

**McLean Citizens Association  
Board of Directors Meeting  
February 4, 2015 Sign-In Sheet**

**Officers (6)**

President	Sally Horn	Present
First Vice President	Glenn Harris	Present
Second Vice President	Armand Weiss	Present
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	Absent (exc)
Donald Borcharding	Brookhaven Forest Villa	Absent - sub. Jon Sullivan
Steve DelBianco	Franklin Area	Absent (exc)
Bill Denk	El Nido	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford	Absent – sub Mary Schrodt
Francesca Gutowski	Lynwood	Present
Bonnie Heebner	Madison of McLean	Present
Ron Hutchinson	Evermay	Absent (exc)
Bruce Jones	Lemon Road	Present
Tom Patton	Hamptons	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
Betty Yu	Kirby Road	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
Louise Epstein	Present
Darren Ewing	Present
Animesh Gupta	Present
Rob Jackson	Present
James Phelps	Absent (exc)
Jane Scott-Jones	Present
Patrick Smaldore	Present
Mark Zetts	Present

## **MCA BOARD OF DIRECTORS MEETING February 4, 2015**

Guests who signed in: Joyce Harris, Patrick Lucas of the Fairfax County Police, Merrily Pierce, MCA Environment and Parks Committee, and Dave Stegmaier from Congresswoman Comstock's office.

### **Call to Order**

Ms. Horn called the meeting to order at 7:30 pm, verified there was a quorum, and reminded everyone to sign in. She thanked Jonathan Sullivan and Mary Schrodtt, who are here representing their HOAs as alternates for Board members who are unable to attend. Ms. Horn also welcomed Dave Stegmaier, from Barbara Comstock's office, Joyce Harris from Lewinsville HOA and the McLean Trees Foundation, several representatives from the McLean Police Station, and Ben Wiles from Supervisor Foust's office.

### **Approval of January Minutes**

The January minutes were unanimously approved by a voice vote.

### **Report of the Treasurer**

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

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

Ms. Horn provided a number of updates to the Board:

We have three general upcoming meetings:

- February 18 is our annual winter membership meeting. Please all come, even if you can not stay for the entire meeting, as we need a minimum of 25 people present to take a vote to adopt a change to the by-laws. We will have four great presentations from the Mclean Community Foundation, McLean Trees Foundation, the Safe Community Coalition and the World Policy & Fire games.
- March 11<sup>th</sup> is the meeting MCA is cosponsoring with John Foust and Janie Strauss to hear about and discuss the Advertised budgets for the School System and the County. This should be a great meeting to help us make informed decisions about future MCA resolutions regarding the County and FCPS budgets.
- On March 24<sup>th</sup>, thanks to the work of Merrily Pierce working with Fairfax County and others, MCA will be hosting a meeting to discuss tree canopy issues.

*Nominating Committee.* Last month we elected Jim Phelps to chair the nominating committee. At the March Board meeting, we will elect the other members of the

Nominating Committee. Ms. Horn reminded all present to please renew their MCA memberships, and noted that we would love to see as many of you as are interested apply to be on the 2015-16 Board. Applications for the Board and Executive are due March 10<sup>th</sup>. Information is online on the MCA website.

*Newsletter.* Glenn Harris asked all Committee chairs to give him draft text for the next newsletter by February 20<sup>th</sup>. The next newsletter will cover activities in December, January and February.

### *Crime in Tysons and McLean Spillover Effects*

Patrick Smaldore introduced representatives of the McLean Police attending the Board meeting: Lt. Chuck Riddell, Lt. Jackson, and MPO Patrick Lucas. Mr. Lucas showed a video clip about crime at Tysons that was aired on ABC news, and distributed a package of information with crime statistics for the area before and after the opening of the Silver Line. There was a lot of interest in further discussion on these issues, but not enough time to discuss them. Ms. Horn thanked the McLean Police representatives for coming to the Board meeting and for the information they provided, and asked Mr. Smaldore to schedule a meeting for MCA members to meet with the McLean Police for a fuller discussion.

