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## MCA NEWSLETTER

COMMITTEE, LIAISON AND REPRESENTATIVE REPORTS  
March – June 2015

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*The McLean Citizens Association (MCA) is a non-profit association that has served since 1914 as the unofficial town council for the 31,000+ households in the greater McLean area. MCA provides a forum in which all McLean residents can discuss ways to resolve community problems and countywide issues affecting our area.*

*Our Board of Directors meets the first Wednesday of every month at the McLean Community Center at 7:30 pm, unless changed. MCA President, Jeff Barnett can be reached at: 703-624-1135 and [barnett@cox.net](mailto:barnett@cox.net)*

*McLean Citizens Association  
PO Box 273  
McLean, VA 22101  
[www.mcleancitizens.org](http://www.mcleancitizens.org)*

### *Word From the President*

*Dear Friends and Neighbors,*

*I was very honored to be elected as the new President of the McLean Citizens Association at the annual meeting in May. MCA has been representing the interests of McLean area citizens for over 100 years, and we will continue to be your voice on issues that matter to our McLean community. This means we will continue to focus on pressing issues facing our community, and offer programs to inform local citizens.*

*The MCA Committees are the engines, if you will, that drive the work of the MCA. Here is a summary of a few key MCA actions and accomplishments over the past few months:*

- School Class Sizes – The MCA Education and Youth Committee sponsored a resolution urging Fairfax County to reduce class sizes in the public school system. The MCA Board of Directors overwhelmingly passed this resolution at its March 2015 meeting. Additional details can be found in the E&Y Committee article below.*

- Budget -- In April 2015, MCA passed three resolutions developed by the MCA Budget and Taxation Committee regarding the Fairfax County's advertised budget plan for Fiscal Year 2016. MCA representatives also testified at the Fairfax Board of Supervisors' hearing on the budget in April. Please see the the B&T Committee report below for more information.*

- Noise Ordinance – At its May 6, 2015 Board Meeting, the MCA passed a resolution sponsored by the MCA Planning and Zoning Committee expressing a series of concerns with The County's proposed amendment of the noise ordinance. More information is set forth in the P&Z Committee article below.*

**TIME TO RENEW YOUR MEMBERSHIP! MCA depends solely on membership dues to fund our operations. If you haven't renewed your MCA membership, please see the renewal form at the end of this newsletter.**

• *Transportation -- On June 7, the MCA Transportation Committee sponsored a public forum with the Northern Virginia Transportation Commission regarding plans to increase public transit along the Route 7 corridor from Tysons to Alexandria. Please refer to the Transportation Committee report below for additional information.*

*I hope you will take a few moments to read the Committee reports that follow, which describe these activities – and others – in greater detail. More information can be found on MCA’s website: [www.mcleancitizens.org](http://www.mcleancitizens.org).*

Very respectfully,



*Jeff Barnett, MCA President*

In commemoration of MCA's Centennial celebration last year, we are offering MCA T-Shirts (Made in the USA) for sale at \$15 each (see picture below), sales tax included.

Please let Animesh Gupta, Membership Committee Chairman, know how many shirts you want and in what size (email: [mcamembership@gmail.com](mailto:mcamembership@gmail.com) or click: [MCA T-Shirt Order Form](#)).



## COMMITTEE REPORTS

All MCA members are welcome to attend Committee meetings and to contact Committee Chairs and Vice Chairs listed below should they wish further information. Members can find more information about MCA Committee activities at [www.mcleancitizens.org](http://www.mcleancitizens.org). All meetings mentioned below are at the McLean Community Center, unless otherwise announced.

### Budget and Taxation Committee (B&T)

**Committee Chair** – Dale Stein ([dmstein@umich.edu](mailto:dmstein@umich.edu))

**Meetings** – Third Monday of each month at 7:30 PM

*The Budget and Taxation Committee monitors Fairfax County’s spending and taxing policies and practices, researches financial issues, and develops resolutions for consideration by the MCA Board of Directors. In recent months, the Committee researched three issues in particular and proposed three resolutions to the MCA Board of Directors as a result. The Board of Directors passed the resolutions and issued them to the county Board of Supervisors and staff.*

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**Fiscal Year (FY) 2016 Budget** – The County issued a proposed Advertised Budget which runs from July 1, 2015 through June 30, 2016. It proposed amounts for tax revenue (mainly from real estate, personal property and sales taxes) and for spending for the Fairfax County Public School System (FCPS) and for county services, including public safety, health and welfare.

The Advertised Budget assumed revenues of \$3.18 billion and disbursements of those funds to the FCPS (52.8%) and other county services (47.2%). This is an increase of 2.6% or \$97 million from the Fiscal Year 2015 Adopted Budget Plan.

The Advertised Budget held the current real estate tax rate of \$1.09 of \$100 of assessed value. However, residential assessments (values) countywide for FY 2016 increased by an average of 3.4%, and real estate tax payments will increase on average by \$185 per household.

The Budget should be seen as a compromise among county stakeholders, and the Budget & Taxation Committee recommended supporting it. The resolution prepared by the Committee:

- **Balanced Budget** - Commended the County Executive and the Superintendent of FCPS for putting forward a balanced Budget without use of one-time, non-recurring funds to pay for recurring costs;
  - **Transfer to FCPS** - Endorsed the proposed transfer to the FCPS Operating Fund;
  - **Allocation of Surplus Funds** - Urged that any surplus funds which become available for FY 2016 and which were not in the Budget be allocated evenly between the County and FCPS;
  - **Use of the County's Share of Surplus Funds** - Urged that the County's share be used, in priority order, to (1) restore funding to enforce county Codes, (2) increase funding to enforce the Occupancy Code, (3) restore library hours and staffing, and (4) address deferred maintenance of parks;
  - **Revenue Sources** – Urged the County to (1) broaden and diversify its revenue sources by seeking more favorable allocations of funds from the state to the County, including a revision of the Virginia revenue allocation formula, the Composite Index of Local Ability to Pay (more commonly called the Local Composite Index), (2) seek legal authority to increase certain local taxes like hotel occupancy and cigarette taxes, (3) work toward a referendum for a meals tax, and (4) review county fees to ensure that they fully cover the County's out of pocket costs.

**Pension Plans and Costs** – Fairfax County directly manages and funds three separate pension plans – covering county employees, police officers, and other uniformed personnel – and indirectly funds an Educational Supplement Plan. The plans cover approximately 64,000 past and current employees. As of June 30, 2014 (based on preliminary data), total obligations were approximately \$10.7 billion, against investments of \$8.3 billion, leaving a gap of \$2.4 billion in today's dollars.

The County's pension obligations – with an Annual Required Contribution of \$343 million – continue to grow and compete with increasing expenditures for core governmental services such as education, public safety, and infrastructure. This also increases pressure for real estate property tax increases.

Moody's assigns a Triple-A rating to county bonds but downgraded its "outlook" on the bonds to negative in 2015 in part because the County has not made its full annual Actuarial Required Contributions to its pension plans since 2002, and the plans are underfunded.

