

**McLean Citizens Association
Board of Directors Meeting
May 4, 2016 Sign-In Sheet**

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
Mauro D'Angelo	Pimmit Hills	Absent (exc)
Steve DelBianco	Franklin Area	Present
Louise Epstein	Downscrest Citizens Association	Present
Darren Ewing	Olney Road Association	Present
Jane Greenstein	Chesterford	Present
Francesca Gutowski	Lynwood	Present
Bonnie Heebner	Madison of McLean	Present
Ron Hutchinson	Evermay	Absent (exc)
Bruce Jones	Lemon Road	Present
David Pritchett	Treeline	Absent (exc)
Jim Robertson	Evans Mill Pond	Present
Suzanne Samuels	Langley Oaks	Present
John Schaefer	McLean Broyhill Estates	Absent (exc)
Behram Shroff	McLean Hamlet	Absent (exc)
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	Present
Andrea del Vecchio	Present
Madge Gazzola	Present
Anne Gruner	Present
Sally Horn	Present
Rob Jackson	Present
Paul Kohlenberger	Present
Jane Scott-Jones	Absent (exc)
Patrick Smaldore	Present
Andrea Young	Resigned
Mark Zetts	Present

MCA BOARD OF DIRECTORS MEETING
May 4, 2016

Guests who signed in: Russel and Bethany Jones (Mayfair of McLean HOA), Sam Naemi, Martin Smith 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. Jeff noted we are losing three Board members next year: Irv Auerbach, Marisa Zalmanis and Kate Probst. Jeff thanked each of them for their service to the MCA and to McLean.

Approval of Minutes

The April minutes were unanimously approved by a voice vote.

Report of the Treasurer

The April Treasurer's report was unanimously approved by a voice vote. Bill Crosby then provided an overview of the annual budget for the 2015-2016 fiscal year and the proposed budget for FY 2016-2107. Bill explained why there is a variation in the insurance costs by year in the budgets. He then noted his concern with the decrease in revenues from MCA dues this year, which means we have seen a sizable decrease in MCA membership so far this year. Bill suggested that we send out a snail mail packet to all members at the beginning of each fiscal year with a membership form and an envelope with a preprinted return address, to encourage members to renew. He said that this is what MCA did in some past years, and concluded that it is worth spending money on the mailing to increase our membership numbers and revenues. There was some discussion among the Board about other actions that could be taken to increase membership, and Jeff asked that all who are interested attend the Membership Committee meetings.

A motion to accept the proposed budget for next year, with one minor change, was approved unanimously by a voice vote.

As a result of a few questions from the Board, the Membership committee will confirm that an email went out to all members about the May 23rd membership meeting.

Report of Executive Committee

Mr. Barnett provided a number of updates to the Board:

Nominating Committee. Jeff thanked Jim Robertson, Chairman, Dan Alcorn, Louise Epstein, David Wuehrmann and Jim Phelps for their work on the Nominating Committee. Jeff asked if Board members are OK with their general location being on

the map of the slate of officers for next year – and the Board approved, saying that they thought the map is an excellent idea.

The slate has four new Board members: Wahid Sajjad, Ron Bleeker, David Lee and Martin Smith.

Revisions to MCA Fiscal Year. Glenn Harris mentioned that he is looking into whether we need to inform the IRS or the State about the change in dates of our Fiscal Year that was recently approved.

Membership *Meeting, Monday, May 23rd*

- Wine and cheese social at 7:00
- Meeting at 7:45 pm
- Agenda will include:
 - McLean Citizens Association Report, Jeff Barnett, MCA President
 - Approval of 2014 Annual Meeting Minutes
 - Treasurer’s Report and 2015-16 Budget, Bill Crosby, MCA Treasurer
 - Bylaw Revision, Glenn Harris, MCA First Vice President
 - McLean Community Foundation Report, Ameer Burgoyne, MCF President
 - Nominating Committee Report, Jim Robertson, Chair
 - Election of MCA Board of Directors and Officers
 - Election of MCF Trustees
 - Critical Issues Facing the McLean Area – report from each of the MCA Committee Chairs

Upcoming General Membership Meetings. Jeff noted that we should start thinking about the agendas for our next two general membership meetings, in October and January (or thereabouts). He suggested we consider hosting a Congressional Debate in October and perhaps a seminar on HOAs in January. There was a brief discussion about the challenge of pulling together a Congressional Debate and ideas for other options.

