

**McLean Citizens Association  
Board of Directors Meeting  
Feb. 3, 2016 Sign-In Sheet**

**Officers (6)**

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

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

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

McLean Citizens Association  
Board of Directors Meeting

**MCA BOARD OF DIRECTORS MEETING  
Feb. 3, 2016 Minutes**

Guests who signed in: Chris Warin (for Darren Ewing), Merrily Pierce (MCA Environment, Parks and Recreation Committee) and Jared Hermalin (Community Police Working Group).

**Call to Order**

Glenn Harris, the First Vice President, called the meeting to order at 7:30 pm, verified there was a quorum, and reminded everyone to sign in.

**Approval of 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 Executive Committee**

Mr. Harris provided an update to the Board regarding the Nominating Committee. He noted that, as called for in the By-Laws, the Board needs to establish a Nominating Committee and vote on its Membership. Jim Robertson has agreed to again Chair the Nominating Committee, and he has put together a Committee with three Board members and two MCA non-Board members, consisting of himself, Louise Epstein and David Wuehrmann from the Board, and Jim Phelps and Dan Alcorn as the two MCA non-Board members. A motion to approve the Nominating Committee was unanimously approved by a voice vote.

Jim Robertson informed the Board that there are only a limited number of open positions for the Board because, last year, a large number of Board members had applied for two-year terms. Jim asked everyone to submit their applications to serve on the Board to him as early as possible so that the Nominating Committee knows how many new Board members they need to identify. Sally Horn noted that a "call for nominations" should be sent to the full MCA membership soon; Animesh Gupta said this invitation will go out in two weeks

**Committee Reports**

**1. Budget and Taxation**

Dale Stein reported that the Budget and Taxation (B&T) and Education and Youth (E&Y) Committees met jointly in January and addressed two issues.

Cigarette Tax Legislation – State Senator Barbara Favola was the chief sponsor of a bill to increase the allowable cigarette tax in Fairfax and Arlington Counties from the current \$0.30 per pack to \$0.60 per pack and to dedicate the increase in tax revenue to spending on elementary or secondary education. The Committees felt that this bill could encourage healthier lifestyles, reduce health care costs, contribute to funding the school system, and diversify the Counties’ tax bases. Therefore, the Committees drafted a resolution to urge the Virginia State Senate Committee on Finance and the Virginia Senate and House to pass this legislation. Immediately thereafter, the Virginia State Senate Committee on Finance rejected further consideration of the proposed legislation, and therefore the resolution of support was withdrawn from consideration by the MCA Board of Directors.

FY 2017 Fairfax County and Public Schools Budget - In preparation for drafting a resolution about the budget for consideration by the MCA Board, the two Committees made a first effort to identify issues to consider addressing in this year’s resolution. Using a structure similar to last year’s budget resolution, members of both Committees proposed the following topics.

1. Allocation of funds: budget priorities; balanced budget; use of non-recurring funds for recurring costs; proposed transfer to the Fairfax County Public School System (FCPS); and allocation of surpluses.
2. Revenue Improvements: improved allocation of funds from the State to the County and FCPS, including the LCI formula; diversification of revenue base through approval for higher hotel occupancy, cigarette and other local taxes; meals tax referendum; and County service fees at a level which fully covers the costs to provide those services.
3. Cost Savings: enforcement of residency requirements for FCPS students; enforcement of occupancy codes; reduction in health care costs for current and retired employees; and lower cost pension plans for new employees.
4. Additional Funding: teachers’ pay; school construction funds; class sizes; understaffing; and police for Tysons.

Members of the Board, other members of MCA and the public are strongly encouraged to contact Dale or Louise Epstein with any suggestions for other issues to include in the Draft MCA FY 2017 Budget resolution.

February B&T Meeting - The next Committee meeting will be on Monday, February 22 at 7:30 p.m. in the MCC. The Committee will review the first draft of a FY 2017 Budget resolution. Members of the E&Y Committee, all members of the MCA Board,

and all other MCA members are welcome to attend.

The Committee will present the resolution to the Board on April 6. MCA will testify immediately thereafter at hearings regarding the FY 2017 Budget before the County Board of Supervisors. The Board of Supervisors will vote on the Budget in mid-April.

MCA Budget Meeting – MCA has arranged a Community Meeting regarding the FY 2017 Budget as part of the MCA full membership meeting on Wednesday, March 23 at 7:30 p.m. at the MCC. The meeting is co-sponsored by Supervisor John Foust and School Board member Jane Strauss. Joe Mondoro (Chief Financial Office of the County) and Kristen Michael (Assistant Superintendent, Financial Services, FCPS), Mr. Foust, and Ms. Strauss will explain their budget proposals, answer questions, and receive feedback. Glenn Harris noted that this meeting will also be an MCA Membership meeting, with a brief portion devoted to MCA business before the meeting begins.