Finally, the actuarial firm Aon Hewitt, which the County engaged to review county pension plans, reported in 2012 that the plans are the most generous in the study's peer group.

In this context, the B&T Committee proposed a resolution which called on the County to put in place, for new employees only, a retirement system that is similar in cost to the Virginia Retirement System. This would be less expensive than the plan for current employees.

**Determination of Pension Obligations** – Some of the assumptions the County has been making to calculate its obligations to its pension plans have lowered the reported amounts of those obligations and lowered the reported under-funding of the pension plans. The County is reversing these assumptions over three years. The County's actuarial firm, a second actuarial firm, and a public accounting firm reported no adverse findings in their public reports of the pension plans and made no public references to these assumptions; presumably, they were not material, were open to interpretation, or were otherwise acceptable. The Committee submitted a resolution which urges the Board of Supervisors to engage another actuarial firm to review the calculation of the amounts of the County's pension obligations.

Separately, the resolution urges the Board of Supervisors to: (1) continue to enhance the accuracy and transparency of the County's financial statements; (2) establish a policy to change financial service providers periodically to gain the benefits of different skill sets and perspectives and to retain arms-length independence; and (3) replace its current actuarial firm which has been providing this service for 28 years.

#### Education and Youth Committee (E&Y)

**Committee Chair** – Louise Epstein ([lkepstein@gmail.com](mailto:lkepstein@gmail.com))

**Vice-Chair** – Elizabeth Baird ([ehb8023@gmail.com](mailto:ehb8023@gmail.com))

**Meetings** – Third Tuesday of each month at 7:30 p.m.

*The Education & Youth Committee focuses on issues affecting local schools and youth recreational activities. The Committee has recently expanded substantially, with dozens of MCA members asking to be on the Committee's distribution list.*

**Class Sizes** – In April 2015, the MCA Board of Directors passed a resolution recommending a change in the staffing formulas for Fairfax County Public Schools (FCPS) so that there would be less of a disparity in average class sizes between schools that currently receive many additional

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teachers (and thus have much smaller class sizes) and schools in the greater McLean area, which receive fewer teachers per student.

Currently, FCPS spends roughly \$17 million in federal Title 1 funds, \$5 million in state K-3 class size reduction initiative funds, and \$43 million in local taxpayer dollars to provide additional teachers and other resources to schools where more than 20% of the students qualify for free and reduced price meals (FRM). This \$43 million for the FCPS needs-based staffing program is separate from the \$80 million that FCPS spends to provide English for Speakers of Other Languages (ESOL) instruction, of which \$65 million is paid from local taxpayer dollars and about \$15 million is funded by the federal and state governments. In addition, FCPS has programs for students with disabilities and programs that attempt to reduce or eliminate achievement gaps.

Over one fifth of FCPS general education elementary school classes have one dozen to 20 students, many of whom attend elementary schools with average class sizes that range from 16 to 18 students. In contrast, schools in the greater McLean area tend to have larger general education classes (after students are regrouped for instruction) with 25 to 35 students, and average class sizes that range from 23 to 26 students. Similar disparities exist among FCPS middle and high schools.

The MCA class size resolution would not eliminate disparities in average class sizes. Rather, it urges the School Board to narrow the range of average general education class sizes by, among other things, modifying the staffing formulas so that elementary school average general education class sizes (including all special education students) are no less than 21 students and no more than 25 students. It urges the school Board to direct FCPS staff to publish school-specific data on class sizes at each middle and high school. And, it supported Superintendent Garza's budget proposals to allocate \$3.1 million in recurring funds and \$0.8 million for just the 2015-16 school year to provide additional teachers to schools with very large class sizes, through a discretionary countywide staffing reserve.

After the MCA adopted its class size resolution, the School Board voted for a FY 2016 budget that included the \$3.9 million in funds to provide more teachers to elementary schools with the largest class sizes. However, the School Board did not vote to change its general education staffing formulas, which could be a issue during this year's School Board campaigns.

**School Pension Plan** – During May and June, the E&Y Committee turned its attention to the Virginia Retirement System (VRS) pension plan, which covers about 80% of FCPS employees who also receive defined benefits from a supplemental locally-managed pension plan known as ERFC. Both the E&Y Committee and the Budget & Taxation Committee are looking at ways to address the chronic underfunding of the VRS, which is managed by the state.

**Other Issues** – In addition, the Education & Youth Committee discussed other topics for future discussion and potential MCA resolutions.

FCPS has created a new budget task force, which includes one appointee from each current School Board member. Its mission is to come up with potential FCPS budget cuts by mid-fall, so they can be considered by Superintendent Garza as she crafts the FY 2017 Proposed Budget. The E&Y Committee will be inviting the Dranesville District representative appointed to the budget task force to discuss these options, and other related budget topics.

Last year, the Committee met with Chief Academic Officer Kim Dockery about ways to enable high school students to take more electives without making any changes to state diploma requirements, and instead by modifying FCPS required and recommended curricular sequences. Given mounting concerns about student stress, the Committee plans to continue working on this issue in the coming year.

In past years, the MCA has passed several resolutions calling for the repeal of the so-called state “King’s Dominion Law,” which prevents Virginia school districts from starting before Labor Day without a state waiver. The State has routinely granted waivers to most Virginia school districts but not to FCPS and others. Bills with strong bipartisan support in the full General Assembly have been bottled up in the Senate Education & Health Committee, due to opposition from the hospitality industry and its supporters, including two state senators who represent areas within Fairfax County. At the last meeting, the E&Y Committee considered actions it could take to have more impact on this issue.

The E&Y Committee also will be supporting the MCA Membership Committee in planning its first “movie night” for McLean-area residents this Fall, and discussing other topics raised by committee members.

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**Environment, Parks, and Recreation Committee (EP&R)**

**Committee Co-chairs** – Merrily Pierce ([for\\_transit@aol.com](mailto:for_transit@aol.com))

Paul Kohlenberger ([paulkohl@msn.com](mailto:paulkohl@msn.com))

**Meetings** – Third Wednesday of each month at 8:00 p.m.

*The EP&R Committee works within the MCA to participate in and advocate for a balanced approach to protect McLean’s natural resources, including streams, river banks, wooded areas and individual trees in our parks, neighborhoods, and the McLean Central Business District. We also promote provision of active recreational facilities and adequate funding for maintenance of the county’s recreational facilities and natural areas.*

**Trees** -- The EP&R Committee has been very aggressive in tracking McLean area tree issues, encouraging the community to report issues, and in reaching out to Supervisor John Foust, County Urban Forestry Management staff, Fairfax County Tree Commission members, the Virginia Cooperative Extension, and the Virginia Department of Forestry.

