee will participate in a meeting on the watershed. In addition, committee chair Frank Crandall is recovering from his illness.

### **Membership Committee**

Armand Weiss reported that the MCA now has 663 members. The membership survey has over 250 responses, and the committee will meet on March 23, 2 pm, to discuss the responses, from 2 pm to 4 pm. McLean Day is May 17, and the MCA will need 12-15 people to set up, man and clean up the MCA booth. In addition, Armand thanked Patrick Smaldore for providing refreshments at the MCA meeting.

Sally Horn encouraged the committees to provide materials to Armand for McLean Day.

### **Planning & Zoning Committee**

Mark Zetts reported that the developer of the Chesterbrook Shopping Center met with the committee in January. The developer is offering to build a sidewalk and plant shrubs on the side of the building. The Committee and the Franklin Park homeowners association asked the developer to build a pedestrian pathway to the Safeway as a proffer, but the developer was unwilling to do so.

Mark Zetts presented a resolution on a Comprehensive Plan Change for the Elm Street Project. (See attached.) The resolution was adopted, with 24 votes in support, four opposed and two abstentions.

Rob Jackson's motion to commend and thank Jay Donahue for 6 years of service on the Planning Commission passed unanimously, by voice vote. Mark Zetts announced that Supervisor Foust had appointed John Uhlfelder to be the new Dranesville Planning Commissioner.

### **Transportation Committee**

Jim Phelps reported that the Supervisors voted to fund all but one of the eight MCA-requested road projects and all but one of sixteen MCA-requested sidewalk projects, plus 3 additional sidewalk improvements in our area. He also encouraged people to contact him if they had questions about the process for approving cut throughs.

**Public Safety Liaison**

Patrick Smaldore announced that Officer Lucas was at the MCA meeting and would be happy to talk with MCA members.

**McLean Community Center**

Patrick Smaldore reported that the MCC is planning a capital campaign for a downtown McLean facility, in addition to moving ahead with the design process for the main MCC building. Bill Denk added that the MCC also is doing quarterly financial reviews.

The MCA also is looking at potential sites for fireworks and reevaluating the structure for McLean Day.

**Fairfax County Federation of Citizens Associations**

David Wuehrmann reported that the Federation members had the FCPS presentation on the FY 2015 Proposed Budget. Rob Jackson said that the Federation also has endorsed state legislation that would make it easier for HOAs to enforce covenants.

**Fifty-Plus Liaison**

Jim Phelps stated that 50+ committee met on January 29.

**Old Business/New Business**

Jim Robertson asked everyone to submit applications promptly if they wanted to serve on the MCA board, rather than waiting until March 10 deadline to submit their applications.

Merrily Pierce noted that the MCA took a leading role in advocating for the county supervisors to hire an independent auditor in the 1990s. Louise Epstein thanked Merrily for encouraging her to advocate for the School Board to also have an independent auditor.

The meeting adjourned at 9:10 pm.

**The next MCA Board meeting date is March 5, 2014**

**McLEAN  
CITIZENS  
ASSOCIATION**

**TREASURER'S  
REPORT**

5-Feb-14

<b>Checking Account</b>					
	<b>DATE</b>	<b>CHECK #</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
<b>Beginning Balance</b>	1/8/2014				<b>\$11,027.09</b>
<b>Additions</b>					
	1/18/14		Dues (checks)	\$870.00	
	1/21/14		Dues (checks)	\$165.00	
	Various dates		Dues (Paypal)	\$319.71	
			Total: Additions	\$1,354.71	<b>\$12,381.80</b>
<b>Deductions</b>					
	1/18/14	1196	U.S. Postal Service for MCA	\$124.00	
			P.O. box fee to 1-31-15		
	1/27/14		Returned check fee	\$8.00	
			Total: Deductions	\$132.00	
Checking Total Current Value					<b>\$12,249.80</b>
<b>Certificates of Deposit</b>					
<b>CD NUMBER</b>	<b>RATE</b>	<b>REPORT DATE</b>	<b>MATURES</b>	<b>AMOUNT</b>	
3000102773	APY 1%	12/6/13	1/17/15	\$5,878.56	
3000102774	APY .75%	12/31/13	3/2/14	\$5,753.32	
3000103064	APY .5%	1/2/14	6/12/14	\$5,921.52	
CD Total Current Value					<b>\$17,553.40</b>
<b>Net Worth (Checking+CD)</b>					<b>\$29,803.20</b>

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

Respectfully  
submitted,

Bill Crosby,  
Treasurer

P.O. Box 273  
McLean, Virginia 22101  
February 2, 2014  
Via Email

Dear Chairman Poindexter,

Since 2012, the McLean Citizens Association, which is the unofficial town council for the 31,000+ households in the greater McLean area, has called for completely independent review and oversight of Fairfax County Public School programs and resource utilization. We, therefore, support HB921, which we understand is to be discussed in your sub-committee on Wednesday, February 5, 2014.

