

**McLean Citizens Association
Board of Directors Meeting
November 6, 2013 Minutes**

Officers (6)

President	Sally Horn	Present
First Vice President	Glenn Harris	Present
Second Vice President	Armand Weiss	Present
Treasurer	Bill Crosby	Present
Recording Secretary	Louise Epstein	Present
Corresponding Secretary	Nicki Watts	Present

Board Members Representing Associations (20)

John Adams	Georgetown Pike & Potomac River	Present
Donald Borcharding	Brookhaven Forest Villa	Sub (Brad Smith)
Steve DelBianco	Franklin Area	Present
Bill Denk	El Nido	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford	Present
Francesca Gutowski	Lynwood	Present
Ron Hutchinson	Evermay	Absent (exc)
Bruce Jones	Lemon Road	Present
Tom Patton	Hamptons	Present
Michele Pearce	Kirby Road	Present
David Pritchett	Treeline	Present
Jim Robertson	Evans Mill Pond	Present
Suzanne Samuels	Langley Oaks	Present
John Schaefer	McLean Broyhill Estates	Present
Behram Shroff	McLean Hamlet	Present
Dale Stein	Millwood of McLean	Absent (exc)
Jim Turner	McLean Hunt	Present
David Wuehrmann	Ellison Heights-Mt. Daniel	Present
Marisa Zalmanis	Lewinsville Heights	Present

Board Members At-Large (14)

Ted Alexander	Present
Roshan Badii	Present
Jeff Barnett	Present
Tom Brock	Present
Frank Crandall	Absent (exc)
Andrea del Vecchio	Absent (exc)
Darren Ewing	Present
Animesh Gupta	Present
Rob Jackson	Absent (exc)
James Phelps	Present
Jane Scott-Jones	Absent (exc)
Patrick Smaldore	Present
Kathryn Woods	Present
Mark Zetts	Present

Guests who signed in: Merrily Pierce, MCA; Brian Trompeter, Sun Gazette; Desmond O'Rourke, WLHCA; and Elizabeth Yu, Connect-McLean.

Call to Order

Sally Horn called the meeting to order at 8:00 pm, verified that there was a quorum and asked everyone to sign in.

Approval of Minutes

Minutes from October 2, 2013, with clerical changes, were approved unanimously by voice vote.

Treasurer's Report

Bill Crosby presented the Treasurer's Report, which was approved unanimously by voice vote. See attached.

Report of President/Executive Committee

Sally Horn reported on the agenda for the upcoming Membership Meeting and Homeowners Association Forum on November 13, 2013. Glenn Harris asked Board members to forward his email to their own homeowners or condominium associations.

The MCA Executive Committee recommended that future MCA board meetings start at 7:30 pm, rather than 8:00 pm. Discussion followed about aspiring to also end the MCA meetings 30 minutes earlier. The motion to start future MCA board meetings at 7:30 pm was approved by voice vote, with two votes in opposition (Jim Robertson and Bill Crosby).

Sally Horn described the approach that the Executive Committee had adopted on when information about events sponsored by non-MCA groups or individuals will be publicized by the MCA. First, partisan messages will not be disseminated by the MCA. Second, non-partisan messages may be sent by Board members to other MCA board members. On rare occasions, the MCA Executive Committee may decide to publicize non-MCA events.

Committee chairs were asked to send updated web site information to Sally Horn and Marisa Zalmanis.

Budget & Taxation Committee

Louise Epstein reported that Len Wales had met with the committee regarding the county's bond issuance practices.

Education & Youth Committee

Ted Alexander reported that the Education & Youth Committee is collaborating with the Budget & Taxation Committee on FCPS FY 2015 budget issues. The Budget & Taxation Committee will take the lead on recommendations about tax increases and the amount of the county transfer to FCPS. The Education & Youth Committee will take the lead on recommending how FCPS should allocate available funds for FY 2015. The Education & Youth Committee is focusing on four areas this year and anticipates coming forward with focused resolutions on each topic by the end of the year. Ted Alexander also thanked David Pritchett for his extensive analysis on audit and accountability issues.

Environment, Parks & Recreation Committee

Merrily Pierce announced that Frank Crandall's wife, Joyce, had died. A motion to donate \$200 to the McLean Trees Committee in memory of the late Mrs. Crandall was approved unanimously, by voice vote.

