

**McLean Citizens Association
Board of Directors Meeting
October 1, 2014 Sign-In Sheet**

Officers (6)

President	Sally Horn	Present
First Vice President	Glenn Harris	Present
Second Vice President	Armand Weiss	Present
Treasurer	Bill Crosby	Present
Recording Secretary	Kate Probst	Present
Corresponding Secretary	Marisa Zalmanis	Absent (exc)

Board Members Representing Associations (20)

John Adams	Georgetown Pike & Potomac River	Absent (exc)
Donald Borcharding	Brookhaven Forest Villa	Present
Steve DelBianco	Franklin Area	Present
Bill Denk	El Nido	Present
Louis (Bud) Freeman	McLean House North Council	Absent
Jane Greenstein	Chesterford	Present
Francesca Gutowski	Lynwood	Absent (exc)
Bonnie Heebner	Madison of McLean	Present
Ron Hutchinson	Evermay	Absent (exc)
Bruce Jones	Lemon Road	Present
Tom Patton	Hamptons	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	Absent (exc)
Dale Stein	Millwood of McLean	Present
Jim Turner	McLean Hunt	Present
David Wuehrmann	Ellison Heights-Mt. Daniel	Present
Betty Yu	Kirby Road	Present

Board Members At-Large (14)

Ted Alexander	Present
Roshan Badii	Present
Jeff Barnett	Present
Tom Brock	Present
Frank Crandall	Present
Andrea del Vecchio	Present
Louise Epstein	Present
Darren Ewing	Present
Animesh Gupta	Present
Rob Jackson	Present
James Phelps	Present
Jane Scott-Jones	Present
Patrick Smaldore	Present
Mark Zetts	Present

MCA BOARD OF DIRECTORS MONTHLY MEETING – FINAL DRAFT

Wednesday, October 1, 7:30 p.m.

Guests who signed in: Paul Kohlenberger, McLean Historical Society & MCC Governing Board, Merrily Pierce, MCA Environment and Recreation Committee, and Brain Trompeter, Sun Gazette.

Call to Order

Sally Horn called the meeting to order at 7:30 pm, verified that there was a quorum, and reminded everyone to sign in.

Approval of September Minutes

Minutes for the September meeting were unanimously approved by a voice vote.

Report of the Treasurer

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

Report of President/Executive Committee

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

- There will be a number of meetings in the next few months hosted or co-hosted by the MCA.
- Louise Epstein will contact all those people who committed to usher at the Oct. 26 Comstock-Foust debate.
- Invitations to the Centennial Celebration should be received in the next few days, please come!
- Please make sure to email any resolution that is passed by the Board to Kate Probst, so it can be included in the minutes, and to Marisa Zalmanis, so it can be posted on the MCA website. Please email any passed resolutions to both of them at the same time.

Glenn Harris reminded committee chairs to submit their newsletter submissions to him by November 15th, and noted that early submissions are encouraged!

Budget and Taxation

Dale Stein noted that the committee is working on three issues:

County and FCPS Pension Plans - The committee is continuing to work on the Fairfax County pension plans, will draft resolutions in October, and will finalize the resolutions after the County issues its "2014 Comprehensive Annual Financial Report, 2014 Fairfax County Employees' Retirement System" in early November. The committee has invited relevant County staff to meet with them in October regarding pension issues.

County and FCPS External Audits - The committee plans to draft resolutions recommending that the County and FCPS competitively bid the role of the outside auditor. They have engaged the same auditor for many years, and replacing the existing auditor would be consistent with best practices. The committee will draft resolutions for consideration by the Executive Committee and Board by the November meeting.

The FCPS had a budget surplus for its fiscal year which ended June 30, 2014. The committee will obtain additional information about how the surplus arose and its disposition.

The Committee will start working shortly on the County's Fiscal Year 2016 Budget.

Education and Youth

Ted Alexander noted that the Education Committee continues to work closely with the Budget committee on the pension issue. Education committee members also are focusing their attention on performance audit issues. They will be looking at principal evaluations. In addition, the Committee will continue to work on class sizes. Louise Epstein informed the Board that it looks like the start time issue will be resolved on October 23, with new start times in September 2015.

Ms. Epstein noted that on Oct. 9th the School Board will be voting on three motions relating to the audit: (1) the creation of “auditor general” position; (2) the partial FY 2015 audit plan, which explicitly includes performance audits; and (3) adding a fourth member of the school board to the Audit Committee (would then have four school board members with votes, and three managers without votes). The proposal to add two community representatives to the Audit Committee has been put on hold until they figure out how to select the community representatives. Overall, Ms. Epstein noted that there has been progress on some of the audit issues that MCA has raised.