The intent behind HB 921 -- to provide for an independent audit of County funds that are transferred to the school system and thereby to ensure that school system expenditures for programs and operations receive the same independent scrutiny as expenditures of large urban governments and major private corporations -- is just good business practice. Our county transfers over half its general fund to our schools. Having a genuinely independent auditor is critical to ensuring that our tax dollars are being wisely spent and that our children are receiving the best and most cost-effective education possible.

The authority to establish an independent auditing capability to ensure that taxpayer funds are most effectively and properly spent should be granted to those elected local officials who determine the tax rate and the allocation of tax revenues. In Fairfax County, the Board of Supervisors makes those determinations.

For these reasons, we sincerely hope that you will support HB 921 and move it out of committee for a floor vote in the House of Delegates.

We understand that some opponents of HB 921 have raised concerns that it may conflict with the Virginia Constitution. Should the sub-committee conclude that there may be a conflict, we would ask that you consider the following substitute language that avoids any potential conflict: "the board shall have authority to hire an independent auditor to investigate the use of County funds transferred to the school system and to report back to the board of supervisors."

In advance, thank you for your consideration of our viewpoint.

Sincerely,

Sally K.Horn  
President  
McLean Citizens Association

CC: Delegates representing the greater McLean Area: Robert Brink, Barbara Comstock, Mark Keam, Marcus Simon  
Members of the House Counties, Cities and Towns Committee, Sub-Committee  
#1: Riley Ingram, Kenneth Alexander, Terry Austin, Jeff Campell, BillDeSteph, Charniele Herring, Keith Hodges, Rob Krupicka, Dave LaRock, Bob Marshall, Danny Marshall, Monty Mason, Delores McQuinn, Will Morefield, Rick Morris, Chris Toll, Scott Surovell, Scott Taylor, Luke Torian, Michael Weber, Tony O. Wilt  
Bill Author: Delegate Mark Sickles  
Dranesville District Supervisor John Foust  
Dranesville District School Board Member Jane Strauss

To Whom It May Concern,

The McLean Citizens Association, which is the unofficial town council for the 31,000+ households in the Greater McLean Virginia area, passed a resolution in November 2013 endorsing Fairfax County Park Authority's proposed expansion of Langley Fork Park, but also calling for a traffic study, limitations on lighting and evening hours of operation, and maximum preservation of the tree canopy consistent with the added uses. Since this resolution addresses many of the issues that are being considered by the National Park Authority, I repeat it below. Please feel free to contact me should you have any questions or concerns. Thank you. Sally K. Horn, President, McLean Citizens Association.

McLean Citizens Association Resolution  
Langley Fork Park Draft Master Plan  
November 2013

Whereas, the Fairfax County Park Authority has issued a Draft Master Plan for Langley Fork Park, at 6250 Georgetown Pike, McLean, Virginia; and

Whereas, the Langley Fork Park currently has two baseball diamonds, two rectangular fields and a basketball court; and

Whereas, the Park Authority's Draft Master Plan proposes to develop two additional rectangular fields, one additional baseball diamond, a dog park, a pavilion, a fitness zone, and expanded parking areas for the park; and

Whereas, the Plan proposes to expand the parking areas to accommodate the additional park facilities and provide overflow parking for Clemyjontri Park; and

Whereas, Langley Fork Park is close to residential areas, including Langley Fork Lane, Dogue Hill Lane, and Evermay; and

Whereas, the entrance to Langley Fork Park is on Colonial Farm Road which also provides sole access to Claude Moore Colonial Farm, a privately operated park in the National Park system; and

Whereas, the Fairfax County Park Authority has developed lighting systems for sports fields, such as that used at Lewinsville Park, to minimize the impact on nearby residential neighborhoods; and

Whereas, the Draft Master Plan recognizes the need in its Management Objectives to "minimize impacts on park neighbors while serving the broader community;" and

Whereas, the Draft Master Plan language recognizes that the Park is located in the headwaters of the Turkey Run Watershed and the need to protect water quality, as well the need to protect mature tree canopy in the marginally forested areas, and,

Whereas, the Park Authority conducted a public comment meeting on October 17, 2013, and has invited public comments on the draft plan.