Jeff announced that there are three resolutions to discuss tonight, and that they will be discussed at part of each Committee’s report.

Committee Reports

1. Budget and Taxation

Dale Stein reported that in April, after the Board approved the budget resolution on the FY 2017 County Budget, Jeff Barnett provided oral testimony at the April 7 Board of Supervisors. The Board of Supervisors adopted the proposed Budget on April 26, which included:

- Real estate tax rate increase of \$.04 to \$1.13, and
- Transfer to FCPS Increase of an additional \$33.6 million

The Committee will continue working on the following issues:

- Diversifying the tax base to relieve focus on real estate taxes,
- Enforcing Occupancy Codes, and
- Pension Cost Reductions.

Proposed Resolution: Enforcing Occupancy Codes. Rob Jackson presented the Committee’s proposed resolution urging the County to offer a reasonable reward to encourage reporting and documenting Occupancy Code violations and their negative impacts on residents and taxpayers. The proposed resolution notes that the purpose of the Occupancy Code is to promote the public health and safety and limits the number of people who can occupy various different types of dwellings. There was a spirited discussion of the ordinance, and some suggestions for ways the resolution might be improved. Rob will revise the resolution and present it to the Board for consideration at a future meeting.

2. Environment, Parks & Recreation

Paul Kohlenberger reported that the 3rd Annual McLean Tree Forum on April 20 was a success, with over 50 people attending. The forum was co-sponsored by Dranesville Supervisor John Foust, the Northern Virginia Building Industry Association (NVBIA), the County's Urban Forestry Management Division, the Fairfax County Tree Commission and the McLean Trees Foundation. This is the first time we had building industry representatives at the tree forum, and it worked out quite well. Kohlenberger thanked Jeff Barnett for emceeding the event.

Paul then provided background information on the proposed Pimmit Barn Park resolution, which opposes the current plan by Washington Gas to site a gas regulator on the 0.58-acre local park. It appears that the proposed action would violate the Fairfax County Park Authority’s own provisions regarding siting of such a facility. The proposed easement has been repeatedly opposed by the Pimmit Hills Citizens Association.

After questions from the Board, and a few “friendly” amendments, the resolution was unanimously adopted by voice vote.

3. Planning and Zoning

Mark Zetts informed the Board that there have been a number of changes to local zoning regulations that he wants to brief the Board on in more detail in June. They are described briefly below.

- Virginia passed a new law, effective July 1, limiting the authority of the Board of Supervisors to request and accept proffers for residential rezonings. This will have a big impact on development in McLean, as many of the kinds of proffers we have been seeing will now be illegal.
- There is also a new zoning ordinance amendment out proposing three changes:

- Allowing a house height of 40 feet in the R-1, R-E and R-C districts (1, 2 and 5-acre lots). The current height limit is 35 feet.
- Require the R-C district to comply with the Shape Factor limits. Currently, the R-C is the only single-family dwelling zoning district that is exempt.
- Minor lot line adjustment. The proposal would affect lots, in particular small lots, that were created before the current Zoning Ordinance was enacted and it would make it easier for the lots with ample square footage to be subdivided.

April Activities:

- Sunrise Assisted Living Facility - Kirby Road & Westmoreland. A Special Exception application was submitted. Forty people came to the hearing; it was the fifth time Sunrise presented to P&Z. There is very intense opposition to the facility on the part of neighborhood HOAs. The Planning Commission public hearing is scheduled for July 27. Sunrise has made a number of improvements to the proposal, but they are still proposing to build a very large building that does not fit in with the surrounding neighborhood. A concern is that the landscaping they are proposing will not be sufficient to screen the building. P&Z asked them to bring elevations to show us what the facility would look like in the context of the local homes, but the elevations they provided were too small to evaluate this. They were asked by a committee member to provide larger drawings. Sunrise was also asked to bring a drawing of the building profiles that included the profiles of the house in the abutting neighborhoods.
- Mt Daniel 2232 Update – there is a community meeting tonight; P&Z will invite them to their meeting next month.
- P&Z has received two requests for rezoning, one at the Mitre building in East Tysons, and the other a development, also in East Tysons, named the Highlands on Old Meadow Road and Old Meadow Lane.