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In response to concerns expressed to the committee by residents of Chesterbrook Woods, the Committee and MCA joined with the Fairfax Tree Commission, Supervisor Foust, the Virginia Cooperative Extension and the McLean Trees Foundation to sponsor a forum on Protecting Neighborhood Tree Cover. The event took place on March 24 at the McLean Community Center, and provided the community the opportunity to learn about tree preservation and to ask questions of their public servants.

The Fairfax County Tree Commission awarded Merrily Pierce, committee co-chair, with its Outstanding Individual Friend of Trees Award in May, recognizing her long-running and on-going advocacy.

Having been alerted by neighbors about extensive mature tree cover adjacent to National Park Service property being threatened by development, the Committee arranged for a site walk-through by the Dranesville Tree Commissioner and County staff. Possible stands of large trees that could be saved were identified, and the Committee will continue to monitor this issue.

**Parks** -- The Committee continues to monitor the development and implementation of the Tysons Park System Concept Plan, to ensure adequate recreational facilities in that part of McLean.

The Committee is also monitoring any progress in the federal review of a proposed land swap for Langley Fork Park.

Galvanized by concerns about the integrity of Saucy Branch in the face of redevelopment of Lewinsville Senior Center, a committee member helped organize an April 25 clean-up of the stream in McLean High School Park, as part of the annual “Trash-Free Potomac Network” sponsored by the Alice Ferguson Foundation.

For the second year in a row, committee co-chair Merrily Pierce coordinated Churchill Road Elementary’s Sixth Grade Eco-Week project. Between May 22 and May 29, over 150 students removed about 120 bags of targeted invasive species from school and park grounds as part of the Park Authority’s Invasive Management Area program. The Committee is considering ways to scale up the program to involve other McLean area schools and parks, and may ask for the assistance of the Education & Youth Committee to that end.

**Dead Run Stream Valley Restoration Project – Phases 2 & 3** -- The Committee has been following this project since 2013 and attended two prior public meetings. Relevant county staff and contractors held another public meeting and walk-through on June 9. The committee co-chairs were among the many attendees. Concerns have been expressed by some in the community about the need for the project, the extent of tree removal, and impacts upon usage and availability of the parkland during work. In response to feedback from the public, Supervisor Foust is convening a Task Force for the project and has asked Merrily Pierce to represent the Committee and the MCA. The Task Force will start meeting in July with the aim of having a final concept for the public in October, a 95%-completed design plan in January 2016 and a Final Design Plan public meeting in the Spring of 2016.

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Membership Committee (M)

**Committee Chair** – Animesh Gupta ([indoraj@gmail.com](mailto:indoraj@gmail.com))

**Vice-Chair** – Patrick Smaldore ([patricksmaldore@rocketmail.com](mailto:patricksmaldore@rocketmail.com))

**Meetings** – First Monday of each month at 7:30 p.m. (unless otherwise announced)

*The Membership Committee develops strategies for increasing MCA membership and organizes and coordinates numerous MCA events, in addition to tracking MCA membership numbers, responding to membership inquiries, and updating the MCA website. If you are interested in learning more about the Membership Committee, or about how to get involved in the new events we are planning, please reach out to us at [mcamembership@gmail.com](mailto:mcamembership@gmail.com).*

We would like to thank Armand Weiss, the previous Membership Committee chair, for all his work as chair of the MCA Membership Committee for the last few years. He and his team worked tirelessly to increase MCA membership.

**McLean Day** – Our MCA volunteers helped set up the McLean Day tent. They took turns staffing the event and sharing our 100 -year centennial history with the community. At the tent, we provided summaries of the work each of the MCA Committees do to preserve the quality of life in the MCA area. The MCA also presented seven good character awards to teens from the McLean Area.

**Bylaw Changes** – Currently our membership year aligns with the calendar year. We are considering proposing changes so that aligns it with the MCA annual year, i.e. June- May.

**Planning** – One of the events that MCA membership is working on is scheduling a Movie Night at one of the McLean parks. The event is to encourage McLean residents to visit our amazing collection of parks and also to increase MCA membership from families with school-age children. We have also considering having a Kite/Drone Festival and/or a Parent/Children Bike/Race. To develop and make these ideas successful we need volunteers. If you are interested in working on any of these future events targeted to families with young children, please let us know (see email above).

Another action the Committee is considering to enhance MCA membership is to propose changes so that MCA members will be provided preferential seating for MCA-sponsored events like debates, etc., going forward.

**Reminder:** Dues (\$15 per person) for 2015 should be sent in as soon as possible. See the attached membership application or go online to pay at our website: [www.mcleancitizens.org](http://www.mcleancitizens.org).

Please consider joining the Membership Committee! We would love to have additional MCA members participate in our monthly meetings, which are generally from 7:30 – 8:30 pm on the first Monday of each month (except August) at the McLean Community Center. Anyone who is a member of MCA can attend.

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**Planning and Zoning (P&Z) Committee**

**Committee Chair** – Mark Zetts ([zetts@attglobal.net](mailto:zetts@attglobal.net))

**Vice-Chair** – John Schaefer ([johnr.schaeffer@att.net](mailto:johnr.schaeffer@att.net))

**Meetings** – Last Tuesday of each month at 7:30 p.m.

*The P&Z Committee reviews all McLean area land use permit applications that are scheduled to be heard by the Planning Commission and Board of Supervisors (Rezoning, Special Exceptions and 2232 Reviews) or by the Board of Zoning Appeals (Special Permits and Variances) and represents the MCA during the public hearing process on those applications. The Committee also reviews proposed amendments to the Zoning Ordinance and the Comprehensive Plans for McLean and Tysons.*

From March 2015 through May 2015, the P&Z Committee reviewed 8 land use cases and the MCA Board adopted resolutions on the 3 cases that were ready for public hearing. All committee resolutions can be found on our webpage: <http://mcleancitizens.org/pz.asp>

**Sunrise Senior Living – Special Exception for an Assisted Living Facility, SE 2014-DR-068**

On June 5, 2015, Sunrise Senior Living withdrew its Special Exception permit application to construct a 40,000 square foot, 73 units/90-bed assisted living facility at 1988 Kirby Road. This 3.7-acre property, situated at the intersection of Kirby Road and Westmoreland Street, is in the R-3 residential district and is currently developed with a church. Sunrise's purchase contract for the property was contingent on developing the assisted living facility, so presumably the property will be placed back on the market.

**Tysons - Cityline Scotts Run Station North Rezoning – RZ/CDP 2011-PR-009**

On May 14, Cityline briefed the Committee on its Scotts Run Station North rezoning application that consolidates 3 parcels comprising 9.4 acres adjacent to the McLean Metro Station. The property is bounded by the Gates of McLean Condominiums to the north, Scotts Run Road (Capital One Bank) to the west, Dolley Madison Boulevard to the south and the Dulles Airport Access Road to the east. The Scotts Run stream Resource Protection Area (RPA) straddles the boundary with the Gates of McLean Condominiums. This property, entirely within ¼-mile of the Metro station, had been formerly developed with the Westgate Cleveland office building, however that was demolished in 2014 and replaced with a 711-space parking lot that is used for Silver Line Metro commuters.