### **Budget and Taxation**

Dale Stein told the Board that the primary focus of the B&T committee at this time of year is the County and FCPS budget for FY 2016. On February 17, the County Executive will release what is called the "Advertised Budget." At that point, there is a relatively short time for hearings and public comments.

Mr. Stein noted that County documents from several months ago showed an unfilled gap of over \$100 million between expected revenues and expenditure requests. Assessments for residential property are expected to increase by about 3%.

In addition, he told the Board that litigation that partially overturned the basis for computing the BPOL (Business, Professional and Occupational License) tax, which is the fourth largest revenue source for Fairfax County and generates about \$150 million a year. This is likely to exacerbate the shortfall.

Rob Jackson noted that the general rule of thumb is that adding a penny to the real estate tax will raise \$22 million.

The committee is focusing on the following issues: revenue, efficiencies, reductions in health care benefits for County employees, and pensions. Bill Denk added that the committee is also looking at some of the costs of Metro.

The next committee meeting will be on Feb. 23<sup>rd</sup>, and will be a joint meeting with the E&Y and EPR committees. All are welcome to attend.

Louise Epstein noted that with all the issues described by Mr. Stein, this is going to be an extremely difficult budget year. The School Board will vote on the FY 2016 Advertised Budget on February 5, and FCPS appears to have heard MCA's suggestion last year to "use more accurate estimates in preparing the budget". Ms. Epstein encouraged people to attend the joint meeting for the E&Y, EPR, and B&T Committees on February 23<sup>rd</sup> and to also attend the March 11<sup>th</sup> general meeting, where we will hear from FCPS and County budget staff.

## **Education and Youth**

Ted Alexander reported that the FCPS Superintendent is trying to reduce class size, which is a very important issue in our area. Dr. Garza put a \$3.1 million placeholder in the budget to provide extra teachers and aides for elementary schools with very large class sizes, which should benefit schools in the greater McLean area. The Education Committee continues to work with Mr. Stein on the budget issues. The Committee also will be recognizing students at McLean Day, May 16, 2015, who receive the MCA teen character award

Louise Epstein reported that during January, the Education & Youth Committee met with the FCPS Chief Academic Officer, Kim Dockery. Dr. Dockery discussed high school diploma requirements, student stress and homework burdens.

The MCA's recent resolution and other communications about the Audit Committee seem to have had an impact. At the January 28, 2015 Audit Committee meeting, which Armand Weiss and Louise attended, Audit Committee chair Ilyrong Moon stated that committee handouts would be posted online and that he would start working on the proposal by the FY 2014 Audit Committee to add two community appointees to the Audit Committee. In addition, Dr. Garza proposed and School Board members agreed that the FY 2015 and FY 2016 internal audit work plans should include time for the FCPS Office of Program Evaluation to present four of its studies to the Audit Committee.

## **Environment, Parks & Rec.**

Merrily Pierce provided some background information to the two proposed MCA resolutions. She noted that there have been budget cuts to parks for the past few years, and that, as a consequence, both the National Park Service and the Fairfax County Park Authority are increasingly looking to fees to raise needed revenues. She provided a description of each resolution, which was followed by questions and discussion.

The motion to approve the resolution supporting an increase to National Park Service fees was unanimously approved by voice vote.

There were a number of questions to clarify the motion to approve the resolution to increase fees for the Fairfax County Park Authority. A number of Board members requested more specific information on the proposed fee increases before voting on

the resolution. After discussion, a motion passed to allow the Executive Committee to review the proposed fee increases and then take action on the proposed resolution. The Executive Committee approved a slightly modified resolution on February 5, 2015.