Now, therefore be it resolved that the McLean Citizens Association generally supports the expansion of Langley Fork Park, and

Be it further resolved, that prior to advertising the Langley Fork Draft Master Plan for public hearing,

- The Park Authority should complete a traffic study which analyzes the parking demands for the Conceptual Development Plan; the practicality and adequacy of the proposed parking area; and the impact of the additional vehicle trips on Colonial Farm Road and Georgetown Pike, and on the use of Claude Moore Colonial Farm park; and
- If the traffic study indicates that the parking currently proposed in the Draft Master Plan is inadequate to serve the demand for parking, or that existing roads are inadequate to accommodate the traffic increase, the Park Authority should reduce the intensity of use of the park, rather than adding more parking to the Draft Master Plan; and
- The Park Authority should amend the Proposed Master Plan to expressly preclude field lighting in any fields adjacent to residential areas on Langley Fork Lane, independent of the requirements of the Langley Fork Overlay District; and
- The Park Authority should amend the Proposed Master Plan to provide that any installation of field lighting in Langley Fork should be the most advanced lighting systems available, such as the system at Lewinsville Park, to minimize the impact of lighting on the adjacent neighborhoods; and
- The Park Authority should amend the Proposed Master Plan to condition the installation of park lighting on limiting its use until 9:00 p.m. on Sunday through Thursday and 10:00 p.m. on Friday and Saturdays; and
- The Park Authority should amend the Proposed Master Plan language to emphasize maximizing tree preservation and protection as well as mature tree canopy; and

Be it further resolved, that the Proposed Master Plan should include specific provisions for signage and traffic control at the intersection of Colonial Farm Road and Georgetown Pike and for the pedestrian crossing to Clemyjontri Park, to be presented to the Virginia Department of Transportation if necessary; and

Be it further resolved, that the Fairfax County Parks Authority should invite public comment on the implementation of specific elements of the Master Plan and their impact on the adjacent neighborhoods, traffic on Colonial Farm Road and Georgetown Pike, and pedestrian traffic to Clemyjontri Park.

Distribution:

Fairfax County Park Authority  
John Foust  
Richard C. Sullivan, Jr.



**McLean Citizens Association Resolution  
High School Start Times – Blueprint for Change  
February 5, 2014**

**Whereas**, Fairfax County Public Schools (FCPS) awarded a contract on April 3, 2013 to Children’s National Medical Center (CNMC) to develop an Action Plan and Blueprint for Change to assist the School Board in attaining the goal of later high school start times; and

**Whereas**, CNMC is scheduled to provide the School Board with up to four detailed options, with full cost information, in April 2014; and

**Whereas**, as of January 13, 2014, no decision had been made on how many, if any, of the April 2014 options would phase in later high school start times; and

**Whereas**, during the School Board work session on January 13, 2014, there was consensus that there is potential to change some high schools’ start times in September 2014 if FCPS uses a phased-in approach; and

**Whereas**, FCPS has successfully phased in other policy changes and programs; and

**Whereas**, the combination of a phased-in approach and pupil placement options for students who live in adjoining high school pyramids could maximize choice and allow FCPS more time to study and optimize start time change details; and

**Whereas**, the FCPS FY 2015 Proposed Budget assumes that the county transfer to FCPS will increase by \$98.1 million (5.7%) over the FY 2014 transfer; and

**Whereas**, County resources are constrained due in large part to the slow economic recovery; and

**Whereas**, non-school services compete with FCPS for County taxpayer dollars;

**Now, therefore, be it resolved that** the McLean Citizens Association urges the School Board to:

- (1) encourage the CNMC to provide at least two fully-costed options that:
  - (a) phase in later high school start times; and
  - (b) are cost-neutral or identify offsetting reductions in the FCPS budget to fund implementation of later high school start times; and
  
- (2) if later high school start times are implemented in some but not all schools, allow students to pupil place into adjoining high schools to obtain an earlier or later high school start time.