While the property will remain a commuter parking lot for many years, Cityline filed an application to 1) rezone the property from C-3 Office to the Planned Tysons Corner (PTC) district and, 2) obtain Conceptual Development Plan approval for a mixed use, transit-oriented development. The applicant is proposing to build 6 high-rise buildings, 3 residential and 3 office, with an option to build a 216-room hotel in place of one of the office buildings. All six buildings would have ground floor retail and services. The maximum gross floor space would be 1.5 million square feet equating to a floor/area ratio of 2.96. While the final heights of the building would not be established until Final Development Plan approval, the heights are currently proposed

between 6 and 36 stories or 103' to 332'. In accordance with Comprehensive Plan guidance, the tallest buildings would be located nearest to the Metro station.

The three residential buildings would house a maximum of 497 apartment units, with 20% dedicated to affordable workforce housing, and 1.3 to 1.6 parking spaces would be provided per unit on average. The maximum number of parking spaces provided for the development would be 2,188, although this number could be reduced when the applicant files for Final Development Plan approval. The three office buildings would comprise a maximum of 954,000 square feet of floor space and be situated parallel to Dolley Madison Boulevard. The residential buildings would be constructed behind them to the north. This juxtaposition would help shield the residential buildings from the noise of the Metro and give the residents a view of the wooded Scotts Run stream valley area.

This property currently has constrained vehicle access which is problematic. Ingress/egress is limited to Scotts Crossing Road and, as such, the development will be limited to a maximum floor space to 1.2 million square feet and a floor/area ratio of 2.37 if new road connections cannot be constructed to improve vehicular access to the property. As depicted in the picture below, to improve access, the applicant is proposing to:

- Construct two new public streets: Grover Street, running parallel to Dolley Madison Boulevard, and North Dartford Drive, running parallel to Scott Crossing Road.
- Construct a road along the north of the property that would connect the exit ramp coming off the eastbound Dulles Airport Access Road to Scotts Run Road.
- Connect North Dartford Drive to Dolley Madison Blvd.
- Connect Grover Street to Scotts Run Road.



While these improvements would greatly improve site access, permission from several agencies would be needed to connect to Dolley Madison Blvd, Scotts Run Road and the Dulles Airport Access Road. Furthermore, some right-of-way would have to be acquired from the Gates of McLean Condominium Owners Association in order to extend the connector road all the way to Scotts Crossing Road. The applicant has

agreed to work with all parties including WMATA, VDOT, MWAA and the Federal Highway Administration to get the necessary approvals. In addition, the applicant would proffer up to \$930,000 towards the construction of the connector road and \$45,000 towards improvements for Dolley Madison Blvd.

The applicant had previously rezoned the Scotts Run Station South development in 2013 and, as part of that rezoning and this proposed rezoning, had proffered to construct a new Fire and Rescue Station and a turfed and lighted athletic field on a property at the end of Old Meadow Lane. The fire station is proposed for construction in 2020 and the athletic field 3 years later.

As with all Tysons rezoning approvals under the new Tysons Comprehensive Plan, the applicant's proffers includes contributions to public schools, parks, affordable housing and Tysons transportation improvements as each building goes through Site Plan approval. The MCA resolution provides greater detail on the applicant's contributions

With the contributions to public facilities, public roads and compliance with the Tysons Comprehensive Plan, the P&Z Committee drafted a resolution in support of the proposal. On May 29, the MCA Executive Committee, on behalf of the Board of Directors, adopted a resolution in support of the Scotts Run Station North rezoning. <http://mcleancitizens.org/pz/Resolutions/MCAResolutionCitylineRezoningSRSNorth.pdf> At its June 2 public hearing, the Board of Supervisors approved RZ/CDP 2011-PR-009.

### **Krishna R. Murthy – Special Exception Adding Fill in a Floodplain, SE 2014-DR-033**

Mr. Krishna Murthy owns a ½-acre parcel at 8512 Lewinsville Road in the R-1 residential district, which is currently developed with a single-family detached dwelling and two storage sheds. The house was built in the late 1950s and is in poor condition, and Mr. Murthy was proposing to demolish the house and build a 1,998 square foot single-family detached dwelling above the flood level. However this property lies entirely within the 100-year floodplain and the RPA associated with Rocky Run prevented him from rebuilding. He therefore filed applications for:

- A Special Exception permit that would allow him to add 123 cubic feet of fill dirt to the property to raise the first floor of the house 21 inches above the flood level,
- A Water Quality Impact Assessment to assess the impacts of demolishing the existing structure and rebuilding, and
- An RPA Encroachment Exception that, based upon the impact assessment, would permit the redevelopment within the RPA.

While such development in a floodplain and RPA is normally prohibited, there were extenuating circumstances:

- The lot was recorded in 1956, well before the property was declared an RPA in 1990.

- The lot does not conform to the minimum lot size requirement for an R-1 property because it was recorded before the adoption of the current Zoning Ordinance.
- The proposed redevelopment satisfied the findings and criteria for an RPA encroachment in accordance with the County's Chesapeake Bay Preservation Ordinance.

In view of this, county staff recommended that no more than 10,200 square feet of RPA be disturbed and that the house be sited closer to Lewinsville Road. Staff further recommended that the applicant provide 8,650 square feet of supplemental plantings consisting of 20 overstory trees, 40 understory trees and 220 shrubs to mitigate the encroachment. Lastly, the applicant agreed to dedicate 5 feet of property frontage for a future bike trail. The applicant briefed the P&Z Committee on November 24, 2014 before staff had completed the impact assessment and committee members deferred taking a position until the RPA exception process, known to be stringent, was completed. Based on the staff report and Special Exception development conditions, the Committee drafted a resolution in support of the Special Exception. On April 12, 2015, the MCA Executive Committee, on behalf of the MCA Board of Directors, adopted a resolution in support of Special Exception 2014-DR-033, Water Quality Impact Assessment 6100-WQ-003-2 and RPA Encroachment Exception 6100-WRPA-005-2. <http://mcleancitizens.org/pz/Resolutions/MCAResolutionMurthySE.pdf> At the June 11 public hearing, the Fairfax County Planning Commission recommended approval of these applications to the Board of Supervisors who subsequently approved them on June 23.

#### **Dr. Shore Armani – Special Exception for Office Use, SE 80-D-053**

Dr. Shore Armani obtained a Special Exception permit in 2004 to operate a medical office out of a single-family detached dwelling at 1580 Chain Bridge Road. This property is located at the corner of Pathfinder Lane and Chain Bridge Road and it abuts the parcel with the electrical substation. The permit was granted for a 7-year term and Dr. Armani has since renewed the permit administratively twice for 2-year terms. Having briefed the P&Z Committee in October 2014 and May 2015, the applicant was seeking to renew the permit for a longer term and requested the Special Exception be renewed for a 15-year term, with the option to administratively renew every 5 years thereafter.