Ms. Pierce reported that the Committee has been following the Dead Run Stream Restoration Project. County staff scheduled a status meeting at the Community Center for February 18<sup>th</sup> the date of the annual MCA winter membership meeting. The Dead Stream meeting cannot be rescheduled so committee members will have to choose which meeting to attend.

As already announced, the MCA will be co-sponsoring a Tree Forum on March 24<sup>th</sup>, along with the Fairfax Tree Commission, the Virginia Cooperative Extension, Supervisor Foust, and the McLean Tree Foundation. There has been a lot of concern among a number of the HOAs about the need to preserve the tree canopy in McLean. The lead speaker at the Tree Forum will be the new County urban forester, Keith Cline.

Ms. Pierce is working with the McLean Chamber of Commerce, Franklin Sherman Elementary School, and other McLean organizations to celebrate the centennial of McLean Day scheduled this year for Saturday, May 16. Franklin Sherman School opened in October 1914 and shortly thereafter the McLean School and Civic League, which became the MCA, was established to support the school and community. The first McLean Day was held in 1915 to raise funds for the school and it became an annual event. It should be a very exciting, community-wide McLean Day this year; the Chamber of Commerce has announced it plans to celebrate the centennial for a full month! Anyone who wants to help support this effort, please let Ms. Pierce know. Darren Ewing volunteered to work with Ms. Pierce on the effort.

## **Membership**

Dr. Weiss reported that there is good news, in that we had 571 members last year, but that the bad news is that we have received only 14 renewals so far this year. He reminded everyone to please get their 2015 dues in! Dr. Weiss reported that we had a very lively membership meeting this month. At the meeting, we decided that we will put together a poster board for events that addresses "Why Join MCA" that we hope will draw more attention than a pile of brochures. Mr. Harris noted that we are going to see if we can take the 24-page newsletter and reduce it to an "executive summary" document of a few pages that we could send out to HOAs and others in the area as a way to increase our community outreach.

Dr. Weiss invited any who are interested to join the Membership Committee, which meets on the Monday before the full Board meeting at 7:30 pm at the MCC.

## **Planning and Zoning**

Mark Zetts provided information on the three resolutions before the Board for consideration, as described below.

1. *Stephen and Sally Bryan* need to obtain a "special exception" for a cluster subdivision to create four parcels without affecting a Pimmit Run tributary stream area. The address of the property is 1318 Rockland Terrace. The motion to approve the resolution was approved unanimously in a voice vote.
2. *West Falls Church Transit Station Comprehensive Plan Amendment*: The proposed changes reflect the transfer of 38 acres from Fairfax County to Falls Church, a request to change the boundaries of the map, and the planned number of dwelling units. The amendment does not propose any land use changes or increase in density. At some point in the future, the issue of land use will come up, but it is not part of the current proposed changes so it is not something we can address now. The motion to approve the resolution was approved unanimously in a voice vote.
3. *Lewinsville Senior Center*: The County has proposed several modifications to the existing site: A few months ago, the MCA Executive Committee agreed to a resolution that opposed the proposed plans to modify the previously-approved County-plan for the subject property unless steps were taken to ensure that there was adequate parking for the uses contemplated. It is important to note that the property is owned by the County, so that this proposal is different than what we usually consider. There currently are five uses on the site, and Mr. Zetts suggested that parking is still a concern, and that more information about the hours of operations for each of the five uses would be extremely helpful, and that information regarding the hours of operation is required for special exemptions. The County seems to feel that, as it is a County-owned property, that they will be able to address the parking concern if it arises, as they can change the hours of operations of some of the uses.

Ms. Horn opened up the discussion for questions. There was a spirited discussion of a number of aspects of the proposed changes and of the resolution. Board members have concerns about adequate parking, traffic and pedestrian safety, and the loss of a baseball diamond at the site.