Proposed Resolution: Mark provided a brief overview of the proposed changes to the zoning ordinance amendment that would allow FARs of up to 5.0 in PDC and PRM zoning districts located in a Commercial Revitalization District (CRD), Community Business Centers (CBC) or Metro Transit Station Areas. The proposed density is much higher than is currently planned for downtown McLean which will complicate the future planning of McLean. But also, it contravenes current county policy the recommends high density developments be put around heavy rail Metro stations. Many of these CRD and CBC districts are not close to a Metro station and the key to making high density work is having a Metro station within comfortable walking distance.

One friendly amendment was offered and the resolution was approved unanimously by a voice vote.

4. Membership

Jeff Barnett announced the new MCA website that Animesh and his son put together is

now live! He asked that any Board members with suggestions for improvement contact Animesh Gupta.

Animesh reported that the Committee is working on McLean Day, which is May 21. Lizzie Baird reported that The Teen Character Award will be given out at 3pm that day. They have received 8 nominations, which they will be reviewing.

The Membership Committee will begin planning the MCA December Holiday Party/ Membership meeting starting in June.

5. Education and Youth

Louise Epstein reported that at the April meeting of the Education & Youth Committee, there was a heated discussion about how to interpret Virginia Department of Education data showing that McLean-area schools tended to have lower average teacher salaries than FCPS schools in other parts of the county. The Education & Youth Committee will be drafting an email to FCPS to obtain further data about why schools in the greater McLean area seem to have less experienced teachers.

6. Transportation

AIRCRAFT NOISE: Jim Robertson reported that the main topic of conversation at the April meeting was activity relating to aircraft noise complaints in the MCA area. Jim Phelps continues to represent the Dranesville Magisterial District on the National Airport Community Working Group. Jim reported that a modification to the north departure route is currently under development. The development process and implementation process will require at least 18 months. If the modification is approved, it is expected to have a positive effect on aircraft noise heard in the McLean area.

GW PARKWAY: Jim Robertson also noted that he attended a meeting hosted by the George Washington Parkway staff at the Cooper Middle School on April 27th on future improvements to the Memorial Bridge and the North End of the GW Parkway. Attendance was disappointing in that there were only two public attendees, one from MTC and one from GFCA. The park Superintendent described plans for the bridge, which will include repairs to the trunnions for the draw-bridge section in 2017 (\$5M) and a major rebuilding of the bridge in 2021 (\$250M.) It is noted that the bridge, built in 1932, included a draw-bridge section in the center that has not been opened for many years. A complete reconstruction of the roadbed of the north end of the parkway (Roosevelt Island to I-495) is scheduled for 2021. This will cause considerable disruption of traffic and Jim has invited the Park Service to attend the June MCA Board meeting to further discuss their plans and answer questions.

7. Tysons Liaison, Rob Jackson

Rob Jackson reported that, at their April meeting, they decided that the GTCC (Greater Tysons Citizens Coalition) will act as the "Citizens Advisory Body" to the Fairfax County Police Department (FCPD) for certain police matters related to land use in Tysons. Rob said that he has heard, from John Ulfelder, the Dranesville planning commissioner, that

the County police department is trying to get a storefront location for the FCPD in Tysons Corner. Rob also reported that they hope to set up a meeting with Providence Supervisor Linda Smyth regarding the FCPD and the Comprehensive Plan.

Sally Horn reported that the Tysons Partnership did not meet last month, so she has nothing to report.

Liaison Reports

1. Public Safety Liaison

Patrick Smaldore reported that he has been working on the *June 15th Senior Safety Summit*, which will be held from 10am – 12pm, in the McLean Community Center, Community Rooms A, and B.