The Committee felt a 15-year term was too long and that it contravened Comprehensive Plan guidance, which recommends that Special Exception approvals not impede potential future redevelopment within the McLean Community Business Center. The applicant was also seeking approval to rent out a dwelling unit in the basement for security purposes. County staff recommended approval of the Special Exception with the condition that a basement window be enlarged in order to serve as an emergency exit. The applicant was not seeking to increase the permitted number of patients seen per day (13), or in the hours of operation 8:30 a.m. to 5:30 p.m.

The Committee sponsored a resolution supporting the application. On June 3, the MCA Board of Directors approved this resolution in support of the Special Exception. <http://mcleancitizens.org/pz/Resolutions/MCAResolutionArmaniSEA.pdf>. At the June 10 public

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hearing, the Planning Commission recommended approval and it was approved by the Board of Supervisors on June 23.

### **Mt. Daniel Elementary School Expansion - 2232 Review FS-D14-53**

Mt. Daniel Elementary School is located at 2328 North Oak Street in Falls Church. Built in 1951, it is operated by the Falls Church City Public Schools (FCCPS) system, however, the 7.31-acre property lies within Fairfax County. Mt. Daniel elementary includes kindergarten and first grade education and FCCPS is proposing to increase the number of classrooms from 17 to 36. This would permit them to later transfer the second grade from Jefferson Elementary to Mt. Daniel so that by 2018 the student body would double from 394 to 792 students. The larger number of staff and the need to accommodate more visitors would necessitate increasing number of parking spaces from 65 to 110. Because the property is in Fairfax County and FCCPS is expanding a public facility, Virginia State Code requires a 2232 Review. FCCPS had added 4 new classrooms in 2005 and numerous residents had spoken in opposition at the Planning Commission public hearing.

Prior to the applicant's November 2015 visit to the P&Z Committee, the Committee received numerous e-mails from the surrounding community expressing concern over the location and extent of this new expansion. Committee members shared these concerns as the expansion represents a huge increase in intensity, not only expanding kindergarten and first grade to accommodate population growth, but also repurposing the school by adding second grade education.

Moreover, the school is located at the terminus of North Oak Street, which serves as its sole ingress/egress and is less than 26 feet wide. VDOT requirements for a school bus access road specifies a minimum of 24 feet of roadway, plus an additional 8 feet for each parking lane. With parking on both sides of North Oak Street, this equates to a need for 40 feet of roadway. Many homes on North Oak Street were constructed in the 1940s and the driveways are narrow which makes the residents reliant upon on-street parking. Furthermore, the lots are zoned R-4 with 80-foot lot widths that further limit the amount of available parking space without encroaching on driveway openings.

As for vehicle traffic, the narrowness of the street necessitates cars move to the side to yield to oncoming cars when parked cars are present. It is one thing for the residents to yield to one another on what is essentially a cul-de-sac, and entirely another to yield to vehicles going to and from a public facility such as an elementary school. Students at Mt. Daniel Elementary are too young to walk to school and they are either bused or driven to school. While the county staff report stated the road network could handle the proposed expansion, the report also recommended the parking and traffic be monitored, along with the performance of the intersection of North West Street and North Oak Street in Falls Church City. It further recommended the staggered drop-off and pickup of students be monitored to limit congestion on North Oak Street. The fallacy of this recommendation is that it would be the responsibility of the community to do the monitoring, not Falls Church City or Fairfax County, and that, if there were parking problems or traffic congestion, Falls Church City would not be required to remediate

them. The public is free to travel and park on public streets and, unlike a Rezoning or Special Exception approval, Fairfax County cannot set any conditions when approving a 2232 application, such as requiring the applicant to monitor and remediate parking or congestion.

Two years ago, FCCPS began shuttling attendees to the school by bus for special events and blocking off access North Oak except for local residents. The School Board recently passed a resolution pledging to continue this program, however, this pledge is completely non-binding and would not encumber any future School Board. These proposed mitigations are not appropriate and approval of an expansion of a public facility should not be predicated on such mitigations, which could ultimately prove to be ephemeral.

The applicant returned to the P&Z Committee on April 28, 2015 to update the Committee on the finalized plans and the Committee subsequently approved a draft resolution in opposition to the project. On June 3, the MCA Board of Directors approved a resolution recommending denial of the proposed expansion of Mt.. Daniel. <http://mcleancitizens.org/pz/Resolutions/MCAResolutionMtDaniel2232.pdf> On June 24, the Planning Commission held a public hearing at which several commissioners expressed concerns on the impacts of doubling the school's student body given its location. MCA and 4 speakers from the community testified in opposition. On a motion by Dranesville Planning Commissioner John Ulfelder, the Commission voted to defer decision until July 15 to give the applicant time to address the problems.

### **Fairfax County Noise Ordinance Amendment**

Fairfax County is amending its Noise Ordinance. County staff have been working on a draft amendment since April 2014, and they published a third draft on January 29, 2015 that was advertised in March for a Board of Supervisors public hearing on May 12. The Noise Ordinance is Chapter 108.1 of the Fairfax County Code and amendments do not go before the Planning Commission, only the Board of Supervisors. The staff report states that Fairfax County is becoming more urban and with urbanization comes higher levels of noise and the draft Ordinance seeks to accommodate these higher noise levels with a secondary objective of making the Ordinance easier to enforce.

By any measure, the proposed Noise Ordinance Amendment is complicated and even those who are familiar with other county code such as the Zoning Ordinance may find it a difficult read. However, here is a summary of some of the key issues. In addition to addressing continuous noise, the Amendment seeks to regulate impulse noise, generally defined a brief, sub-second burst of noise such as a pile driver, discharging a weapon or loud impacts from construction activity. The proposed limits are 100 dBA and 80 dBA during the day and night respectively. The existing ordinance sets 55 dBA as the maximum level for any noise source in a residential area. Impulse noise aside, the Amendment proposes a daytime maximum level of 60 dBA for residential areas, 65 dBA for mixed-use and commercial areas and 72 dBA for industrial districts. Whereas the County's existing noise ordinance sets a maximum noise level of 55 dBA, it also limits the level of noise by frequency band, because higher frequency noise is more irritating. To make code enforcement easier, the amended ordinance drops the measurement of noise by frequency.

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Of particular concern, the Amendment would allow up to 72 dBA noise levels from Activities on School and Recreational Grounds in residential districts that includes the allowance of amplified noise through mounted loud speakers.

Another concern is the assumption that the County is rapidly urbanizing. This is inherently false; certain parts of the County are urbanizing, specifically Tysons, but nearly 50% of the County is zoned for low- to mid-density residential suburban neighborhoods where there is a presumption of low ambient noise which is one reason such neighborhoods are sought after and cherished. It is very curious then that the Amendment is silent about specifically allowing higher noise levels in a dense urban area such as Tysons where one would naturally presume to find higher ambient noise levels.