A number of amendments were suggested related to parking, traffic, and recreational facilities, and a lengthy discussion ensued. Ultimately, a revised resolution was passed that opposed the proposed Special Exception unless the Xounty made the following changes: install a dedicated left-turn lane into the facility, place all stormwater facilities underground, put measures in place to minimize the impact of off-site parking and assess the future demand for baseball diamonds and identify potential locations for such facilities. The resolution passed by a voice vote with one abstention, all others supporting.

Mr. Zetts noted that the County noise ordinance is moving forward, and that a hearing date will be announced later this month. The County is proposing to greatly increase the noise level allowed at high schools from 55dBA to 72 dBA for cumulative noise. Mr. Zetts reported that it appears that the County does not appear to be

interested in reducing the noise from transportation facility areas, where there is currently no maximum noise level during the day.

### **Transportation**

Jim Robertson announced that the next Transportation Committee meeting will include a speaker from MWAA to discuss concerns raised by MCA members regarding aircraft noise. We have informed Barbara Comstock's transportation staffer about the meeting

### **Tysons Liaison**

Rob Jackson noted that everyone should have received the revised focus statement for the Tysons Liaison Committee and that the Committee will spend the rest of this year meeting with various people to get up to speed about Tysons. On February 19th we will meet with Michael Caplan, who is Executive Director of the Tysons Partnership. All are welcome. Mr. Jackson also announced that he has been appointed as an alternate to the Citizens Advisory Committee to the Washington Transportation Planning Board.

### **Public Safety Liaison**

Patrick Smaldore will schedule a meeting for any interested MCA members with the McLean Police about crime at Tysons and spillover to the McLean area.

### **MCC Liaison**

Mr. Smaldore reported that renovations to the MCC will represent only a 15% change to the building, which means that the proposed changes will not require review under the 2232 process.

### **McLean Planning Committee – nothing to report.**

### **McLean Revitalization Corporation**

Roshan Badii reported that the MRC is working on establishing a new retail committee to move the Business Improvement Districts (BID) idea forward for the Commercial Business Corridor.

Ms. Badii informed the Board that the MRC is still working on installing three "Gateway" signs. One of the signs will be installed on a pedestrian median on Old Dominion Drive, close to the intersection with McLean Drive. The design for this sign has been completed and will be sent to VDOT for approval. The installation of the other two signs is currently on hold because the installation permit requires indemnifying VDOT against any possible future claims.

### **Fifty-Plus Liaison**

Supervisor John Foust and Fire Chief Richard Bowers are hosting a free Senior Safety Summit for the McLean and Great Falls communities on Friday, February 6<sup>th</sup> from 10 am – 12 noon at the MCC.

## **Adjournment**

The meeting was adjourned at 10:18 pm.

**The next MCA Board meeting is March 4, 2015, at 7:30 pm  
at the McLean Community Center.**

**McLEAN CITIZENS ASSOCIATION**  
**TREASURER'S REPORT**  
4-Feb-15

<b>Checking Account</b>					
	<b>DATE</b>	<b>CHECK #</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
<b>Beginning Balance</b>	1/7/2015				<b>\$7,988.62</b>
<b>Additions</b>					
	1/12/15		Dues (checks)	\$45.00	
	Various dates 1-5-15 through 1/29/15		Dues (Paypal)	\$146.61	
			Total: Additions	\$191.61	<b>\$8,180.23</b>
<b>Deductions</b>					
	1/7/15	Bank charge	Harland Clarke for large checkbook, checks, deposit slips and endorsement stamp	\$143.59	
	1/9/15	1227	U.S. Postal Service for P.O. Box rent for 1 year	\$128.00	
	1/9/15	1228	Marisa Zalmanis for Centennial VIP gifts and name badges	\$328.74	
			Total: Deductions	\$600.33	
			Checking Total Current Value		<b>\$7,579.90</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%	11/6/14	1/17/15	\$5,932.58	
3000102774	APY .3%	10/31/14	3/2/15	\$5,772.68	
3000103064	APY .3%	11/3/14	6/12/15	\$5,942.24	
			CD Total Current Value		<b>\$17,647.50</b>
			<b>Net Worth (Checking+CD)</b>		<b>\$25,227.40</b>