Issues on the agenda include:

- Text to 9-1-1
- *Call if you can - Text if you can't*
- Next Generation 9-1-1
- Hazmat Community Right-to-Know Act
- Zika Preparedness
- Scams Targeting Older Adults
- Project Life-Saver

In May he will begin planning for a county-wide National Preparedness Program, that would be held in the Fairfax County Governmental Center. Patrick asked, and received support from the Board, for the MCA serving as a co-sponsor of this event.

Patrick noted that Officer Patrick Lucas, who was in attendance at the meeting, was recently selected as the FCPD District Station #3 Officer of the Year

2. McLean Community Center

Andrea Del Vecchio reported that, at the most recent MCC meeting, they discussed McLean Day: there are still opportunities for sponsors.

Andrea reminded the Board that they should all vote for the new MCC Board, and for those that can not vote at McLean Day, there is absentee voting at the MCC. She noted there are great candidates!

She also reported that the Board approved the construction phasing plan for the MCC renovation project, which will start in April 2017 and is expected to last 17 months with the entire Ingleside Avenue building closing down. She said the big challenge is finding space elsewhere for the many programs and activities that usually take place at the MCC, and asked any MCA members who know of possible space to please contact George Sachs, the Executive Director of the MCC.

NOTE: All committee chairs should submit room reservation requests for 2016-2017 to Jonathan Davis – note that they will only be reserving rooms through February of 2017.

3. McLean Planning Committee - nothing to report; last meeting was cancelled.

4. McLean Revitalization Corporation

Patrick Smaldore reported that the MRC President, Tom Jacobi, President of the McLean Revitalization Corporation, will meet with Supervisor Foust to discuss the Mclean Business Improvement District (*BID*), and *Fairfax Forward*. *Fairfax Forward* is the regular process for Comprehensive Plan review and includes community engagement. He has invited Mr. Jacobi to the June MCA Board meeting to introduce him to the MCA Board.

Patrick also reported that *the Palladium* is seeking to change their commitment to hold concerts at the outside fountain, which was one of their “proffers,” due to low attendance at the events and the sense that the funds could be put to better use. Jeff Barnett noted that changing a proffer can be a costly and complicated endeavor and all are working to try and work this out.

Finally, Patrick noted that one of our longtime MCA members, who has served as President and Board Member on the MRC, Elizabeth Morton, is moving to Arlington.

Adjournment

The meeting was adjourned at 9:55 pm.

**UPCOMING MCA MEETINGS
(all in the MCC)**

**General Membership Meeting
Elections/Bylaws/Committee Reports
Monday, May 23rd
7:00 – 9:30 PM**

**BoD Meeting
Wednesday, June 1st
7:30 – 10:00 PM
New Board of Directors**

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

4-May-16

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	4/6/2016				\$11,888.25
Additions					
	4/9/16		Dues (checks)	\$195.00	
	4/27/16		Dues (checks)	\$45.00	
	4/28/16		Dues (checks)	\$150.00	
	4/1/16 to 4/28/16		Dues (PayPal)	\$206.30	
Total: Revenues				\$596.30	\$12,484.55
Deductions					
	4/9/16	1248	McLean Insurance Agency for directors and officers liability insurance from 5/1/2016 to 5/1/2017	\$714.00	
	4/9/16	1249	McLean Copy for copies and address labels	\$30.90	
Total: Expenditures				\$744.90	
Checking Total Current Value					\$11,739.65
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY .8%	4/28/16	1/17/17	\$6,007.27	
3000102774	APY 1.4%	4/28/16	3/2/20	\$5,862.85	
3000103064	APY 1.5%	4/28/16	6/12/20	\$6,029.17	
CD Total Current Value					\$17,899.29
Net Worth (Checking+CD)					\$29,638.94

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

Respectfully submitted,
Bill Crosby, Treasurer

McLEAN CITIZENS ASSOCIATION

ANNUAL TREASURER'S REPORT

May 6, 2015 to May 4, 2016

Checking Account					
	DATE	DESCRIPTION	AMOUNT		BALANCE
Beginning Balance	5/6/2015				\$9,782.53
Additions					
		Dues	\$6,071.72		
		T-shirt sales	\$315.00		
		MCA History book sales	\$25.00		
		Total: Revenues	\$6,411.72		\$16,194.25
Deductions					
		Community support	\$737.84		
		Purchase of t-shirts	\$687.30		
		Printing and mailing costs	\$939.44		
		Administrative	\$174.02		
		Insurance	\$1,916.00		
		Total: Expenditures	\$4,454.60		
Checking Total Current Value					\$11,739.65
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY .8%	4/28/16	1/17/17	\$6,007.27	
3000102774	APY 1.4%	4/28/16	3/2/20	\$5,862.85	
3000103064	APY 1.5%	4/28/16	6/12/20	\$6,029.17	
CD Total Current Value					\$17,899.29
Net Worth (Checking+CD)					\$29,638.94

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

Respectfully submitted,

Bill Crosby, Treasurer

**McLean Citizens Association
Proposed Budget for 2016-2017
with Prior Year Comparisons**

	Actual 5/1/13 - 5/7/14	Actual 5/7/14 - 5/6/15	Actual 5/6/15- 5/4/16	Proposed Budget 2016-2017
<u>Revenues</u>	<u>13,700.22</u>	<u>13,606.37</u>	<u>6,624.88</u>	<u>10,000.00</u>
Dues	13,362.04	9,764.61	6,071.72	9,750.00
Various each year				
Collection for Jane Seeman	210.00			
Reimbursement: debate cards		37.20		
Centennial ticket sales		3,065.00		
MCA history book sales		180.50	25.00	
Sale of excess Centennial wine		356.83		
Returned MCC deposit		100.00		
T-shirt sales			315.00	
Interest on CDs	128.18	102.23	213.16	250
<u>Expenditures</u>	<u>11,933.02</u>	<u>16,481.97</u>	<u>4,454.60</u>	<u>10,000.00</u>
Mailing Costs	8,598.36	7,393.91	939.44	4,000.00
Insurance	1,166.00	500	1,916.00	1,300.00
Community Support	1,754.54	1,275.66	737.84	1,000.00
Administrative	342.24	378.62	174.02	300.00
Contingency Reserve				3,400.00
Various each year:				
Website maintenance	71.88			
History booklets		591.87		
Centennial celebration		6,341.91		
Orientation meeting & meal				
Purchase of t-shirts			687.30	
<u>Surplus/Deficit</u>	<u>1,767.20</u>	<u>-2,875.60</u>	<u>2,170.28</u>	<u>0</u>

Memorandum items:

<u>Financial assets (end of period)</u>	<u>30,344.26</u>	<u>27,468.66</u>	<u>29,638.94</u>
Of which: Checking acct.	12,760.36	9,782.53	11,739.65
Of which: CDs	17,583.90	17,686.13	17,899.29
 <u>Change in financial assets</u> (during period)		-2,875.60	2,170.28

Respectfully submitted
Bill Crosby
Treasurer

RESOLUTION REGARDING PRESERVATION OF PIMMIT BARN PARK

May 4, 2016

Whereas, Washington Gas is currently planning a route for the replacement of a gas transmission line that currently runs under Leesburg Pike, and the proposed route runs through the Pimmit Hills neighborhood, necessitating the installation of a gas regulator station; and

Whereas, Washington Gas has applied to the Fairfax County Park Authority (“Park Authority”) for a permanent easement for the location of a regulator station at Pimmit Barn Park, a 0.58-acre local park at 1845 Cherri Drive; and

Whereas, the Pimmit Barn, constructed in 1937, is the oldest structure in Pimmit Hills, the only known twentieth-century dairy barn remaining inside the Beltway in Virginia, and one of the few remaining examples of its kind, out of scores that once stood, in Fairfax County; and

Whereas, the Park Authority has determined that the barn is eligible for the Fairfax County Inventory of Historic Sites; and

Whereas, in 2013 a 501(c)3 corporation, Friends of Pimmit Barn, advocated for the preservation of the barn, and organized and executed numerous community events at the Park; and

Whereas, Pimmit Barn Park offers both important passive recreation and community space, and the potential to educate citizens about the decades when dairying was a way of life in Fairfax County;

Whereas, according to a recent MCA precinct-level study of parkland provision, the Pimmit Precinct only has 28.39 acres of parkland, or 30% of the Park Authority’s adopted service level standard, and would be even more under-served were the Park Authority to grant an easement removing a large portion of Pimmit Barn Park from public use; and

Whereas, the proposed permanent easement would cover roughly one-quarter of the Park’s 0.58-acre area and more than half of the open space fronting on Cherri Drive; and

Whereas, the Policy Plan of the Fairfax County Comprehensive Plan only allows consideration of transmission easements on parkland when it has been determined that any “proposed facility is compatible with existing and future use of parkland,” and “will have minimal impacts on parkland, facilities, resources and user experience”; and

Whereas, the size and siting of the easement in question would both have a major and negative impact on the ability of the community to continue its existing use of Pimmit Barn Park, and also would permanently preclude a range of potential future uses of Pimmit Barn Park; and

Whereas, insofar as the proposed easement appears incompatible with the foregoing policy provisions of the Fairfax County Comprehensive Plan, and Condition 5 of Park Authority Policy 211 requires any easement contemplated to “be consistent with the provisions of the Fairfax County Comprehensive Plan,” the Park Authority is seemingly precluded from granting the proposed easement; and

Whereas, under Park Authority Policy 211, to grant an easement the Park Authority must present a determination “that there is no feasible or prudent alternative to the use of parklands for the specified purpose”; and

Whereas, senior Park Authority staff has noted that “Washington Gas has identified several possible locations for the gas regulators”; and

Whereas, the Pimmit Hills Citizens Association passed a resolution on October 20, 2015 urging the Park Authority to deny the easement in question; and

Whereas, the Pimmit Hills Citizens Association passed a resolution on March 15, 2016 reiterating its opposition to the proposed easement and expressing “the desire to place the regulators on” other parcels, “if a route outside of the neighborhood is not possible,” that “would not require the pipeline to be extended needlessly from its currently proposed path”; and

Whereas, in granting an easement that both would permanently limit the enjoyment and use of a cultural resource and is opposed by the Pimmit Hills Citizens Association, the Park Authority would place itself at cross-purposes with its own Mission, which includes “assist[ing] citizens in the protection and enhancement of... cultural heritage to guarantee that these resources will be available to both present and future generations”;

Now, therefore, be it resolved that the McLean Citizens Association opposes the permanent easement requested by Washington Gas for the placement of a permanent gas regulator at Pimmit Barn Park and urges the Fairfax County Park Authority Board to deny the request; and

Be it further resolved that the McLean Citizens Association urges all relevant public agencies to be proactively transparent in their consideration of other potential sites.

Approved by the MCA Board of Directors, May 4, 2016



McLean Citizens Association Resolution

Zoning Ordinance Amendment

Regarding PDC and PRM Districts and Other Changes

May 4, 2016

Whereas, Fairfax County Board of Supervisors has advertised a Fairfax County Zoning Ordinance Amendment (Amendment) that proposes to increase the allowable development density in the Planned Development Commercial (PDC) and the Planned Residential Mixed Use (PRM) Districts; and

Whereas, the Amendment would increase the maximum floor/area ratio (FAR) in the PDC district from 1.5 to 2.5; and

Whereas, the Amendment would allow the Board of Supervisors (Board) to approve an FAR of up to 5.0 for PDC developments located within a Selective Area, which, for purposes of this Amendment, is defined as a Transit Station Area (TSA), Commercial Revitalization District (CRD) or a Community Business Center (CBC); and

Whereas, the Amendment would further allow the Board to increase the maximum allowable FAR from 3.0 to 5.0 in PRM districts located in Selective Areas; and

Whereas, the maximum permitted FAR could exceed 5.0 since floor area associated with the provision of affordable and workforce housing is not counted; and

Whereas, to accommodate these higher densities, the Amendment proposes changes that would allow the Board to reduce:

- 1) The amount of required off-street parking by 20% for residential developments,
- 2) The required distance of structures from the lot lines in a TSA or Commercial Revitalization Area,
- 3) The required minimum sight distance for developments on a corner lot; and

Whereas, the standard landscaping and screening requirements of the Zoning Ordinance would not apply to a PDC or PRM development in Selective Areas unless it were situated on the periphery of the Area; and

Whereas, with downtown McLean being designated as both a CBC and a CRD, it would qualify as a Selective Area; and