P&Z Committee members discussed these proposed changes at our January, February and April meetings. The Committee concluded that our stable, low-density, suburban McLean neighborhoods are not urbanizing and that the purpose of the Noise Ordinance is to protect the peace and quiet and enjoyment of our homes and properties.

MCA, in conjunction with Supervisor John Foust's office, sponsored a well-attended public workshop on April 29 at the McLean Community Center, at which county staff discussed the proposed changes to the Noise Ordinance, and then took questions and listened to comments by the attendees for over an hour. Prior to the Q&A session, the chair of the P&Z Committee played for the audience four recordings of white noise, each 15 seconds in duration. The clips had recorded sound levels of 55, 60, 65 and 72 dBA respectively to demonstrate the relative loudness of these sound levels. These are sound levels specified in the proposed Noise Ordinance Amendment. However, few people are familiar with how loud these levels actually are. The air conditioner was silenced to quiet the room and a noise meter was used to calibrate the playback volume. While the purpose was to demonstrate, not take a survey, the audience registered no objection to the 55 dBA level, but at 65 dBA the sentiment was clearly unfavorable. In addition to the white noise, four clips of recorded tones were also played, as was one 15-second clip of impulse noise. Then a resident from the West Lewinsville Heights neighborhood played a video he recorded on a property that abuts the McLean High School softball field. The purpose of the video was to demonstrate the high sound levels at which recorded music is played during softball practice and games. A sound level in excess of 65 dBA was measured half-way between the property line and the house, making normal conversation unintelligible. The video is available on YouTube.

The P&Z Committee drafted a 5-page resolution that identifies 19 major issues that the Committee felt were deficiencies that would either result in undesirable noise levels or impediments to good enforcement. One particular example is the previous approvals of permits for Special Exceptions or Special Permits in residential neighborhoods. When these permits were approved, the community was assured the noise levels would be limited to 55 dBA. If the community had known these uses would be allowed noise levels of 60 dBA, the community may have come out in opposition due to unwanted noise impacts. Yet another concern is the Amendment raises the allowable noise levels in mixed-use areas to 65 dBA 24-hours a day. There are several residential buildings in McLean located in mixed-use area: McLean House,

The Ashby, Paladium and the not-yet-built JBG building. Unless a building was constructed with sound-deadening materials and sealants in the exterior walls, ground level noise is a problem.

On May 6, after lengthy deliberations, the MCA Board of Directors adopted a resolution opposing the Noise Ordinance Amendment and recommending it be remanded to staff for further analysis and consideration of 19 issues. While the full list of issues can be read at: [http://mcleancitizens.org/pz/Resolutions/MCAResolution\\_NoiseOrdinance.pdf](http://mcleancitizens.org/pz/Resolutions/MCAResolution_NoiseOrdinance.pdf) a subset includes:

- 1) The definitions of Impulse Sound and Continuous Sound be amended to more closely adhere to the definitions promulgated by the Federal Government.
- 2) The maximum sound level in Residential districts be retained at 55 dBA.
- 3) All non-residential uses in a Residential district adhere to the 55 dBA maximum.
- 4) The continuous and impulsive noise of construction-related activities of real property be limited to a maximum sound level of 80 dBA unless a waiver is obtained.
- 5) The use of loudspeakers and instruments on school or recreational grounds have a maximum sound level of 55 dBA, as measured at the property boundary, and start no earlier than 8 a.m.
- 6) The Tyson Planned District be added as a separate zoning category for regulation noise.
- 7) The maximum sound levels in Mixed Use Areas be established at 60 dBA from 10 p.m. to 7 a.m.
- 8) The maximum sound levels in Mixed Use Areas revert to 55 dBA when the non-residential uses are closed.
- 9) The nighttime impulse sound level in Residential districts be established at 70 dBA.
- 10) Maximum sound levels in the commercial district be lowered from 65 to 60 dBA from 10 p.m. to 7 a.m. at any property line abutting dwelling units.

Staff released an update to the Amendment before the May 12 public hearing. There were only 7 modifications, but 3 of them were changes MCA had recommended. Two related to modifying the definition of impulse noise and the third reduced the noise level in Mixed Use areas by 5 dBA at night. Staff also recommended a study be conducted 18 months after adoption of the Amendment to determine the effectiveness of the new ordinance, something MCA had also requested in the resolution.

The Board of Supervisors held a public hearing on the Noise Ordinance Amendment on May 12. Thirty six people testified, almost all of them opposing at least one aspect of the amendment, however, many were critical of the whole ordinance, noting it was not ready to be enacted into law. The Board deferred the decision until June 23 to give staff time to consider public comments and make changes. On June 9, the Board met with staff to provide direction on which parts of the ordinance the Supervisors felt were problematic. Supervisor Foust advocated for the lower noise threshold in residential neighborhoods and for lower sound levels from loudspeakers. At least 3 other supervisors agreed that loudspeaker noise was a problem,

however, the Board was unable to agree on how to direct staff in the matter before the meeting ended. So the Board decided it would defer the scheduled June 23 decision to a date later in the Fall, but it would meet again with staff in September to continue discussion of the noise issues.

### **McLean Community Center Expansion**

At our April meeting, the Committee received a briefing from representatives of the MCC and architect, Greg Lukmire, on the planned \$8 million expansion of the Center. The MCC was constructed in 1974 and, having been expanded three times before, currently comprises 57,000 square feet. The renovation will add a total of 7,750 square feet to allow for a fitness room; conference rooms of different shapes and sizes; renovation of the administrative area; added circulation and lobby space; additional restrooms; and bringing the entire building into full ADA compliance. Another improvement of note: storm water management will be significantly improved and the spot flooding that occurs on the property after heavy rainfall will be eliminated.

The additional meeting space will require new 27 parking spaces on the property. The project planners determined that 27 spaces could be added without enlarging the existing parking lot by rearranging and re-stripping the spaces. The Committee was assured, however, that the re-stripping would not result in narrower parking spaces. And had no concerns on the proposed expansion. As a public facility, the expansion will require a 2232 Review and the MCC plans to file its application later this year.

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### **Transportation Committee (T)**

**Committee Co-chairs** – Jim Phelps ([james.s.phelps@cox.net](mailto:james.s.phelps@cox.net))  
Jim Robertson ([jim@ann-jim.com](mailto:jim@ann-jim.com))

**Meetings** – Second Tuesday of each month at 7:30 p.m.

*The Transportation Committee follows the progress of major transportation initiatives that impact the McLean area; listens to concerns of area residents and neighborhoods to identify problem intersections and other safety related issues on local streets and roadways, including pedestrian and bicycle issues; works with local governmental officials to develop solutions to traffic issues; and prepares resolutions for MCA Board consideration.*

**Route 7 Transit Options** – The Committee held a special open-to-the public meeting on June 9th at the MCC with Ms. Kelley Coyner, Director of the Northern Virginia Transportation Commission, for a briefing and discussion about the Route 7 Corridor Transit Study, attended by 11 Committee members and 10 guests. The goal of the study is to identify the best transit options in the Route 7 corridor between Tysons and Alexandria, a distance of 13 miles. The \$1 million study will focus on Bus Rapid Transit and Light Rail Transit options. The attendees asked a number of questions about the mix of rail and auto traffic; right-of-way tradeoffs; connectivity with other transit options; ridership forecasts; and the effect of increased density in the future. A follow-up briefing will be available in November, but progress of the study can be followed at [www.envisionroute7.com/transit\\_options](http://www.envisionroute7.com/transit_options).