Tom Brock summarized the resolution on Langley Forks Park. Several friendly amendments were made in response to a discussion of the traffic, parking, lighting, demand for additional athletic fields and other considerations. The motion for the amended resolution passed by voice vote, with all voting in favor except Louise Epstein, who abstained. In addition, the Board agreed that the Committee should request a meeting with Rip Sullivan and John Foust, as suggested by John Adams.

Membership Committee

Armand Weiss reported that current membership was 591 and the membership committee's goal is to have 600 members by December 31, 2014. The committee is working on twelve separate projects to achieve that goal.

The committee has drafted a survey about the community's priorities, and Armand thanked Animesh Gupta for his work on the survey. A link to the survey will be posted on the MCA web site and also contained in an upcoming newsletter by Supervisor Foust.

Armand provided a draft summary of MCA membership benefits, which was approved unanimously by voice vote and will be posted on the MCA web site.

Armand also asked that people contribute funds to pay for the refreshments that the Membership Committee is providing at Board meetings

Planning & Zoning Committee

Mark Zetts stated that he and Steve DelBianco testified against the request from Daniel Gerkin for a Special Exception and Variance to permit retention of playset that did not meet County zoning requirements or the state standards for a variance. The Board of Zoning Appeals denied the Gerkin request for the same reasons cited in the MCA resolution on the subject that was approved at the October Board meeting.

The Comprehensive Plan for the Community Business Center (CBC) in McLean was updated recently; the changes are largely editorial changes. A motion to adopt the draft resolution supporting the update passed unanimously, by voice vote. See attached.

The developers of the Ashby attended the Planning & Zoning Committee meeting, where they heard many concerns about the proposed density of 2.9 FAR. Mark asked the developers to return to a future committee meeting with more information about their plans and financial projections. Jim Turner noted that the McLean Planning Committee also is addressing the Ashby proposal; two-thirds of the MPC membership would support an increased density of 2.5-2.9 FAR at the site.

Mark Zetts also reported that the McLean Crest townhouse development briefed the committee on its interest in amending the developer's proffer to allow it to convert and sell a townhouse that the developer had proffered for a community exercise and meeting facility but had never completed into a residential townhouse, preferably at market rate rather than as an affordable dwelling unit. The

committee asked the community to provide it with additional information, including financial projections and renovation requirements .

Mark Zetts also summarized the background of the draft resolution on the county's proposal to create a special exception to zoning ordinance requirements for low-income residential studio units (RSUs), which is similar to a resolution by the Fairfax County Federation of Citizens' Associations.

After substantial discussion Bill Denk moved to substitute a resolution to oppose the county proposal. His motion was seconded by Bill Crosby. The motion failed, with four ayes , 25 naves, and one abstention.

The original draft resolution, with friendly amendments that noted MCA support for the concept of low income housing and for mitigating homelessness but conditioning MCA support for the proposed Zoning Ordinance Amendment (ZOA) on eleven specific changes to the ZOA , passed by voice vote, with 27 ayes and three naves. See Attatched.

Transportation Committee

Jim Phelps announced that the committee will be sending the Executive Committee a resolution in support of installing more sidewalks in sixteen specific locations, to ensure safe access to schools and overall safety. The Executive Committee will need to address the resolution since the County deadline for submission of views is November 22, i.e., before the next MCA Board meeting. A separate resolution will be drafted regarding road projects in the MCA area.

Jim Robertson reported on the proposal to modify the traffic pattern near Carper's Farm and Route 7.

Tysons Corner Liaison

Mark Zetts reported that the Comprehensive Plan, which was last updated in June 2010, is being updated again to reflect subsequent changes on land use, transportation, parks and public facilities. At MCA's urging, the Board of Supervisors will take up all the proposed changes as a package, rather than address the amendments related to land use, transportation, and parks and public facilities separately, as County staff had originally proposed.

Sally Horn reported that the Tysons Partnership met on November 5, 2013, and is planning a forum on affordable housing, in addition to considering the proposed changes to the Comprehensive Plan.

Public Safety Liaison

Patrick Smaldore is meeting with the police in December, and asked people to contact him if they are aware of any "hot spots" for crime.

Homeowners are reporting thefts by people working in pairs, who claim to be employees of Fairfax Water. Supervisor Foust included information about this in his newsletter, and Patrick asked anyone who is approached to contact him and Fairfax Water.