*Approved by the MCA Board of Directors  
February 5, 2014*

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

Distribution: School Board members  
Dr. Garza, FCPS Superintendent  
Board of Supervisors

**McLean Citizens Association Resolution  
S13-II-M1 Comprehensive Plan Amendment  
6862 and 6870 Elm Street  
Tax Map 30-2((1))61 and ((10))(6)1  
February 5, 2014**

**Whereas**, JBG is seeking to rezone a 4.4-acre property at 6862 Elm Street in the McLean Community Business Center (CBC) and the proposed development does not comport with the land use recommendations for Subarea 29 in the McLean CBC Comprehensive Plan; and

**Whereas**, the property is located within the McLean Community Revitalization District; and

**Whereas**, when a rezoning application is filed in a revitalization district, Fairfax County policy supports the concurrent consideration of a Comprehensive Plan (Plan) amendment as an incentive for redevelopment; and

**Whereas**, on January 29, 2013, the Board of Supervisors authorized a Plan amendment to evaluate:

- a) Mixed-use development at 6862 Elm Street to include a multi-family residential use with ground floor retail and office uses,
- b) The effect of the redevelopment on the future plan for the abutting property at 6870 Elm Street,
- c) Increased pedestrian and vehicular connections to the surrounding properties,
- d) Consistency with the McLean CBC Open Space Design Standards; and

**Whereas**, 6870 Elm Street is a 0.3-acre abutting property to the west with an existing 3-story office building; and

**Whereas**, after an eleven month review, county staff is recommending the Plan text for Subarea 29 be amended with specific language for the properties at 6862 and 6870 Elm Street that allows an option for up to 400,000 square feet of mixed-used development at a maximum floor area ratio (FAR) of 1.94, subject to the conditions including, but not limited to:

- a) The properties at 6862 and 6870 Elm Street be consolidated and, if consolidation is not achievable, inter-parcel access should be established and a coordinated and continuous streetscape design created,
- b) Ground-floor retail uses and/or community amenity spaces are provided,
- c) Building façades are articulated with the upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area,
- d) A maximum building height of 75 feet,
- e) Surface parking is minimized in favor of structured or underground parking with consideration given to shared parking,
- f) Urban design elements be in conformance with the McLean Open Space Design Standards with features such as urban parks and plazas, landscaped open space, active recreational amenities and public art,

- g) A coordinated pedestrian and bicycle circulation system that improves internal circulation and connects to neighboring properties and the existing and planned pedestrian and bicycle routes,
- h) The provision of a stormwater management system that meets the criteria for new development as specified by the county's Stormwater Management Ordinance; and

**Whereas**, the proposed Plan text would not preclude a standalone parking structure in addition to the 400,000 sf of gross floor space; and

**Whereas**, the proposed Plan text requiring the upper floors of buildings be stepped back is problematic because 1) it provides no flexibility, 2) this requirement would apply to all new buildings and, 3) such a condition would be more appropriately levied as a proffered condition amendment for any building deemed to need such mitigation measures for compatibility; and

**Whereas**, JBG's co-pending rezoning application is proposing 376,293 sf of development leaving a balance of 23,707 sf for future development on the two properties; and

**Whereas**, while the combined intensity of the two subject parcels would be 400,000 sf, the proposed Plan text is silent on how the remaining gross floor space would be allocated across the two parcels should consolidation not occur; and

**Whereas**, the Plan design objectives for Subarea 29 recommends, '*Building mass should frame space of all surrounding streets*' which would imply that the corner property of 6870 Elm Street be redeveloped with a suitable structure in accordance with this building relationship design element; and

**Whereas**, the intensity of a 1.94 FAR development mandates the provision of generous open space within the development; and

**Whereas**, such intensities should also mandate the accommodation of public transit;

**Now, therefore be it resolved that the** McLean Citizens Association supports Comprehensive Plan Amendment S13-II-M1 for Elm Street with the following conditions:

- 1) The proposed Plan text is modified to specifically prohibit a standalone parking structure on the two subject properties,
- 2) The requirement that the upper floors be stepped back be modified to add flexibility,
- 3) Language be added that, in the event the two subject parcels are not consolidated, the balance of the remaining floor space available be allocated to the 6870 Elm Street property, not to exceed an FAR of 1.75,
- 4) A condition be added for achieving the proposed intensity that would require the accommodation of public transit,
- 5) Add language recognizing the need to assess and mitigate traffic impacts.

*Approved by the MCA Board of Directors  
Date 2/5/2014*

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

cc: John Foust, Dranesville District Supervisor

John Ulfelder, Dranesville District Planning Commissioner

Benjamin Wiles, Staff

Aaron Klibaner, Fairfax County Department of Planning and Zoning

Meghan Van Dam, Fairfax County Department of Planning and Zoning

Brian Winterhalter, Cooley LLP

Bailey Hopple, JBG

Fairfax County Planning Commission

Fairfax County Board of Supervisors