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

Respectfully submitted,  
Bill Crosby, Treasurer



## McLean Citizens Association Resolution

### Resolution on National Park Service Fee Increases February 4, 2015

**WHEREAS**, the National Park Service (NPS) is holding public hearings in the area with a deadline of February 22, 2015 to standardize entrance fees, categorizing parks based on size, complexity, operations, and typical visitation patterns; and

**WHEREAS**, the two Category 1 parks in close vicinity and used by residents in the MCA membership areas include: Great Falls Park, VA, and the C & O Canal National Historical Park; and

**WHEREAS**, the C & O Canal is a strong economic engine for the area hosting more than 5 million visitors in 2013 that contributed more than \$80 million to the local economy and more than 1,000 jobs related to tourism, and Great Falls Park, VA draws visitors to McLean/Great Falls; and

**WHEREAS**, the NPS proposes to expand entrance fee collection to all areas of the park outside of the District of Columbia and extend the daily pass days from three days to seven to better align with popular recreational activities; and

**WHEREAS**, annual pass and entrance fee increases are reasonable; for instance, an annual pass goes from \$20 to \$30, and the car entrance fee from \$5 for 3 days to \$15 for 7 days; and,

**WHEREAS**, entrance fees support a wide range of projects that have improved the park experience including adding equipment such as grills and fire rings at picnic areas and campgrounds, converting an older bathroom in Great Falls, MD into a space for free Bike Loaners, removing fallen trees from the Canal, and improved Visitor Centers; revenues raised by a fee increase could be used to restore additional historical structures, increase the Park's ability to maintain the heavily used towpath, improve river access at Fletchers Cove, and increase educational programming park-wide; and,

**WHEREAS**, the MCA has a long history of advocating for, establishing, and supporting our parks for recreation and protection of natural resources; and

**WHEREAS**, the MCA recognizes that park budget reductions at the local, state, and national levels continue to impact staff, maintenance, and facility improvements and user (entrance) fees are one of the only ways that the NPS can increase revenue needed to provide safe and well maintained facilities for an increasing number of visitors;

**NOW, THEREFORE, BE IT RESOLVED THAT** the MCA supports the proposed fee changes by the National Park Service for the above-mentioned parks.

*Approved by the MCA Board of Directors*

*February 4, 2015*

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

cc: Mark Warner, US Senate, Comm. of Virginia  
Tim Kaine, US Senate, Comm. of Virginia  
Don Beyer, 8<sup>th</sup> District, US House  
Barbara Comstock, 10<sup>th</sup> District, US House  
John Foust, Dranesville District Supervisor  
John Ulfelder, Dranesville District Planning Commissioner  
Grace Han Wolf, Dranesville District Park Authority Board  
Ben Wiles, Staff, John Foust's Office



**McLean Citizens Association Resolution  
Fairfax County Park Authority  
FY 2015 Fee (Increase) Proposal  
February 4, 2015**

**WHEREAS**, the primary use of net revenue in the Park Authority's Revenue and Operating Fund (ROF) is facility and services reinvestment into projects such as the Park Improvement Fund;

**WHEREAS** the proposed modest fee increases have been influenced by the Consumer Price Index, unemployment, retail sales, and consumer confidence; and,

**WHEREAS**, Golf and RECenter revenues are decreasing but there are revenue increases from rentals, marine operations, amusements such as carousels, and picnic shelter rentals, and from high volume pool renters; Lake Fairfax and Burke Lake Park campground operations and miniature golf have positive revenues but high maintenance expenditures,

**WHEREAS**, the Park Authority recommends establishing county and non-county group admission fees for for-profit/commercial groups of 12 people or more for Clemenjontri Park, among other increases; and