Ted Alexander noted that the Education Committee continues to work closely with the Budget committee on the pension issue. The Education committee is focusing their attention on performance audit issues. They are looking at the performance of principals in the MCA area, as well as of the “executive principals.” These issues have not received much attention to date, as most of the focus has been on teacher performance. The Committee is trying to find out more about how principals are held accountable.

Environment, Parks & Rec.

Merrily Pierce said that the committee will have a speaker from the County at the October meeting to discuss the county’s environmental budget. She noted that funding for the invasive management program was reinstated, which is good news.

Ms. Horn mentioned that the Tysons Master Park Concept plan is out, and has been approved by the Park Authority. Ms. Horn said there is one concern about the plan: that while originally the Park authority had tried to show where recreational fields, conceptually, would be located throughout Tysons, due to complaints from landowners and developers, those areas are no longer shown on the plan. Our concern is whether, absent showing a notional location, there will be follow-through on the commitment in the Comprehensive Plan Amendment to locate 20 recreational fields within Tysons.

Membership

Armand Weiss informed the Board that the Membership Committee is pleased with the response to the letters and emails that were sent out last month to people who had not yet paid their dues in 2014 -- and that we now have 551 paid members! As a result, membership revenue in 2014 is more than \$1,000 higher than anticipated in our budget. The committee will be sending out a letter to the president of each of the HOAs not represented on the Board inviting them to join MCA. We are hoping that this will encourage interest in MCA within the HOAs.

Animesh Gupta raised the question of whether we might want to have MCA T-shirts made, as a way of advertising the MCA. This question was discussed, and the consensus was to ask the Membership Committee to investigate and report back.

Planning and Zoning

Mark Zetts briefed the Board on two rezoning applications, one for the Amherst property, and the other for the Tysons Westpark property. For both properties Mr. Zetts described the proposed structures, and proffered conditions. The Planning and Zoning committee prepared resolutions supporting both applications.

The resolution supporting the rezoning application for the Amherst property was unanimously approved by a voice vote.

There was a spirited discussion regarding the proposed rezoning of the Tysons Westpark property, which requests approval for a building whose height will exceed that outlined for Tier 2 in the Tysons Comprehensive Plan and provides three options for the developer's contribution for an athletic field. After much debate, the Board approved the draft resolution supporting the rezoning, but with an amendment to one section regarding the contribution to an athletic field. The approved resolution will be posted on the MCA website. The amended resolution was approved by 21 members, opposed by 9 members, and there were 3 abstentions.

Mr. Zetts noted that he recently received an email from attorney Stuart Mendelson informing him that Sunrise Senior Living has filed a special exception permit application for an assisted living facility at the church at the corner of Westmoreland and Kirby; He is hoping that they will brief the committee at their October meeting.

Transportation

Jim Robertson reported that a list of questions for Tom Biesiadny has been drafted by members of the Transportation Committee and will be submitted to Tom via John Foust's office this week.

Tysons Liaison

Rob Jackson reported that the Tysons Liaison committee held their first meeting on September 18, and had a very good turnout. Approximately half of the attendees were MCA members. They agreed that the committee needs to spend the next few months educating themselves about Tysons before they can engage in any activities regarding monitoring and oversight of the Plan. They did get suggestions from attendees about which issues people are most concerned about.

Public Safety Liaison

Patrick Smaldore reported that they had a very good citizen turnout for the September 17th MCA National Preparedness Month Program. He thanked all those on the MCA Executive Committee and MCA Membership Committee who had been involved in the planning and publicizing for the event. He said approximately 50 people attended, and that it was an excellent program with some very good panel discussions.

Mr. Smaldore and Darren Ewing are both taking the 7-week McLean Community Center (MCC) Community Emergency Response Training (CERT) course, which trains residents on how to coordinate and help with rescue services in neighborhoods affected by a natural, or a man-made disaster, as Fairfax County emergency services most likely will not be available. They both said the course is very intensive, and encouraged other MCA BODs and their HOA members to attend in the future.

McLean Community Center

Patrick Smaldore reported that the MCC Board of Governors approved “Option E” designs for the MCC Ingleside Renovation Project that will be included in the Fairfax County (2232) public review process. Mark Zett’s, the MCA P&Z chair, indicated that his committee will be reviewing those designs, as part of the review process and will present the results of their review to the MCA Board in the form of a resolution.

MCA McLean WinterFest 2014 Registration

Patrick Smaldore indicated that the MCA Executive Committee and the MCA Membership Committee approved information that he will be providing to register the MCA as a participant in the upcoming McLean Winterfest event that takes place on Sunday December 7th.