Michele Pearce reported that a student was hit by a car in front of Longfellow MS, which highlights the need for sidewalks and to get a police officer at schools during drop-off and pick-up times, more traffic lights, and other safety measures to avoid future accidents. She asked that the MCA Board vote for the upcoming sidewalk resolution on this issue.

McLean Community Center

Patrick Smaldore suggested that the MCC Downtown Committee and MCA Planning & Zoning Committee meet to discuss future plans.

McLean Revitalization Corporation

Roshan Badii reported that the MRC is working with McLean Properties on installing the last bus shelter outside the Shell gas station. The MRC is coordinating with VDOT to find locations for four gateway signs. And, MRC members met with the MPC about the vacant building that used to be a McDonald's.

Fairfax County Federation of Citizens Associations

David Wuehrmann reported that he attended the October membership meeting. Committees suggested proposals to consider for their legislative priorities, with the goal of adopting 10 priorities.

The Federation members agreed to three education proposals, on the school calendar, state funding for quality preschool, and a hold harmless on the Local Composite Index (LCI). They also agreed to proposals on the enforcement of homeowners association requirements, cell phone use while driving, and redistricting. Next time, they will consider transportation proposals.

Sally Horn asked David Wuehrmann to send her an email summarizing all the Federation's proposals, which she would circulate to the Executive Committee and – if there was sufficient time – to the full board for comments. Mark Zetts suggested that all committee chairs be provided with this information.

Fifty-Plus Liaison

Jim Phelps announced that the McLean Village for Change met for the first time on October 23rd, and will be meeting quarterly. They would like homeowners associations and businesses to participate, and one of their goals is to identify issues for the service organizations. In addition, they are looking for ideas on programming for the McLean Community Center and Spring Hill Recreation Center.

Old Business/New Business

The West Lewinsville Heights Homeowners Association thanked the MCA for its efforts on the development of athletic fields.

Darren Ewing asked board members to participate in Food for Trees, to raise money for SHARE of McLean.

The meeting adjourned at 10:35 pm.

The next MCA Board meeting date is December 4, 2013

**McLEAN
CITIZENS
ASSOCIATION**

**TREASURER'S
REPORT**

6-Nov-13

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	10/2/2013				\$12,065.92
Additions					
	10/4/13		Dues (checks \$165.00, cash \$30.00)	\$195.00	
			Total: Additions	\$195.00	\$12,260.92
Deductions					
	10/3/13	1190	Fairfax County Federation of Citizens Associations for 2013-2014 annual dues	\$60.00	
	10/3/13	1191	Nicki Watts for McLean Day 2014 deposit on MCA space	\$75.00	
			Total: Deductions	\$135.00	
Checking Total Current Value					\$12,125.92
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY 1%	9/6/13	1/17/15	\$5,863.77	
3000102774	APY .75%	9/1/13	3/2/14	\$5,742.58	
3000103064	APY .5%	9/3/13	6/12/14	\$5,911.64	
CD Total Current Value					\$17,517.99

**Net Worth
(Checking+CD)**

\$29,643.91

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

Respectfully
submitted,

Bill Crosby,
Treasurer

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

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

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

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

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

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

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

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

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

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

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

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

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

- The Park Authority should complete a traffic study which analyzes the parking demands for the Conceptual Development Plan; the practicality and adequacy of the proposed parking area; and the impact of the additional vehicle trips on Colonial Farm Road and Georgetown Pike, and on the use of Claude Moore Colonial Farm park; and

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

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

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

Distribution:

Fairfax County Park Authority

John Foust

Richard C. Sullivan, Jr.



McLean Citizens Association Resolution
Zoning Ordinance Amendment
Residential Studio Units
November 6, 2013

Whereas, Fairfax County has proposed a Zoning Ordinance Amendment (Amendment) to create a Residential Studio multi-family use for the provision of affordable rental housing stock to combat homelessness and also provide a rental housing option for other low income households, including the elderly, the disabled and wage-earners; and

Whereas, Residential Studios (Studio) would be defined as zero bedroom, efficiency apartments of less than 500 square feet for rent by households earning less than 60% of the Area Median Income (AMI), or \$45,000; and

Whereas, not less than 80% of the Studio units would be dedicated as affordable units subject to rental price controls with lease terms of 12 months or less; and

Whereas, Studios would be permitted in Planned Districts by development plan amendment; and