**WHEREAS**, the increases set forth in the Park Authority Proposed Fee Adjustments for Fiscal Year 2015 (2015 Proposal) appear to be generally incremental, fair and reasonable to augment operating expenses to keep up with increasing use of park facilities;

**NOW, THEREFORE BE IT RESOLVED THAT**, the MCA supports the fee increases in all categories as proposed by the Park Authority in the 2015 Proposal as a necessary step in bringing Park Authority revenue into line with actual costs; and

**BE IT FURTHER RESOLVED THAT** the fee structure should be reexamined each time the Park Authority wants to issue additional bonds so that the revenue is available to support the associated debt.

*Approved by the MCA Executive Committee*

*February 4, 2015*

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

cc:

John Foust, Dranesville District Supervisor  
Grace Han Wolf, Dranesville District Park Authority Board  
Ben Wiles, Staff, Supervisor John Foust's office  
Fairfax County Park Authority  
Fairfax County Board of Supervisors



**McLean Citizens Association Resolution  
Stephen C. Bryan and Sally T. Bryan  
Special Exception 2014-DR-057  
1318 Rockland Terrace  
Tax Map 31-1 ((1)) 18, 17D**

**February 4, 2015**

**Whereas**, Stephen C. Bryan and Sally T. Bryan own two parcels comprising 5.63 acres in the R-1 residential district at 1318 Rockland Terrace; and

**Whereas**, the property is currently developed with one single-family dwelling and a brick outbuilding, and the owners are proposing to subdivide in order to develop 3 new single-family detached dwellings; and

**Whereas**, the owners are seeking a Special Exception permit for a cluster subdivision, the purpose of which is to permit smaller lot sizes in order to preserve the environmental integrity of a site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation; and

**Whereas**, 48% of the subject property, or 2.87 acres, lies within a Resource Protected Area (RPA) and Environmental Quality Corridor (EQC) along a Pimmit Run tributary, and is wooded with environmentally sensitive features such as flood plain and a topology exceeding 15% grade; and

**Whereas**, these 2.87 acres would become an outlot parcel, owned by the nascent homeowners association and protected by a conservation easement; and

**Whereas**, the remaining 2.64 acres of the property would be subdivided into 4 lots with single-family dwellings; and

**Whereas**, the site would have 46% open space; and

**Whereas**, the applicant proposes to re-vegetate two areas within the RPA/EQC comprising 9,760 square feet, with 23 overstory trees, 45 understory trees and 244 shrubs; and

**Whereas**, developing the property as a conventional subdivision would result in reduced open space, more impervious surface and the loss of desirable vegetation; and

**Whereas**, as part of the Special Exception application the applicants are seeking three waivers that would allow:

- a) The utilization of underground stormwater detention in a residential area,

- b) On-lot stormwater management facilities on fewer than seven lots,
- c) A cluster subdivision of less than 5 acres; and

**Whereas**, the applicants would dedicate a trail easement, coincident with the sanitary sewer easement, from Rockland Terrace to the southwest corner of the property;

**Now, therefore, be it resolved** that the McLean Citizens Association supports the approval of Special Exception application 2014-DR-057.

*Approved by the MCA Board of Directors*

*February 4, 2015*

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

cc: John Foust, Dranesville District Supervisor  
John Ulfelder, Dranesville District Planning Commissioner  
Ben Wiles, Staff  
Matthew J. Allman, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors



**McLean Citizens Association Resolution**  
**West Falls Church Transit Station Area**  
**Comprehensive Plan Amendment 2013-II-M1**  
February 4, 2015

**Whereas**, in November 2013, Fairfax County and the City of Falls Church, with the assistance of a federal mediator, negotiated the sale of the Falls Church Water Utility to Fairfax Water; and

**Whereas**, a condition of the agreement was the annexation of 38.4 acres in Fairfax County by the City of Falls Church, effective January 3, 2014; and