McLean Planning Committee

Roshan Badii reported that at the last MCC meeting, Dr. Armani, whose office is on Chain Bridge Road, requested approval to renew her special exemption.

McLean Revitalization Corporation

Ms. Badii noted that the MRC treasurer of 16 years, Mr. Ted Gray, has retired, and that they have a replacement by the Chamber of Commerce, Ms. Marnette Meyers. She informed the Board that the last MRC bus shelter has been completed and installed on Old Dominion Drive in front of the Exxon Station. The MRC is working with VDOT to obtain permits to install three “Welcome to McLean” Signs at entrances to the CBC. She also said that the MRC has drafted an informal recommendation letter that came out of the Tysons-Related Intersection improvement meeting with the MPC to support the vision for a pedestrian-friendly CBC and to request that Fairfax County Dept. of Transportation explore options to ensure that commuter traffic not be diverted from Dolley Madison to Chain Bridge road.

Fifty-Plus Liaison

Jim Phelps informed the Board that the next McLean Village Exchange (MVE) meeting is scheduled for October 6 at 6:45 p.m at Lewinsville Presbyterian Church (1724 Chain Bridge Road) and that there will be a presentation on the Proposed Fairfax Area 50+ Plan Initiatives from Sharon Lynn, Director, Fairfax Area Agency on Aging.

Adjournment

The meeting was adjourned at 10:05 pm.

**The next MCA Board meeting date is November 5, 2014 at 7:30 pm
at the McLean Community Center**

McLEAN CITIZENS ASSOCIATION
TREASURER'S REPORT
1-Oct-14

Checking Account					
	DATE	CHECK #	DESCRIPTION	AMOUNT	BALANCE
Beginning Balance	9/3/2014				\$10,744.97
Additions					
	8/22/14		Dues (Paypal)	\$15.00	
	9/5/14		Dues (checks 885, cash 15)	\$900.00	
	9/8/14		Dues (Paypal)	\$45.00	
	9/22/14		Dues (Paypal)	\$14.26	
			Total: Additions	\$974.26	\$11,719.23
Deductions					
	9/6/14	1216	Armand Weiss for stamps for membership renewal reminders	\$65.66	
	9/9/14	1217	Sally Horn for: (1) cards for debate \$74.20, and (2) two tickets for Chamber of Commerce Suits and Sneakers event \$160.00)	\$234.20	
			Total: Deductions	\$299.86	
			Checking Total Current Value		\$11,419.37
Certificates of Deposit					
CD NUMBER	RATE	REPORT DATE	MATURES	AMOUNT	
3000102773	APY 1%	8/6/14	1/17/15	\$5,917.65	
3000102774	APY .3%	8/22/14	3/2/15	\$5,768.32	
3000103064	APY .3%	8/1/14	6/12/15	\$5,937.76	
			CD Total Current Value		\$17,623.73
			Net Worth (Checking+CD)		\$29,043.10

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

Respectfully submitted,
Bill Crosby, Treasurer



McLean Citizens Association Resolution

Amherst Property, LLC

RZ/CDP/FDP 2014-PR-004

Tax Maps 29-4 ((7)) 6, part 7B

October 1, 2014

Whereas, Amherst Property LLC has filed an application to rezone their property located at 7915 Jones Branch Road in the West*Park area of Tysons; and

Whereas, the applicants seek to rezone from the C-3 Commercial Office district to the Planned Tysons Corner (PTC) district; and

Whereas, the subject property comprises 1 parcel and part of the adjacent property to the north for a total of 5.75 acres, and is currently developed with a 6-story commercial office building; and

Whereas, the property generally lies within 1/2-mile of both the McLean and Tysons Corner Metro stations; and

Whereas, the applicant further seeks approval of Conceptual and Final Development Plans that, in compliance with a Comprehensive Plan recommendation for residential-mixed use, propose to redevelop the property with a mid-rise multi-family residential building with the following intensity:

- a) A maximum gross floor area (GFA) of 450,000 square feet, corresponding to a floor area ratio (FAR) of 1.8,
- b) A maximum building height of up to 90 feet, or 7 stories,
- c) Up to 400 dwelling units of which 66, or 20%, would be dedicated to workforce housing,
- d) A maximum of 602 parking spaces; and

Whereas, the parking would be primarily above ground with some on-street parallel parking, however the above-ground parking would be situated within the interior of the building and not visible from the street, and

Whereas, while the use of the property would be primarily residential, up to 12,000 square feet of GFA would be developed with ground floor retail, services and/or resident amenity uses as permitted by the PTC District regulations; and