**Aircraft Noise** – The Committee has been looking at the issue of aircraft noise impacting the McLean area. The Committee has not taken specific activity on this issue recently but is planning a public information meeting with MWAA regarding aircraft noise issues possibly in the Fall. The Committee will also continue to monitor a planned FAA study on airport noise in selected locations throughout the country. It is not known whether Reagan National Airport will be included in the study.

**Sidewalk Waivers and Modifications** – In May, the Committee considered county staff proposals to modify the process for granting waivers and modifications on sidewalk construction. Although the Committee determined that no action was needed regarding the proposal, it was concerned about whether the approval process provided sufficient public input on proposed waiver or modification requests. The Committee determined that the best approach for MCA is to request that Supervisor Foust and Supervisor Smyth notify the Transportation Committee of proposed sidewalk construction waiver and modification requests in the portions of the MCA area in each of their Districts. This process would provide greater assurance that the MCA would find out about proposed waivers and modification requests in sufficient time to determine if a specific request was of concern, and, if so, express the concern to the appropriate Supervisor in a timely fashion. A draft of the proposed letter will be prepared and circulated to committee members for action at the July committee meeting.

**Other Matters** – VDOT conducted two public meetings on concepts for modifications to I-66 Inside-the-Beltway. The PowerPoint Presentation used by VDOT has been sent to Transportation Committee members. The Committee is also monitoring a proposal by the Fairfax County Federation of Citizens Associations regarding the Federation's concerns about the concept, focused on tolls driving commuters off I-66 onto other roads; the need to improve the non-toll roads; the need for improved rapid transit along I-66 and the other roads; and the timing of the project.

The Virginia Commonwealth Transportation Board (CTB) has finally approved \$39.9 million for renovation of the six-lane bridges on Route 7 over the Dulles Toll Road. The estimated completion date for this project is May 2018.

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**Tysons Liaison Committee (TL)**

**Committee Chair** – Rob Jackson ([rhjackson10@verizon.net](mailto:rhjackson10@verizon.net))

**Meetings** – the third Thursday of most months at 7:30 pm.

*The MCA's TL Committee works with interested organizations and individuals from neighboring communities, as part of the Greater Tysons Concerned Citizens ("GTCC") organization, to monitor activities affecting Tysons and the neighboring communities.*

The TL Committee has been listening to, and asking questions of, various groups involved with Tysons' redevelopment. These are: Michael Caplin, Executive Director of the Tysons Partnership; Kirk Kincannon of the Fairfax County Parks Authority; Kevin Sneed of the Fairfax

County Public Schools; Tracy Strunk, Deputy Director and Tysons Coordinator, Fairfax County Office of Community Revitalization, and Tom Biesiadny, Director of the Fairfax County Department of Transportation.

In July 2015, we will begin a review and analysis of the proposed amendments to the Comprehensive Plan for Tysons. These are: Phase 1 (Implementation, Land Use and Urban Design); Phase 2 (Transportation); and Phase 3 (Parks, Public Utilities, and other Updates). A key issue is proposed changes to the initial development cap and other regulatory mechanisms. The Committee's work may result in resolutions and other submissions to the County.

## **REPORTS FROM LIAISONS AND REPRESENTATIVES**

### **Liaison to the McLean Community Center Board of Governors**

**MCA Liaison to the McLean Community Center Board of Governors – Patrick Smaldore ([patricksmaldore@rocketmail.com](mailto:patricksmaldore@rocketmail.com))**

*Reports to the MCA on activities of the McLean Community Center (MCC) Board of Governors meetings, MCC Development Committee meetings, and MCC Finance Committee.*

Since 2013, the MCA has advocated that the MCC include Community Emergency Response Team (CERT) training as part of its Program Guide Course Offerings. CERT training teaches emergency preparedness and disaster response skills to citizens so they can safely help themselves, their families, and their communities during major emergencies where first responders may be delayed. The free training is taught by experienced instructors from the Fairfax County Fire and Rescue Department and CERT volunteer instructors, and combines 25 hours of classroom learning with hands-on training. CERT students learn disaster preparedness, light search and rescue techniques, disaster medicine, fire suppression, lifting and cribbing, and other necessary skills.

In 2014, the MCC included CERT training in its course offering, and there were 15 citizen-graduates. This year, MCC will again include a CERT training course in its Fall 2015 MCC Program Guide, which comes out in August. All McLean area residents are encouraged to take this free CERT training to learn important skills they can employ in the event of a disaster.

As reported above, MCC is planning on a new building addition and center renovations. The project will cost approximately \$8 million, with the money coming from the MCC tax district capital reserves. The project will involve a new building addition, which will add a total of 7,750 square feet, and the renovation of an existing 33,000 square feet. This will allow for construction of a fitness room; conference rooms of different shapes and sizes; renovation of the administrative area; added circulation and lobby space; additional restrooms, and will bring the

entire building into full compliance with the ADA. The MCC plans to submit its 2232 application in late Summer or early Fall of this year, and hopes to be able to begin construction in late Fall 2016, with a goal of completing the project by Spring of 2018.

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### Public Safety Liaisons

**MCA Public Safety Liaisons** – Patrick Smaldore ([patricksmaldore@rocketmail.com](mailto:patricksmaldore@rocketmail.com))  
Alan Caldwell ([acaldwell9114@gmail.com](mailto:acaldwell9114@gmail.com))

*The Public Safety Liaisons represent the MCA in meetings with various Fairfax County public safety agencies including: the Deputy County Executive for Public Safety; the Police Department; the Fire & Rescue Department; the Department of Public Safety Communications; and the Fairfax County Office of Emergency Management. The Liaisons maintain a strong partnership with these agencies, help develop public safety programs for the MCA, and prepare recommendations for MCA Board consideration.*

On Wednesday September 23, 2015, the MCA and the Greater McLean Chamber of Commerce will jointly host a National Preparedness Month Program scheduled for 7pm in MCC Community Rooms A, B, and C. The purpose of the program is to showcase the Fairfax County Community Resilience Program efforts in reaching out to HOAs; CAs; PTAs; Non-Profits; Faith groups; Community Based Organizations, other citizen groups, and businesses as community partners that are relied on for day-to-day services in times of disasters.