**Whereas**, the Board of Supervisors authorized a Comprehensive Plan (Plan) Amendment of the West Falls Church Transit Station Area (TSA) to consider an area-wide editorial update and to revise the boundaries between Fairfax County and the City of Falls Church; and

**Whereas**, the annexed 38.4 acres comprise 13 parcels including eight parcels that are located outside of the TSA in the Jefferson Planning District; and

**Whereas**, while the proposed Plan Amendment does not recommend any land use changes or density increase, the loss of developable land has necessarily reduced the development potential within the Transit Development Area (TDA) by 538 dwelling units; and

**Whereas**, the Plan Amendment further proposes to reduce the maximum TDA development potential by 140 dwelling units and 46,200 square feet of retail/office to reflect the as-built conditions of the Villages at West Falls Church and the Pavilion Condominium Tract that are unlikely to be redeveloped at the maximum density levels contemplated in the current Plan;

**Now, therefore, be it resolved** that the McLean Citizens Association supports the approval of Comprehensive Plan Amendment 2013-II-M1.

*Approved by the MCA Board of Directors*

*February 4, 2015*

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

cc: John Foust, Dranesville District Supervisor  
John Ulfelder, Dranesville District Planning Commissioner  
Ben Wiles, Staff  
Chris Caperton, Fairfax County Department of Planning and Zoning  
David Stinson, Fairfax County Department of Planning and Zoning  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors



**McLean Citizens Association Revised Resolution  
Lewinsville Senior Center Expansion  
Special Exception Amendment 94-D-002-02  
1609 Great Falls Street  
Tax Map 30-3 ((1)) 42  
February 4, 2015**

**Whereas**, the Lewinsville Senior Center (LSC) is a Fairfax County-owned facility that operates under a Special Exception Permit approved in 1994; and

**Whereas**, the current permit allows five active uses on this 8.66-acre property, namely:

1. A 22-bed independent living facility
2. A senior center providing activities for up to 80 adults
3. Adult day care for up to 80 adults
4. Child day care for up to 210 children
5. An athletic area with a rectangular field and a diamond; and

**Whereas**, in 2004 Fairfax County approved a Special Exception Amendment to construct and operate an 82- unit assisted living facility on the property while maintaining the existing five uses; and

**Whereas**, Fairfax County has concluded the development of an assisted living facility is not economically feasible and is therefore seeking a Special Exception Amendment (SEA) permit to instead develop an 82-unit independent living facility while preserving the existing uses; and

**Whereas**, the independent living facility (ILF) would be leased and operated by Wesley Housing Lewinsville LLC, and 100% of the units would be Affordable Dwelling Units; and

**Whereas**, the developer proposes to demolish the existing structure constructed in 1965 and develop a 2-story building along Great Falls Street for the ILF, and a second 1-story building at the rear of the property to house the senior center and child/adult day care uses; and

**Whereas**, the proposed 108,540 square feet of gross floor space represents a 20% increase over the 90,000 square foot development approved in the 2004 SEA; and

**Whereas**, although the ILF is a more active use than an assisted living facility, the enrollment of the senior center and adult and child day care center would remain at the existing levels; and

**Whereas**, the existing athletic field would be reduced in size over the approved 2004 development plan in order to accommodate a stormwater detention pond, and this change would limit the athletic facility to a single, natural-turfed and unlighted U-13 soccer field, and remove the baseball diamond; and

**Whereas**, the development would implement dual stormwater management facilities that include:

- d) An extended detention pond that would drain into Saucy Branch and,
- e) An underground vault that would drain into an existing stormwater sewer along Evers Drive, and

**Whereas**, utilizing dual stormwater management facilities would decrease the amount of outfall into the Saucy Branch stream channel adjacent to the site, and increase the available area for the athletic field, a children's play area and a tree save area; and

**Whereas**, the proposed 6-foot high, board-on-board fence along the Vistas subdivision and Evers Drive property lines would be constructed prior to any construction activities; and