Whereas, other Selective Areas in Fairfax County would include, but not be limited to:

- 1) Annandale CBC/CRD
- 2) Bailey Crossroads CBC/CRD
- 3) Kingstowne CBC
- 4) Lake Anne Commercial Revitalization Area
- 5) Richmond Highway CRD
- 6) Seven Corners CBC/CRD
- 7) Springfield CRD
- 8) South County Center CBC
- 9) Ten Silver, Blue and Orange Line Metro Station Areas, excluding stations in Tysons

Whereas, in 2007, Fairfax County adopted a Transit Oriented Development (TOD) Policy to the Fairfax County Comprehensive Plan which recommended medium to high density, mixed-use development be located within ½-mile of rail transit stations; and

Whereas, a key design principle of the TOD Policy is that a non-degradation policy should be applied to areas immediately adjacent to a TOD area and arterials serving a TOD area, whereby the traffic flows in these adjacent areas perform no worse after completion of the higher density developments; and

Whereas, the proposed FAR of 5.0 is a TOD density that is currently only permitted in Tysons within ¼-mile of a Metro station; and

Whereas, while the proposed increase to an FAR of 5.0 in the PDC and PRM districts may be appropriate for TSAs on the Silver, Orange, Blue and Yellow lines, it would contravene TOD policy to allow such high density in the 12 other Selective Areas, six of which, including the McLean CBC, are over 2 miles from a Metro station, and three others that are well beyond walking distance; and

Whereas, the increased number of vehicle trips that would be generated by such high density developments necessitate transportation improvements to expand road network capacity; and

Whereas, in Tysons, while only properties within ¼-mile of a Metro station qualify for higher TOD density, landowners throughout Tysons are part of a transportation service district that levies a property tax to pay for the needed transportation improvements; and

Whereas, enabling such high densities in PDC and PRM districts not proximate to rail stations would unfairly discriminate against Tysons landowners that are located beyond the ¼ mile TOD area and against all Tysons landowners that are paying additional taxes to support non-rail transit, road improvements and bike and pedestrian facilities; and

Whereas, the Amendment's proposed range of density would adversely affect the planned redevelopment of the McLean CBC and undermine the balance between redevelopment levels and infrastructure; and

Whereas, the PDC and PRM districts, as proposed, would no longer serve the McLean CBC's need for mixed use at relatively low densities and its requirement for open space and contribution to revitalization in return for additional densities; and

Whereas, the higher densities and the relaxation of screening requirements would run counter to the planning objectives and design guidelines of the McLean CBC Comprehensive Plan (Plan), impede its implementation and would compel Plan changes to strengthen its protection against undesirable development and impacts; and

Whereas, Fairfax County Department of Transportation is actively planning transportation improvements within the McLean CBC and around its periphery to mitigate the future impacts of Tysons' redevelopment on the McLean CBC; and

Whereas, with the urbanization of Tysons and continued regional growth, the McLean CBC has very limited capacity to absorb densities above those currently planned and maintain a well-functioning transportation network; and

Whereas, the premise of designating Tysons as the County's Urban Development Area was to concentrate the higher intensity redevelopment in Tysons proximate to the Metro stations and to protect the surrounding suburban residential communities from density sprawl; and

Whereas, while an FAR of 2.5 to 5.0 currently would not be permitted outside the four immediate station areas within Tysons, were this ZOA to be accepted, developers could avail themselves of these higher levels of density in the McLean CBC by submitting a rezoning application and a concurrent Plan amendment; and

Whereas, the McLean Citizens Association's support of the 2010 Tysons Comprehensive Plan Amendment was predicated on protecting the McLean CBC from such TOD densities;

Now, therefore be it resolved that the McLean Citizens Association strongly opposes the proposed Zoning Ordinance Amendment Regarding the PDC and PRM Districts and Other Changes and urges the Board of Supervisors to reject this Zoning Ordinance Amendment.

Approved by the MCA Board of Directors

Date 5/4/2016

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

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Fairfax County Planning Commission
Fairfax County Board of Supervisors
Fred Selden, Director, Department of Planning and Zoning
Leslie Johnson, Director, Zoning Administration Division