## **2. Education and Youth**

Louise Epstein supplemented information provided by Dale Stein.

First, Louise noted a few key dates in the FY 2017 budget process. On February 4, the School Board will adopt the FY 2017 Advertised Budget. On April 5, the School Board will present this budget to the Board of Supervisors. On April 19, the Board of Supervisors will have its FY 2017 budget mark-up, and determine the budget package and tax rate. On April 25, the Supervisors will officially approve the FY 2017 Adopted County Budget, including the transfer amount to FCPS. On May 26, the School Board will adopt its FY 2017 Approved Budget.

*Class size* – a bipartisan duo of state delegates, Jim LeMunyon and Mark Keam, sponsored H.B. 1377, which reduces the existing state class size cap from 35 to 30 students for fourth through sixth grade classes. At the middle and high school levels, HB 1377 imposes a new 24-student cap for science lab classes and a 30-student cap for English classes. These proposed state caps far exceed average class sizes in most Fairfax County Public Schools. However, the HB 1377 state caps would benefit many FCPS students in the greater McLean area schools, which have more large classes than other schools in FCPS. The E & Y Committee will track the progress of the proposed bill and other class size developments.

*Teacher salaries* - FCPS hired a consulting firm, Segal Group, to analyze salaries for different categories of FCPS employees and compare them to market rates in this area. Segal Group is presenting its second round of preliminary results on February 8, at a 3 pm School Board work session.

Segal Group looks separately at salaries and compensation for teacher, administrator, and other employee groups. Similarly, Dr. Garza's FY 2017 Proposed Budget – in a notable break with FCPS tradition – decouples teacher and non-teacher compensation. In Dr. Garza's Proposed Budget, she allocates \$40 million to fix the teacher salary scale, where FCPS is grossly below market. In addition, however, Dr. Garza's

Proposed Budget includes a step (about 2.5%) plus a 1% Market Scale Adjustment (MSA) for all employees.

### **3. Environment, Parks & Recreation**

Merrily Pierce reported that the Committee meeting scheduled for January 20 was cut short by icy roads and by the fact that the scheduled speaker had to postpone for another time.

**Green Building and Energy Conservation:** Ellen Eggerton, Green Building Ombudsman, DPWES, gave a talk at the December meeting on how to make your home "Green" by demonstrating energy saving techniques such as replacing light bulbs with LED lights, the best way to insulate your home, and using energy-saving appliances. Green building practices in residential communities continues to be a topic of interest in the Committee.

#### **Infill Tree Development**

Tree loss from infill development in our older McLean neighborhoods, especially Chesterbrook Woods, Langley Broyhill Estates, Turkey Run Road, and Franklin Park will continue as an issue as long as developers tear down older homes, clear cut lots , and build larger homes.

EP&R Members and representatives of these neighborhoods participated in the December 14 Community Tree Meeting sponsored by Supervisor Foust with senior County staff and Deputy County Executive Rob Stalzer. We received a report from Mr. Stalzer on January 27<sup>st</sup> on how residents' concerns about enforcement of County requirements, among other items, will be addressed. Some of the items in the report included:

- The County will work to evaluate fines and incentives for saving trees.
- Suggested signage could be placed on tree save zones to prevent machinery, which damages tree roots, from being parked there.
- The County will discuss imposing fines, stop work orders, and other enforcement mechanisms for repeated violations.
- Residents can see where site plans have been filed in their neighborhoods for infill development projects at [www.fairfaxcounty.gov/myneighborhood](http://www.fairfaxcounty.gov/myneighborhood) or <http://ldsnet.fairfaxcounty.gov/ldsnet/>.
- Some form of notification of infill projects for adjacent neighbors is a possibility.
- The County said that they would conduct internal reviews to ensure inspection staff and review staff are enforcing County tree requirements.
- The County will also work with builders and developers to develop a voluntary "Good Neighbor" approach to improve communication between developers and neighbors.
- The County also has plans to showcase best practices where certain builders have gone the extra mile to save trees.

County staff met with representatives of the building industry to discuss this issue on January 28. Following this meeting, a second meeting with McLean Area residents will be scheduled by Supervisor Foust's office for additional follow-up. The County is responding to McLean area concerns because the MCA and neighborhood representatives have complained to Supervisor Foust and his staff about excessive tree removal in our older neighborhoods. It is important that the County understands how residents feel and it is important that residents understand the tree protection laws we have, how they are enforced by staff, and how to notify the County if there are any specific concerns. Our State legislators are also aware of the problem.

**Dead Run Stream Restoration phase 2 and 3 update:** County Staff continues to meet with individual property owners who would be directly impacted by the project. A meeting with DPWES Staff will be scheduled with the EP&R Committee in either February or in March.

Upcoming: In March, Andy Dorlester, of the Park Authority will report on implementation of planned recreational amenities in Tysons Corner with respect to development to date.

EP&R Committee meetings are held on the 3<sup>rd</sup> Wednesday of the month in the Swinson Room at The McLean Community Center from 7:30 PM. MCA members interested in the environment, our parks, and recreation issues are welcome to join. All meetings are open to the public.

#### 4. **Membership** Animesh Gupta

Mr. Gupta reported that the Membership Committee has been working on the new website, which they hope to share with the Board soon. The latest Newsletter was sent out by email in late December, and the "snail mail" mailing went out in January.

Animesh noted that they will send out a notice to all members about the March 23 full membership meeting shortly, and that they are also working on the May membership meeting. Finally, he noted that he will soon send out a link so that people can sign up to staff the MCA booth on McLean Day, which will be on May 21<sup>st</sup>.

#### 5. **Planning and Zoning**

The January 26 P&Z meeting was cancelled due to snow.

Mark Zetts reported on a number of cases that the Committee has been working on.

#### **Sunrise ALF - Kirby Road and Westmoreland Street - Special Exception**

Sunrise is re-filing its special exception (SE) permit application for an assisted

living facility. The first SE application was filed in April 2014 and Sunrise withdrew it in June 2015. Sunrise has modified the building's footprint to allow room for landscaping buffers along Westmoreland and Kirby, however the size of the building has not changed. This change also allows them to dedicate right-of-way to VDOT along Westmoreland Street.

### **Mt Daniel Expansion Update**

Last week, the FCCPS (Falls Church City Public School) Board voted to reactivate its deferred 2232 application and continue to seek 2232 approval to expand Mt Daniel School. The County had advised them to seek approval through the Special Exception process, but the FCCPS Board declined to do so. P&Z will invite School Superintendent Jones to brief us on their plans in February.

### **Status of Recent Cases**

#### **The TEA Center Special Exception Amendment SEA 79-D-071-02**

The Planning Commission (PC) public hearing was held on 11/19/2015. MCA's resolution supported the child care facility only if the future expansion of the facility from 40 to 70 children was done in two steps and each expansion was carefully vetted for transportation impacts. On December 9, the PC voted to recommend approval of the SEA to the Board of Supervisors, however all language pertaining to increasing the enrollment was removed from the Development Conditions. Therefore, if the applicant wishes to increase enrollment, she would have to amend her SEA, and that will require staff analysis and two public hearings. The applicant is now requesting approval for an enrollment of 60 children, with the proviso that no more than 40 children be on-site at any given time. She is also looking into possibly finding another location in which to house the children in the afternoon because traffic on Balls Hill is so heavy. These recent proposals are far from settled and we will invite her back to P&Z in February to get an update. Her BOS public hearing is scheduled for March 1.

#### **Tyson's Westpark: Cityline Arbor Row Block D CDPA/FDP 2011-PR-023-04**

PC hearing: 2/4/2016 BOS hearing: 2/16/2016. MCA resolution supported the change from an hotel building to condominiums.

#### **Block D Workforce Condominiums Proffers**

On January 8, Cityline and their attorney briefed the Committee on the proffers for workforce condominiums, which are more complicated than providing workforce rental units. They have been working with the County for well over a year on the terms and conditions of proffers for workforce (WF) condominiums. This is the first rezoning in Tysons to propose workforce condos under the 2010 Tysons Comprehensive Plan, so they and the County were breaking new ground. It is easier to justify workforce condos when the building is a low-rise, however the high cost of steel and concrete high-rise construction presents a problem. Also, it is harder to fill workforce units in the categories of 100% and 120% of Area Median Income because the government requires a complete

financial disclosure every year, which some find onerous and invasive, and people in that income range are more likely to get bonuses or raises that can put them over the income limit.

The applicant (Renaissance) has the option of providing workforce condos or making a monetary contribution for affordable housing, and the decision must be made by Site Plan review. If the applicant decides to provide condos, they will be offered in 3 income tiers instead of the usual 5, equally distributed between 70%, 80% and 100% of Area Median Income. Plus the workforce units must be distributed over multiple floors. If the applicant is unable to sell a workforce unit by the end of an established marketing campaign, the unit(s) will be sold at market rates, and the revenue contributed to an affordable housing trust fund.

If the applicant decides not to construct workforce condos, the applicant will contribute to the affordable housing trust fund an amount equal to 1.5% of the base cost of all condos in the building. The payment will be made in 6 installments: At site plan review, first occupancy permit, then at 25, 50, 75 and 100% occupancy. So assuming a base price of \$1,000,000 per condo, the 104 condos would result in a contribution of \$1,560,000 dollars. For comparison, this contribution would exceed the required affordable housing contribution in Alexandria and would be equal to the contribution in Arlington County.

### **ZOA for PDC and PRM Districts**

County staff briefed the Committee on this Zoning Ordinance Amendment (ZOA) at the October P&Z meeting. The proposal would increase the maximum FAR to 5.0 for Planned Development Commercial (PDC) districts and Planned Residential Mixed Use (PRM) districts inside revitalization districts, such as McLean, Annandale, Seven Corners and Baileys Crossroads, to name a few, and around heavy rails stations in Reston/Herndon. The ZOA also relaxes building setback requirements and the need to provide a landscaped screening buffer. This proposed ZOA has created concern with citizen groups in Reston, Mason District, Mount Vernon District and the Federation, not to mention with MCA and MPC. So the Planning Commission held a public workshop on January 20 to hear public comments to better understand the concerns and objections. MCA submitted written comments on January 22. The County is currently reviewing all public comment. As of this date, the ZOA has not been scheduled for public hearing.

## **5. Transportation**

Jim Robertson informed the Board that the American Legion Bridge Resolution was sent out to over 30+ people on January 6<sup>th</sup>, and that he will be sending it out to approximately 30 more contacts. This is an issue the Committee will continue to work on for some time; they are hopeful that they can form a



coalition with other concerned communities in Fairfax and Montgomery counties. Rob Jackson mentioned that he distributed the American Legion Bridge resolution to the Greater Washington Transportation Planning Board and its staff.

On January 21<sup>st</sup>, a number of members of the Virginia Senate and House of Delegates sent a letter to Virginia Transportation Secretary Aubrey Layne, saying that I-66 should be widened between Ballston and West Falls Church before tolls are established inside the beltway.

The January VDOT hearing on "I-66 Inside the Beltway" is being rescheduled, as it was canceled due to the snowstorm. New dates will be announced soon.

## **7. Tysons Liaison /GTCC**

Rob Jackson reported that the Committee is working on three issues, two of which are related to our comments on the proposed amendments to the Tysons Comprehensive Plan on behalf of GTCC (Greater Tysons Citizens Commission). The first issue relates to the current provision in the Comprehensive Plan that limits the total amount of office space to 45 million square feet, and the second issue is the provision in the current plan that limits the total square feet of residential and commercial to 84 million square feet. GTCC's comments recommended the County increase the cap on total office space to 50 million square feet, so long as the additional 5 million square feet of space is built west of Route 7. On the second issue, however, the Committee does not support any increase in the current limit on the total amount of development. VDOT has said that if more than 84 square feet of space is developed the entire road system will FAIL, and we will have complete gridlock. The GTCC is adamant that this limit should not be changed.

The third issue we are working on is the police coverage and presence in Tysons. At some point a landowner will proffer a police sub-station and the County has already added nine officers in Tysons. One of our concerns, however, is that the needs of Tysons for police protection does not result in a decrease in police resources in McLean and elsewhere in the McLean Police District Area. We will be looking at whether there is room under the tax or service district laws to fund services and public facilities beyond transportation. We are aware that with Mall business being up substantially, Tysons crime is up, and while this is mostly theft, there has also been some increase in personal crime.

Sally Horn mentioned that another issue we need to keep an eye on is the need for active recreational space in Tysons; it is important for the Tysons maps to show future active recreation. While there are a number of small planned small pocket parks, these will not serve the needs of the entire population

## Liaison Reports

### 1. **McLean Community Center**

Andrea Del Vecchio reminded the Board that the “Better Than Bling” event is this coming Saturday, February 6, 11-5pm at the MCC. It will feature unique handcrafted jewelry and fashion accessories.

She reported that in February, the McLean Players will be performing a musical, *1776*, at the MCC.

She noted that the MCC Renovation Project was approved, and construction is expected to begin in late 2016 and completed in mid 2018. The MCC Board voted to reallocate capitol improvement funds, and to increase construction funds. She reported that the Community Hall will be refurbished and the downstairs will be renovated. Andrea noted that renting out space is the major revenue source for the MCC, with much of the revenue coming from rental of space at the Teen Center.

Irv Auerbach noted that the Chocolate Festival was a great success, and raised almost \$10,000 for the Rotary Club – and was enjoyed by all!

Andrea noted that the MCC Governing Board election process has started. At the January MCC meeting, there was a very good presentation on the reviews and survey responses regarding the MCC programs; they received very positive marks!

Future Events: March 26 is the annual spring fest!

### 2. **Public Safety Liaison**

Patrick Smaldore reported that he continues reaching out to MCA area HOAs/CAs regarding FCPD Calls for Service. He recently sent out advisories he developed to HOAs/CAs about preparing for the Blizzard of 2016. He thanked Animesh Gupta for sending that same information to MCA members. Patrick reminded Board members that there will be a Volunteer Fairfax Table Top exercise on February 11, at the St. Thomas Episcopal Church 8991 Brook Road that is near the intersection of Route 7 and Lewinsville Road. Anyone is interested in participating should contact Volunteer Fairfax.

Patrick reported that the MCC will be providing another CERT Course Offering in the 2016 MCC Fall Program Guide

Patrick provided information about *Nextdoor* the private social email network for neighbors that is being used by the Franklin Park Area Citizens Association. He noted that the Fairfax County Police Department has shown interest in using *Nextdoor* to provide important advisory information to neighborhoods. For

example, the Police Department recently posted an alert about a person being bitten by a rabid Fox in the MCA area.

### 3. **McLean Revitalization Corporation**

Patrick Smaldore reported that MCA Board member Roshan Badii was elected as Vice President of the MRC. He also reported that there is an issue with the placement of one of our Gateway signs; as you come into McLean on east bound Old Dominion, directly in front of the McLean Gateway sign, there is a VDOT sign posted showing the symbol for a divided highway, which completely obscures the McLean Gateway sign. The Dranesville Supervisor is working with VDOT to move the VDOT sign away from the McLean Gateway sign. The MRC is speaking with business landowners about donating property for streetscape improvements.

### 4. **McLean Planning Committee**

Jim Turner reported that at the January MPC meeting, the owner of 6731 Whittier Street (which is almost empty of tenants) and a private house at 6708 Hazen Place, which is behind the Whittier Street building, said that he would like to turn these two properties into a kindergarten for 150 children. This new use would require major rezoning and installing a playground in what is now the yard of the private home. The MPC is dubious about the proposal, as there would potentially be major traffic issues, with perhaps 150 cars bringing children to the facility, and Hazen Place is a dead end. In addition, we need to gather nearby residents' comments regarding the proposed project.

### 5. **Tysons Partnership**

Sally Horn reported that the Board of Directors of the Tysons Partnership, a membership-based organization of the landowners, developers, businesses and residents of Tysons meets every other month. Fairfax County is an ex-officio member of the Partnership and the MCA and Town of Vienna are among the entities that have liaison positions on the Partnership Board. Ms. Horn stated that the Partnership Board met this morning. A key focus of its discussion was the process for strategic planning going forward. Among the subjects addressed were updates on the Partnership and its constituent committees and external matters relating to transportation, walkability, snow removal, zoning and the zoning process, amenities such as parks and recreation, and the current and future demographics of Tysons.

On March 8, government officials will be hosting a Tysons Circle Design Charette that will examine the feasibility and issues of a traffic circle at the Route 7/Route 123 interchange to help with traffic congestion.

## **Adjournment**

The meeting was adjourned at 9:30 pm.

**The next MCA Board meeting date is March 2, 2016 at 7:30 pm  
McLean Community Center**

**McLEAN CITIZENS ASSOCIATION  
TREASURER'S REPORT  
3-Feb-16**

<b>Checking Account</b>					
	<b>DATE</b>	<b>CHECK #</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
<b>Beginning Balance</b>	1/6/2016				<b>\$11,098.90</b>
<b>Additions</b>	1-1-16 through 1/24/16		Dues (Paypal)	\$189.27	
			Total: Additions	\$189.27	<b>\$11,288.17</b>
<b>Deductions</b>					
			Total: Deductions	\$0.00	
			Checking Total Current Value		<b>\$11,288.17</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 .8%	1/25/16	1/17/17	\$5,995.31	
3000102774	APY 1.4%	1/25/16	3/2/20	\$5,842.46	
3000103064	APY 1.5%	1/25/16	6/12/20	\$6,006.68	
			CD Total Current Value		<b>\$17,844.45</b>
			<b>Net Worth (Checking+CD)</b>		<b>\$29,132.62</b>

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

Respectfully submitted,  
Bill Crosby, Treasurer