Whereas, Studios would require a Special Exception permit in Residential Districts R-E and higher, and all Commercial and Industrial Districts; and

Whereas, the establishment of Studios developments would be limited to lots with frontage on arterial and collector roads; and

Whereas, many collector roads traverse low to mid-density residential neighborhoods; and

Whereas, Studios would be a multi-family use with the sole restriction on occupancy being a household income level of less than 60% AMI; and

Whereas, the Fairfax County Zoning Ordinance currently limits multi-family uses in Residential Districts to R-12 and higher; and

Whereas, the number of Studio units on any given parcel would be limited to a maximum of 75 units; and

Whereas, elsewhere in the Commonwealth of Virginia, the number of Studio units on any given parcel is limited to a maximum of 60 units; and

Whereas, the number of Studio units and the floor/area ratio (FAR) of any Studio development would not be subject to the density and FAR limits of the associated zoning district; and

Whereas, the Fairfax County parking requirement for multi-family apartments is 1.6 spaces per unit; and

Whereas, the parking requirement for Studios would be 1.0 spaces per unit, with the option for a reduction in parking spaces if the developer could demonstrate a reduced need for parking; and

Whereas, certain conditions that might justify a reduced requirement for parking when the Special Exception application is submitted could change over time; and

Whereas, the provision of fewer than 1.6 parking spaces/unit would severely limit any future use of the multi-family development; and

Whereas, low-income residents who do not own automobiles would be reliant on public transportation; and

Whereas, the Amendment does not require that Studios be located proximate to an active transit stops (bus or metro) with high quality, all day service nor does it require that studios be located proximate to the types of retail, medical, recreational and other services necessary to support the residents; and

Whereas, private bus shuttles do not meet such high quality standards for bus service; and

Whereas, the maximum occupancy of a Studio unit greater than 320 square feet would be 3 persons, related or unrelated; and

Whereas, similar developments in other Virginia localities limit occupancy of affordable efficiency apartments to 1 person and, while the Amendment staff report suggests Studios are primarily single-occupancy, there is no language in the Amendment that would mandate this; and

Whereas, each Studio development would be managed by a 24-hour on-site manager, or, as an alternative, the developer could demonstrate sufficient off-site management capability; and

Whereas, this Amendment represents a very significant change in Fairfax County Zoning; and

Whereas, on September 24, 2013, the Fairfax County Board of Supervisors voted to support the creation of a Planning Commission Residential Studios Committee for the purpose of providing opportunities for detailed consideration of the Amendment by Commissioners, citizens and other stakeholders; and

Whereas, the Residential Studios Committee is scheduled to meet five times between October 28, 2013 and January 22, 2014 with the goal of addressing and resolving questions and concerns associated with the Amendment; and

Whereas, the McLean Citizens Association supports the concept of low-income housing and the drive to reduce homelessness in Fairfax County;

Now, therefore be it resolved that the McLean Citizens Association opposes the Residential Studios Zoning Ordinance Amendment as drafted unless all of the following changes are adopted:

1. A Studio use be permitted only by Special Exception in any Planned, Commercial, Industrial or Residential District in which such a use would be permitted, and
2. Studio uses in Residential Districts be limited to R-20 and higher densities, and
3. Studio developments be managed by a 24-hour, on-site manager, and
4. The multi-family parking requirement of 1.6 spaces/unit be imposed on a Studio use, and
5. The conversion of single-family dwelling to a Studio use be prohibited, and
6. Studio developments be limited to a maximum of 60 units, and
7. The locations of Studio developments be limited to arterials as defined in the Virginia Department of Transportation's 2013 Statewide Functional Classification Update, when adopted, and
8. Occupancy of Studio units by the disabled and elderly be limited by development condition, and the additional standards for the Studio Special Exception use provide for and mitigate the additional intensity associated with providing services to the disabled and elderly, and
9. Studios be located proximate to retail, medical, recreational and other uses necessary to support the residents, and
10. Studio be situated within one-fourth (1/4) mile walking distance to an active transit stop with high quality, all day service, and
11. Studio developments rely on public transportation for bus service and the RSU standards prohibit development conditions that require private bus shuttle service in perpetuity to provide for the transportation needs of the residents.

*Approved by the MCA Board of Directors
Date 11/6/2013*

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

cc: John Foust, Dranesville District Supervisor
Jay Donahue, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Fairfax County Planning Commission
Fairfax County Board of Supervisors