Whereas, the applicant would construct the following 3 parks, comprising a total of 1.5 acres, and record public access easements ensuring that the park spaces are open to the public:

- a) A 0.77 acre park on the western property line that would include numerous features such as a water feature, benches and lighted walking paths,
- b) An off-site 0.66 acre park, to the west of the above park, with a fenced dog park and benches,
- c) A 0.12 acre linear park, also off-site, that would provide a pedestrian connection from the rear of the subject property to Westpark Drive; and

Whereas, these parks would be constructed concurrently with the development of the residential building and would be made available for public use as soon as possible; and

Whereas, to implement a grid of streets, the applicant would:

- a) Dedicate right-of-way and construct, prior to the issuance of the first occupancy permit, three new local streets with placeholder names of Street A, Street B and Street C, situated to the north, west and south of the building, respectively,
- b) Extend Street C across the abutting western properties, also owned by the applicant, to connect with Westbranch Drive,
- c) Dedicate right-of-way and make improvements to Jones Branch Road by adding parking and bike lanes; and
- d) Construct these new local streets to Virginia Department of Transportation (VDOT) standards for eventual acceptance into the State System; and

Whereas, the applicant would proffer a monetary contribution towards the development of an athletic field of an amount equal to \$1.81 per square foot of GFA by June 30, 2015, or alternatively, \$2.38 per square foot upon issuance of the first occupancy permit; and

Whereas, the applicant would further proffer to make available 4,000 square feet of office space and 16 parking spaces, for a period of 10 years without charge, to the Fairfax County Fire Marshall Office in the adjacent office building at 7921 Jones Branch; and

Whereas, the applicant's proffers would include, but not be limited to:

- a) Contribution of \$1,020 for each residential unit for grid-of-street improvements,
- b) Contribution of \$1,020 for each residential unit for Tysons-wide road improvements,
- c) Contribution of \$10,825 for each of the projected 43 students, based on 0.11 student per dwelling unit, to Fairfax County Public Schools,
- d) Provision of on-site recreational facilities for the residents of the property expending a minimum of \$1,700 per dwelling unit on such recreational facilities,

- e) Provision of paved bike lanes and bike racks, bike lockers and bike storage areas throughout the property at the street level and parking garages,
- f) Joining the Arbor Row Travel Demand Management (TDM) program and committing to gradually reducing weekday peak hour vehicle trips from the subject property by 45% as Tysons reaches a development level of 113 million square feet; and

Whereas, the proposed rezoning and associated development plans are in compliance with the Tysons Comprehensive Plan;

Now, therefore, be it resolved that the McLean Citizens Association supports rezoning application RZ 2014-PR-004 and development plans CDP/FDP 2014-PR-004.

Approved by the MCA Board of Directors

October 1, 2014

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

cc: Linda Smyth, Providence District Supervisor
Ken Lawrence, Providence District Planning Commissioner
John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Ben Wiles, Staff
Elizabeth Baker, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
Fairfax County Planning Commission
Fairfax County Board of Supervisors



McLean Citizens Association Resolution

Tysons Westpark, L.C.

RZ/CDP/FDP 2013-PR-009

Tax Maps 29-3 ((15)) 8

October 1, 2014

Whereas, Tysons Westpark, L.C. has filed an application to rezone their property located at 8401 Westpark Drive at the intersection of Leesburg Pike (Rt. 7) and Westpark Drive in Tysons; and

Whereas, the applicants seek to rezone from the C-7 Regional Retail district to the Planned Tysons Corner (PTC) district; and

Whereas, the subject property comprises one parcel of 5.37 acres and is currently developed with a 9-story, 301-unit hotel; and

Whereas, the property generally lies within 1/4-mile of the Greensboro Metro station; and

Whereas, the applicant further seeks approval of a Conceptual Development Plan (CDP) that, in compliance with Comprehensive Plan guidance, proposes a residential/mixed-use development of three high-rise buildings: 2 multi-family residential and 1 hotel; and

Whereas, the CDP proposes a development with a maximum gross floor area (GFA) of 1,489,000 square feet corresponding to a floor/area ratio (FAR) of 6.37; and

Whereas, the two residential buildings, named D1 and D2, would provide a maximum of 1,300 dwelling units, 20% of which would be dedicated to affordable workforce housing; and

Whereas, the development of D1 would include the construction of a second, 1-story building, fronting on Route 7, that would house accessory uses for the residents; and

Whereas, the hotel, named D3, would comprise a maximum of 300 units; and

Whereas, all three buildings would have ground floor retail/service uses occupying no more than 24,500 square feet of GFA; and

Whereas, the hotel would have a maximum height of 180 feet or 14 stories; and

Whereas, the two multi-family high-rise buildings would have stair-stepped rooftops with:

- a) An architectural feature enclosing the mechanical area, occupying 22% of the roof, at a height of 330 feet,
- b) Another 53% of the roof area at 290 feet,
- c) The remaining 25% of the roof at a height at 245 feet on D1, and 220 feet on D2; and

Whereas, the subject property lies in the Tier 2 building height zone in which the Tysons Comprehensive Plan contemplates building heights of 175 to 225 feet; and

Whereas, Comprehensive Plan guidance allows flexibility in building height to accommodate the provision of affordable/workforce housing; and

Whereas, the Fairfax County Zoning Ordinance permits increased heights for architecturally screened features occupying less than 25% of the roof top; and

Whereas, the height of the proposed buildings facilitates significant open space and creates a view corridor where the park space of the subject property connects with the park space of the proposed development to the northeast; and

Whereas, the property would have a maximum of 2,267 parking spaces in 5 levels of parking at or below grade, with the actual number of spaces provided to be determined at final design of each building; and

Whereas, the applicants are requesting Final Development Plan (FDP) approval for residential building D1; and

Whereas, the FDP proposes to demolish the existing Westpark Hotel and convert most of the area for buildings D2 and D3 into an interim park until the buildings are developed, which would result in considerable open space for active and passive recreation with 14 temporary parking spaces to support it; and

Whereas, FDP approval and development of the buildings D2 and D3 would occur in response to market demand on a timeline extending many years; and

Whereas, the applicant would construct 3 publicly accessible parks over multiple development phases, comprising a total of 2.36 acres:

- d) Civic Square: A 0.34 acre park on the eastern corner of the property with a multi-purpose lawn panel, enhanced landscaping, outdoor seating and space for outdoor exhibits and events,
- e) Neighborhood Park: A 1.78 acre park in the center of the property with a multi-purpose lawn and a particular focus on active recreation for adults and children,
- f) Dittmar Gateway Park: A 0.24 acre landscaped/hardscaped plaza at the corner of Route 7 and Westpark Drive that would be subject to VDOT approval; and

Whereas, the applicant would record public access easements ensuring that the park spaces are open to the public, however an easement for Neighborhood Park would not be recorded until the completion of buildings D2 and D3, and

Whereas, to implement a grid of streets, the applicant would dedicate right-of-way and construct, if not already constructed by others:

- a) Park Avenue: A collector street along the northwest property line, parallel to Route 7, connecting Westpark Drive and Madison Street,
- b) Madison Street: A local street with 2 travel lanes on the southwest property line, parallel to Westpark Drive, connecting Park Avenue and Route 7, and

Whereas, the above streets would be constructed in phases to Virginia Department of Transportation (VDOT) standards for eventual acceptance into the State System; and

Whereas, the applicant would also conduct warrant studies for traffic signals at the intersections of Westpark Drive/Park Avenue and Park Avenue/Madison Street and, if warranted, the signals would be designed, equipped and installed by the applicant; and

Whereas, to satisfy a requirement for the provision of public facilities, the applicant would contribute \$2,234,000 towards a new Fairfax County Community Library to be provided by others in a building on an adjacent property, payable on the first occupancy permit; and

Whereas, the applicant would make a contribution towards the development of an athletic field by one of the following options:

- a) Enter into a private agreement with the applicant on pending rezoning application RZ 2010-PR-022 to provide a rectangular athletic field on a property on Science Applications Court off Gallows Road, or
- b) Contribute an amount of \$2,206,000 by June 30, 2015, or
- c) Contribute an amount of \$2.38 per square foot of GFA upon issuance of the first occupancy permit; and

Whereas, the applicant's proffers would include, but not be limited to:

- g) Contribution of \$1,020 for each residential unit for grid-of-street improvements,
- h) Contribution of \$1,020 for each residential unit Tysons-wide road improvements,
- i) Contribution of \$.07 per square foot of GFA for Route 7 improvements,
- j) Contribution of \$10,488 for each of the projected 143 students, based on 0.11 student per dwelling unit, to Fairfax County Public Schools,
- k) Committing to Travel Demand Management (TDM) goals for the subject property to gradually reduce weekday peak hour vehicle trips 45% as Tysons reaches a development level of 113 million square feet;

Now, therefore, be it resolved that the McLean Citizens Association supports rezoning application RZ 2013-PR-009 and development plans CDP/FDP 2013-PR-009, provided that Fairfax County ensures that the recreation field towards which the developer is contributing be located in Tysons.

Approved by the MCA Board of Directors

October 1, 2014

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

cc: Linda Smyth, Providence District Supervisor
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