**Whereas**, an opening in the fence across from Nathaniel Lane would allow pedestrian access to the SEA property from Evers Drive; and

**Whereas**, from this access point, a wide trail extending to Great Falls Street would serve as a mid-block connection accommodating both pedestrian and bicycle traffic, and

**Whereas**, a playground would be provided for public use near the athletic field; and

**Whereas**, an Independent Living Facility is a residential development that is primarily limited in occupancy by elderly persons 62 years of age and older, and/or persons with handicaps; and

**Whereas**, the applicant is requesting a waiver to allow residents of 55 years of age or older, and

**Whereas**, residents in this lower age group would have more active lifestyles and hold jobs which would result in a higher rate of vehicle ownership; and

**Whereas**, the SEA proposes 162 ground-level parking spaces and, per the staff report, this exceeds the 157 parking spaces the Zoning Ordinance would require for the five uses; and

**Whereas**, of the 157 required parking spaces, 21 would be allocated to the ILF residents; and

**Whereas**, the terms of the 99-year lease between Fairfax County and Wesley Hamel Lewinsville LLP, allocate 50 spaces for the residents, a 240% increase over the standard IFL rate; and

**Whereas**, an allocation of 50 parking spaces would effectively park 80% of the units at the standard ILF rate of 0.25 spaces per unit, and 20% percent of the units at the standard multi-family rate of 1.6 spaces per unit; and

**Whereas**, the applicant commissioned a consultant study on parking that concluded 162 spaces would be sufficient among the 5 uses if a shared parking arrangement were implemented; and

**Whereas**, a shared parking plan would be based on staggering the hours of operation for 2 or more of the uses to alter the hourly parking accumulation characteristics of such uses; and

**Whereas**, the subject SEA has no development conditions citing the hours of operation for any of the four non-ILF uses; and

**Whereas**, the staff report is silent on the hours of uses, notwithstanding a declaration of the hours of operation is a requirement of a Special Exception application; and

**Whereas**, SEA development condition #23 defers, until the time of Site Plan approval, the provision of a parking tabulation which demonstrates that all uses on site independently satisfy the Zoning Ordinance requirements for their use; and

**Whereas**, the concern is not compliance with the Zoning Ordinance requirements for parking, but rather the disparity between the Zoning Ordinance requirement and the number allocated to the IFL by the terms of the lease and the method of achieving accommodation; and

**Whereas**, as a condition of site plan approval, development condition #23 further requires that:

- a) All parties to enter into a private shared use agreement for parking onsite, a copy of which is to be posted in the Dranesville Supervisor's office,
- b) The agreement details the conditions for the allocation and administration of the common parking facilities on the property,
- c) The agreement be amended from time to time as deemed necessary, and with the consent of the users onsite; and

**Whereas**, it is not clear how parking issues would be reported by the public and handled, and the amending of the lease's parking provisions would seemingly not include public notice or comment; and

**Whereas**, it is irregular for a Special Exception Amendment application with such uses in the McLean Planning District to go to public hearing with unresolved hours of operations and the parking tabulations;

**Now, therefore, be it resolved** that the McLean Citizens Association opposes the approval of Special Exception 94-D-002-02 unless:

1. Effective measures are taken to minimize the potential for overflow parking and the impacts of off-site parking on the surrounding community,
2. A dedicated, center left-turn lane is provided on Great Falls Street for entry into the subject property,
3. The stormwater management facilities are placed underground to maximize the recreational area,

**And, be it further resolved** that the McLean Citizens Association requests that Fairfax County staff evaluate the demand for baseball diamonds and identify properties for the construction of new fields.

*Approved by the MCA Board of Directors*

*February 4, 2015*

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

cc: John Foust, Dranesville District Supervisor  
John Ulfelder, Dranesville District Planning Commissioner  
Ben Wiles, Staff  
Evan Pritchard, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors