

**McLean Citizens Association
Board of Directors Meeting
June 3, 2015**

Officers (6)

President	Jeff Barnett	Present
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	Present
Elizabeth Baird	Cedars of McLean	Present
Steve DelBianco	Franklin Area	Present
Louise Epstein	Downscrest Citizens Association	Absent (exc)/ B. Gidley sub
Darren Ewing	Olney Road Association	Absent (exc)
Jane Greenstein	Chesterford	Absent (exc)/ M. Schrodt
Francesca Gutowski	Lynwood	Present
Bonnie Heebner	Madison of McLean	Absent (exc)
Robert Heilen	Pimmit Hills	Present
Ron Hutchinson	Evermay	Absent (exc)
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	Present
David Wuehrmann	Ellison Heights-Mt. Daniel	Present

Board Members At-Large (14)

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

McLean Citizens Association
Board of Directors Meeting

**MCA BOARD OF DIRECTORS MEETING
June 3, 2015 DRAFT Minutes**

Guests who signed in: April Georgelas and Brian Trompeter (Sun Gazette).

Call to Order

Mr. Barnett called the meeting to order at 7:30 pm, verified there was a quorum, and reminded everyone to sign in. Mr. Barnett and Glenn Harris recognized Sally Horn, our former President, for her strong MCA leadership, greatly expanded public offerings to the community and tireless contributions to the MCA.

Approval of May Minutes

The May minutes were unanimously approved by a voice vote.

Report of the Treasurer

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

Report of Executive Committee

Mr. Barnett noted that the previous Executive Committee passed a resolution on May 29 supporting the proposed Cityline Partners property rezoning application and development plan, as they are in compliance with the Tysons Comprehensive Plan.

Mr. Barnett gave a brief presentation on the operations of the MCA, outlining the geographic area included in the MCA, describing the committees and liaisons, and reminding Members to join one of the committees.

Mr. Barnett asked new members to introduce themselves.

Budget and Taxation

Dale Stein reported that the primary focus of the Committee continues to be the Virginia Retirement System pension plan for Teachers, under which Fairfax County Public School teachers and other employees receive pension benefits. David Pritchett has authored drafts of a resolution which cite significant underfunding of the plan and recommend that the state contribute to the plan to help restore full funding. The Committee is working on revisions to the resolution and will continue to do so this summer.

Dale encouraged all members of the Board and other members of MCA who are interested in these issues to attend the committee meetings, which are on the third Monday

of the month. The June meeting has been rescheduled to Monday, June 8.

Education and Youth

No member of the Committee was present and prepared to report on activities. The Committee has been working closely with the Budget committee on the resolution regarding school employee pensions.

Environment, Parks & Rec.

Merrily Pierce, the Committee co-chair, reported that she represented the MCA at a notable event at Great Falls honoring our longtime member, John Adams, for his valuable contributions over the years. In addition to being the longest serving member of the MCA Board, John is best known for his determination to protect Georgetown Pike, which resulted in the Georgetown Pike Historic Byway designation, the first in the state. Historic Byway signs were erected along Georgetown Pike in 2013.

Ms. Pierce reported that the Committee continues to follow the Dead Run Stream Restoration project. This month, the Committee met with Fairfax County staff, the urban forestry staff and representatives of the McLean Trees Foundation about the project. The project is controversial, because, as is typical of stream conservation projects, some removal of trees is required, a concern of adjacent residents. County staff is working with those impacted residents.

The second annual 6th grade Eco-Week at Churchill Hill Elementary School was a great success: six 6th grade classes, over 150 students, did a tree inventory, and a four day restoration project in the adjacent Churchill Road Park. The Committee, the schools, and the Fairfax County Park Authority are all pleased with the program. Students learn about the environment, are good park stewards, get fresh air and exercise, and earn service hours.

Animesh Gupta has some interesting ideas for involving students in parks that he will bring to the committee. He will also update the EP&R Web page on the MCA site.

Membership

Animesh Gupta reported that we currently have 635 active members. This month, the Membership Committee discussed possible changes to the bylaws to bring the annual membership renewal year (currently its calendar year) in line with the MCA annual year. The Membership Committee is working on activities that would engage more people and increase membership, including reaching out to younger residents.

Mr. Gupta reported that McLean Day was very successful, and thanked all the MCA Board members who helped out: Jim Turner, Marisa Zalmanis, Jeff Barnett, Bonnie Heebner, Mark Zetts, David Wuehrmann, and Patrick Smaldore.

Planning and Zoning

Mark Zetts reported that the Committee met twice in May, because there were so many issues to discuss. The Committee met to discuss the proposed rezoning of the Cityline parcel, which is currently a Metro commuter parking lot adjacent to the McLean Metro station. The owner has asked for conceptual approval to put six buildings on the parcel, three residential and three office, and documented where they would construct new roads to access the buildings. The site would not be redeveloped for many years and the proposal states that they will keep the commuter parking lot when the first building is built, and perhaps the second. The Committee drafted a resolution supporting the proposed changes, which was approved by the Executive Committee. Mr. Zetts testified at the Board of Supervisors Hearing on Cityline, which was held on June 2nd.

The Committee has also been working on the Sunrise parcel, a proposal to build a 73-unit assisted living building at Kirby Road and Westmoreland Street. This is the fourth time that Sunrise has come before the P&Z Committee, the first time being April 2014. There is a lot of neighborhood opposition to the proposed rezoning, although there is one small neighborhood nearby that is in favor of the proposal, as it would preserve a 100-foot buffer of trees adjacent to their properties. The main concern of the P&Z Committee regarding the current proposal is that they have not dedicated a large enough right-of-way to improve the severely congested intersection at Kirby and Westmoreland.

The Committee is also working on a proposed proposal regarding the Mason Lodge, on Balls Hill Road right next to Cooper Middle School. There is a proposal to have a before and after school care program there, that would have a capacity of 40 students. As the property is not in a residential neighborhood, no one on the Committee is opposed to the proposed use, even though there will be an increase in traffic from parents dropping off and picking up their children in the mornings and early evening, and the students will be taken by bus from the before and after care facility to their elementary schools.

Transportation

Jim Robertson reported that on June 7th the Committee will be meeting with the Northern Virginia Transportation Commission for a briefing and discussion about the Route 7 Corridor Transit Study. The study covers the distance along the 13-mile stretch between Tysons corner and Alexandria. After an initial evaluation of possibilities, the study will focus on *Bus Rapid Transit* and *Light Rail Transit*.

The Committee is continuing its work regarding aircraft noise issues. Discussions have been held with the MWAA Noise Office and plans are being formulated for further discussions with MWAA and others. Included in this is follow up regarding a FAA study on airport noise in selected locations throughout the country. It is not known whether DCA will be included in the study.

The Committee is also continuing to discuss the proposed changes to the Fairfax County Public Facilities Manual Sidewalk Ordinance, Sections 8-0101.5 and 8-0101.6 Sidewalk Ordinance and is preparing a letter, in lieu of a Resolution, to Supervisor Foust and Supervisor Smyth asking to be notified of proposed sidewalk construction waiver and modification requests in the portions of the MCA area in each of their Districts. This action would provide greater assurance that the MCA would find out about proposed waivers and modification requests in sufficient time to determine if a specific proposed waiver or modification was of concern, and, if so, express the concern in a timely fashion. A draft of the proposed letter will be prepared and circulated to Committee members for review.

The Committee will continue to work on the above issues, and also on issues related to:

- A possible Route 7 Bridge over the Dulles Toll Road,
- Discussions between VA and MD about the American Legion Bridge,
- Interstate 66 tolls and widening inside the Beltway, and
- The status of previously discussed Dranesville Transportation.

Tysons Liaison

Rob Jackson reported that Tracy Strunk, from Fairfax County Office of Revitalization, came to talk to us in May about public facilities in Tysons, other than schools, parks, and transportation. She provided an overview of all the public facilities proffered and being delivered to date, and what facilities are on the list for the future. Tom Biesiadny, director of Fairfax Dept. of Transportation, will come to the June meeting to talk with us about road improvements in and around Tysons.

The MCA has been very active over the years in encouraging open space, parks and recreational facilities in Tysons: we were mentioned for our work in this area at the Jones Branch soccer fields ribbon cutting ceremony.

Mr. Jackson had the privilege of being invited to the Governor's signing of legislation that will allow food trucks on public streets Tysons. Before that, VDOT and Fairfax County police prohibited parking food trucks on public streets. With a permit, this is now possible.

At the July meeting, we will start working on specific issues related to the proposed amendments to the Comprehensive Plan for Tysons. This includes proposed revisions to certain caps or triggers based on the amount of net development (million square feet) approved by the County.

Sally Horn reported that she attended the Tysons Partnership meeting. The Tysons Partnership, a membership organization governed by a 45-Member Board of Directors, includes landowners, developers, employers, residents and others who are physically

located or own property within Tysons. The Partnership works closely with Fairfax County government staff on issues related to Tysons, and County staff participate in Partnership meetings. MCA and the Town of Vienna are Associate Members of the Partnership Board. The Board meets every two-three months. Ms. Horn is the MCA representative to the Board.

Ms. Horn reported that this month the Board discussed transportation, the Tysons Comprehensive Plan Amendment draft revisions and other matters. On transportation, the members of the Partnership are looking at what they can do to reduce traffic to and within Tysons. County staff indicated that they are hoping that the Comprehensive Plan Amendment revisions will be completed by the Planning Commission and be released for public review and comment this summer; staff's expectation is that there will be a lengthy period of time for public review and comment. A big issue that staff and the Planning Commissioners are grappling with is what to do about the "Initial Development Levels" – county staff appears to be interested in finding a replacement for that approach. While options for affordable rental housing have been identified and are being implemented in Tysons, in coordination with the development community in Tysons, the County continues to explore approaches to provide ownership options for affordable housing in and around Tysons. The next Partnership Board meeting is in September.

Public Safety Liaison

Patrick Smaldore reported that work is continuing with the planning for the upcoming MCA/Greater McLean Chamber of Commerce on Wednesday September 23rd National Preparedness Month Program. This will be the 3rd National Preparedness Month Program done by the MCA.

According to the McLean PD District Station Commander, CPT Paul Norton, the proactive policing efforts being focused in the Tysons area are not resulting in a drain on Police Department resources in other parts of the McLean PD District. This is an issue that the MCA will continue to revisit with the McLean PD District Station Commander.

MCC Liaison

Mr. Smaldore reported that the MCC is meeting tonight and has elected a new Governing Board, which includes our very own Merrily Pierce. He noted that the MCC remodeling that is being planned looks very nice. We need to appoint a new MCA representative to the MCC, and asked any Board members who are interested to talk to Jeff Barnett.

McLean Planning Committee

Jim Turner reported that the MPC is involved in working to encourage development of Downtown McLean. The MPC is made up of four delegates each from MCA, the Greater McLean Chamber of Commerce, the Surrounding Citizens' Association, and the Commercial Landowners Association.

The MPC has special development authority and works intensively for long periods of time to ensure that plans for energizing the downtown business area are extensively vetted and if suitable, are built. The most recent project, which the committee worked on for four years, is the JBG mixed-use condominium/retail complex with construction beginning this summer on Elm Street where a surface parking lot now exists.

The May MCA meeting featured a discussion of Dr. Shore Armani's request for renewal of a Special Exception Amendment allowing a non-residential use (a medical practice) in a residential area. The request is for a ten-year extension. The McLean Planning Committee voted in support of her request.

Also in May, the MPC arranged for the Fairfax County Department of Transportation to present results of a traffic study suggesting possible mitigating solutions for Tysons related traffic and its effect on McLean. A number of intersections are now failing, i.e. are becoming gridlocked. The two intersections of most concern are Dolly Madison Blvd at Lewinsville Rd./Great Falls St. and at Old Dominion. The County estimates that some 25-29% of rush hour traffic at these intersections is Tysons-generated.

McLean Revitalization Corporation

Roshan Badii reported that the design for the pedestrian median that will be constructed on Old Dominion and McLean Drive is complete and is currently in the bidding process to select a contractor. One of our new Gateway signs will be installed on this median. Permit for installations of all four Gateway signs is pending.

Fifty-Plus Liaison

Jim Phelps reported that the McLean Community: a Village for all Ages (MCVA) has now incorporated as a 501(c)3 non-profit, neighbor-helping-neighbor village concept. Jim Phelps is Chairman of the Board.

Currently, there are two programs: McLean Senior Source and McLean Village Exchange.

- The function of McLean Senior Source is to inform seniors and/or their caregivers about services available from the county, state, and federal governments. It is operated out of the MCC.
- McLean Village Exchange (MVE) identifies the unmet needs of seniors and their caregivers and makes recommendations for how these needs may be met by member organizations. MVE is open to representatives of McLean organizations, homeowner associations, and faith-based groups that either directly serve or have a constituency of older adults.

New Business

Mark Zetts led the discussion about the two proposed Planning and Zoning resolutions.

1. Dr. Shore Armani owns a home at the intersection of Chain Bridge and Westmoreland. She has a special exception permit to operate a business in the house for 11 years. She first obtained a 7-year special exception permit, and

she has since obtained two, 2-year renewals. She is currently requesting a renewal for 10 years, with the option to renew every 5 years thereafter.

The second change that she is requesting is to have one of her employees live in the house for security. To do this County has said she would have to enlarge one of the basement windows for emergency access.

The resolution to support the special exception was approved unanimously by a voice vote.

2. Mt. Daniel School Expansion: Mt. Daniel is a Falls Church public school located on a parcel within Fairfax County. Mt. Daniel is proposing a major expansion to double current enrollment, from a little over 400 to almost 800 students. They added four classrooms in 2005, which was very controversial at that time. This expansion dwarfs what they did before. The major concern regarding the expansion is that the road leading to the school is quite small and parking for drop off and pickup is very limited. Because this is a 2232 Review, the County has to either approve or reject the request; they cannot place any conditions on its approval. Mt. Daniel has met twice with P&Z, and the Committee is adamantly opposed to this proposal as having too much impact on the neighborhood and being incompatible with the neighborhood.

The resolution, opposing the expansion of the Mt. Daniel Elementary School, was unanimously approved by a voice vote.

In the event that the Planning Committee approves the proposed expansion, the Board also authorized the executive committee to send a letter to the John Foust requesting the 2232 be reviewed by the Board of Supervisors.

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Glenn Harris asked all committee chairs to please send him a draft of their reports for the next newsletter by June 26th. He also requested that each Committee chair please review their MCA website pages to make sure they are up to date and accurate. Please send any changes/corrections to Animesh and Marisa.

Adjournment

The meeting was adjourned at 9:30 pm.

**The next MCA Board meeting date is July 1, 2015 at 7:30 pm
at the McLean Community Center**

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

3-Jun-15

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	5/6/2015				\$9,782.53
Additions					
	5/26/15		T-shirt sales \$240.00 and dues (checks) \$15.00	\$255.00	
	5/28/15		Dues (checks) \$715.00 and and cash from sale of history books \$25.00	\$740.00	
			Total: Additions	\$995.00	\$10,777.53
Deductions					
	5/10/15	1235	Armand Weiss for purchase of 60 MCA t-shirts	\$687.30	
	5/27/15	1236	The Hartford for business owners insurance policy (one year)	\$500.00	
			Total: Deductions	\$1,187.30	
			Checking Total Current Value		\$9,590.23
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY .8%	5/7/15	1/17/17	\$5,959.29	
3000102774	APY 1.4%	4/30/15	3/2/20	\$5,781.27	
3000103064	APY .3%	5/15/15	6/12/15	\$5,952.61	
			CD Total Current Value		\$17,693.17
			Net Worth (Checking+CD)		\$27,283.40

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

Respectfully submitted,

Bill Crosby, Treasurer



**McLean Citizens Association Resolution
Special Exception Amendment 2004-DR-004
Dr. Shore Armani
1580 Chain Bridge Road
Tax Maps 30-4 ((2)) (6) 46**

June 3, 2015

Whereas, Dr. Shore Armani operates a medical office in a single-family detached dwelling under a Special Exception permit approved in 2004; and

Whereas, the office is situated in the McLean Community Business Center at 1580 Chain Bridge Road with frontage on Pathfinder Lane; and

Whereas, the Special Exception development conditions limit Dr. Armani to one employee; and

Whereas, the Special Exception expired in 2011 and has been extended twice for a two-year period by administrative action; and

Whereas, the Dr. Armani is seeking to renew the Special Exception for a period of 10 years, with the option to extend administratively every 5 years thereafter by approval of the Zoning Administrator; and

Whereas, the applicant is further seeking to have a second employee and allow that employee live in the basement of the dwelling for security purposes; and

Whereas, the applicant would be required to enlarge a window in the basement bedroom to enable emergency egress; and

Whereas, the applicant is proposing no other changes to the structure or in the number of parking spaces; and

Whereas, the hours of operation would remain 8:30 a.m. to 5:30 p.m. Monday through Friday, with a maximum of 13 patients per day and appointments at least 20 minutes apart;

Now, therefore, be it resolved that the McLean Citizens Association supports Special Exception Amendment 2004-DR-004.

Approved by the MCA Board of Directors

June 3, 2015

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Dr. Shore Armani
Susan Langdon, Jane Kelsey & Associates, Inc.
Fairfax County Planning Commission
Fairfax County Board of Supervisors



**McLean Citizens Association Resolution
2232 Review FS-D14-53
Mt Daniel Elementary School Expansion
2328 North Oak Street
Tax Maps 40-4 ((1)) 22, ((15)) A, ((19)) (A) 41
June 3, 2015**

Whereas, Falls Church City Public Schools (FCCPS) operates Mt Daniel Elementary (Mt Daniel) school on a 7.31-acre property located in a residential neighborhood at 2328 North Oak Street in the R-4 residential district, and

Whereas, FCCPS has operated an elementary school on this property since 1952, and expanded the school by 4 classrooms in 2005; and

Whereas, the subject property is currently developed with a 1-story elementary school comprising 15 classrooms, and 2 trailers providing an additional 3 classrooms; and

Whereas, Mt Daniel has a current enrollment of approximately 436 kindergarten and first grade students, and 50 employees; and

Whereas, the Virginia Department of Education School Inventory cites Mt Daniel's current capacity as 370 students; and

Whereas, FCCPS is proposing to expand Mt Daniel to 36 classrooms with an enrollment of 792 students, and 84 employees; and

Whereas, as part of the expansion, FCCPS would repurpose Mt Daniel by adding 2nd grade education relocated from Thomas Jefferson Elementary school; and

Whereas, the expansion would include a community use gymnasium which would be utilized after school and evenings; and

Whereas, the number of parking spaces would be increased from 64 to 110; and

Whereas, up until 1972, Mt Daniel had frontage on the existing North Oak Street and on the approved right-of-way for Greenwich Street that connected to Walnut Street; and

Whereas, the City of Falls Church had constructed a parking lot and playground on the Greenwich Street right-of-way, then successfully petitioned the Fairfax County Board of Supervisors to vacate that right-of-way, so that Greenwich Street would no longer connect to the school; and

Whereas, Mt Daniel lies at the terminus of North Oak Street which serves as the school's sole vehicular ingress/egress, and this limited access is self-imposed; and

Whereas, the Virginia Department of Transportation’s geometric design standards for a school bus access road requires 24 feet of pavement, plus 8 additional feet for each parking lane; and

Whereas, the segment of North Oak Street leading to the school is less than 26 feet wide, with parking lanes on both sides, and constitutes a yield street, meaning at times there is insufficient space for two cars to pass each other and, therefore, one car must move to the side to yield to the other; and

Whereas, half of the homes on North Oak Street, situated north of Walnut Street and constructed mostly in the 1940’s, have narrow driveways that will not accommodate 2 cars side-by-side, and thusly the property owners are reliant on on-street parking; and

Whereas, lot widths of 80 feet further limit the amount of available space for on-street parking without encroaching on driveway openings; and

Whereas, the existing impacts of the school are such that FCCPS implemented parking and traffic mitigation measures where FCCPS blocks off Walnut Street and North Oak Street for special events in the evening and only allows local traffic to pass; and

Whereas, on May 19, 2015, the Falls Church City (City) School Board adopted a resolution titled, “*Commitment to Maintain Traffic Calming Efforts In and Around the Mt Daniel School*” that resolves to:

- 1) Continue long-term efforts to reduce parking and traffic congestion around Mt Daniel,
- 2) Close the City portion of N. Oak Street to local traffic only and shuttling staff and community to the school for large events,
- 3) Be mindful of scheduling activities during the day which could result in parking difficulties and work to reduce the number of cars at one time; and

Whereas, Fairfax County Department of Transportation (FCDOT), commenting on the traffic impacts of the proposed expansion, did not anticipate any neighborhood impacts from the drop off queue and opined that the intersection of North West Street and North Oak Street would continue to operate at adequate capacity; and

Whereas, FCDOT’s comments further advised:

- 1) The staged arrivals and departures of buses should be enforced and monitored,
- 2) Monitoring the level of service and accessibility of the intersection of North West Street and North Oak Street would be the City’s responsibility,
- 3) With the increase in students and teachers at Mt Daniel, the need to yield to vehicles passing in the opposite direction on North Oak Street will increase,
- 4) Conditions on North Oak Street should be monitored as the school expands,
- 5) The school’s program for shuttling attendees to school functions should be monitored,
- 6) The school should ensure that special event parking does not impact the residents’ ability to park on North Oak Street, and

Whereas, there is no legal mechanism to set conditions on the approval of a 2232 Review that would mitigate impacts on the neighborhood or require such monitoring, and the mitigation efforts put forth in the FCCPS resolution are strictly voluntary and lack lawful compulsion; and

Whereas, shuttling staff and community by bus to large school events in perpetuity would be burdensome and anathema to operating a public facility, and its very suggestion would substantiate the poor accessibility and that the extent of the proposed expansion is not appropriate for this site; and

Whereas, a doubling of the school enrollment would greatly increase the intensity of use and traffic and parking impacts on the neighborhood; and

Whereas, the Policy Plan element of the Fairfax County Comprehensive Plan recommends that accessibility be a criterion when locating public facilities, except for a facility with a community pedestrian orientation such as a public school; and

Whereas, given its location outside the City, Mt Daniel does not have a pedestrian orientation; students are either bused or driven to school and, moreover, the school discourages walking; and

Whereas, the Policy Plan offers further guidance on character and extent, namely, that the facility be appropriately sized and achieves neighborhood compatibility; and

Whereas, while the Ellison Heights/Mt Daniel Civic Association has not yet taken a position on the proposed expansion, a survey conducted in May showed 59% opposed it outright, 12.5 % supported the expansion and 28% expressed support with reservation; and

Whereas, the extent of the Mt Daniel expansion would be excessive and incompatible with the neighborhood;

Now, therefore, be it resolved that the McLean Citizens Association opposes the proposed expansion of Mt Daniel Elementary School and recommends denial of the 2232 application.

Approved by the MCA Board of Directors

June 3, 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
Fairfax County Planning Commission
Falls Church City Public Schools