The program will consist of four presentations that will discuss the following topics:

- The Community Resiliency Group (CRG), which Community Based Organizations are part of this group, and how the Group can benefit the community during disasters;
- How Volunteer Fairfax will interact with the CRG in times of disasters;
- How the Fairfax County Office of Emergency Management interacts with the Community Based Organizations and the Businesses in their community to recover from disasters; and
- How the Office of Emergency Management develops community and business emergency preparedness plans

The program panel topics have been developed in collaboration with the Fairfax County Office of Emergency Management and Volunteer Fairfax. This will be the third annual National Preparedness Month Program that the MCA has planned and produced.

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**McLean Revitalization Corporation Representative**

**MCA Representative to the McLean Revitalization Corporation** – Roshan Baddi Carter ([roshan.carter@longandfoster.com](mailto:roshan.carter@longandfoster.com))

*The McLean Revitalization Corporation (MRC) promotes the social and economic vitality of the McLean Community Business Center (CBC). The MRC Board meets on the second Wednesday of each month. For more information, go to <http://www.mcleanvision.org>.*

The design for the construction of the pedestrian median section of the Gateway Signs project on Old Dominion and McLean Drive is completed. A contractor will be selected in August once the bidding process for the construction is completed. The landscaping of the median will occur in the early Fall. The VDOT permit for installing a Gateway Sign on this median is in the final approval stage.

The installation of the three other Gateway Signs on existing medians at points of entry to the CBC is still pending VDOT permission. The good news is that the permit process appears to be in its final stage.

As part of the streetscape III project, the Listrani Peninsula is getting a makeover that includes a concrete seat wall, a brick middle section, and new landscaping. The McLean standard sidewalks will be constructed around the peninsula.

The Business Improvement District (BID) Committee of the MRC is reviewing the boundary and zoning maps of commercial and residential properties in the CBC. The BID objective is to promote the businesses in the CBC. The Committee is soliciting support by including the retail representatives as well as large land owners.

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**McLean Planning Committee Representative**

**MCA Representative to the McLean Planning Committee** – Jim Turner ([turnmilljct@gmail.com](mailto:turnmilljct@gmail.com))

*The McLean Planning Committee (MPC) works with the community to develop and represent an evolving vision for the McLean Community Business Center (CBC). The MPC guides the planning process to ensure it aligns with this vision and serves as a representative forum for discussion, decision making and consensus building. The MPC is composed of four representatives from each of four local constituent groups: the MCA, the Greater McLean Chamber of Commerce, the McLean Commercial Landowners Association, and representatives from surrounding citizens homeowner associations (neighborhoods that directly abut the McLean Commercial Revitalization District.)*

*The MPC works closely with individual project developers and their associates, the office of the Dranesville District Supervisor, the Fairfax County Office of Community Revitalization and Reinvestment, and other county agencies to advocate conformance with the Fairfax County*

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*Comprehensive Plan, zoning ordinances, the McLean CBC Design Standards, and County revitalization goals.*

**The Elm Street Project** – The MPC is currently, and has been for over four years, engaged in The JBG Companies’ proposed development of its property at the intersection of Elm Street and Fleetwood Road where a surface parking lot now sits. The MPC will continue its involvement through site planning, construction staging, and early construction. The project is a mixed-use development consisting of a multi-story residential building with approximately 125 condominium units in roughly 250,000 square feet of floor space. Additional retail space in the adjoining JBG-owned office tower facing Elm Street is also included. This development features underground parking for the residential and commercial buildings, a public plaza adjacent to the office tower, and ground floor retail space.

In June 2014, the Committee crafted a Statement of Recommendations and Approval for the development and forwarded the statement to the Dranesville District Supervisor. This was based upon the recent successful negotiation of proffers with the developer by the MPC Subcommittee assigned to this project. The purpose of the proffers is to mitigate the inconvenience and impact of this development on the community. The agreed proffers include: the undergrounding of utilities along Elm Street; the installation of McLean Standard sidewalks around the block encircled by Elm Street, Fleetwood Road, and Beverly Road; a pedestrian and bike trail between Fleetwood Road and Beverly Road; a contribution of the cost for field re-grading at the Franklin Sherman Elementary School; a McLean Standard bus shelter in the vicinity of the project; and contributions to several McLean organizations.

**The Ashby Project** – The Ashby (WRIT) project which involved additional residential construction and retail concentration along Beverly Road has been set aside indefinitely.

**Traffic Congestion** – The Committee is involved, along with other McLean interests, in finding solutions to rush hour traffic congestion, and often gridlock, along the community’s arterial roads: Dolley Madison Boulevard; Old Dominion Boulevard; Chain Bridge Road; and Lewinsville Road/Great Falls Street.

**Other Projects** – There has been no recent progress on: (1) The McLean Crest (an existing townhouse development along the east side of Dolley Madison Boulevard and Fleetwood Road) – the application requested conversion of a proposed recreational facility into a residential unit; or (2) A plan to redevelop the center of the South Village of McLean (the Giant Shopping Center and nearby shopping areas) into a Main Street for McLean, although rumors of possible reengagement have circulated. The plan to construct a McLean Community Center (MCC) facility located in the vicinity of Elm Street, Beverly Road and Old Dominion Drive in downtown McLean has been dropped.

Several notable past MPC projects include the renovation of the Giant and Solona Village Shopping Centers, the Exxon station, and development of the Staybridge Inn, and the Palladium.

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## MCA MEMBERSHIP RENEWAL APPLICATION

### ANNUAL DUES – \$15.00 per member/\$30 per couple

Please make your check payable to MCA and mail it with this invoice to McLean Citizens Association, P.O. Box 273, McLean, VA 22101-0273. Or, to pay by PayPal, log into PayPal, designate [mcamembership@gmail.com](mailto:mcamembership@gmail.com) as the “To” email address, and include in your email all of the information requested below (name, address, email, HOA/CA, email and committee preference, and issues of concern) so we can properly register your household.

#### PLEASE PRINT ALL INFORMATION LEGIBLY

Member Name(s): \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Home Address: \_\_\_\_\_

Homeowner/Condo/Civic Association (if any): \_\_\_\_\_

Email address(es): \_\_\_\_\_

Total number of members \_\_\_\_ Total payment @ \$15 per member \_\_\_\_\_

**Important Note:** To reduce mailing costs and improve communications, MCA has switched to email for most communications, including our newsletters and meeting notices. We promise to use email judiciously and not to inundate you. Please check here if you do not have an email account or only wish to receive MCA communications by post. \_\_\_\_\_

Please indicate if you are interested in joining a MCA committee (not required for membership):

- |                                       |  |
|---------------------------------------|--|
| _____ Budget & Taxation               | _____ Transportation                   |
| _____ Education & Youth               | _____ Public Safety Liaison            |
| _____ Environment, Parks & Recreation | _____ Seniors Advisory Council Liaison |
| _____ Membership                      | _____ Tysons Liaison                   |
| _____ Planning & Zoning               |  |

I/We would like the MCA to investigate the following issue(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## THANK YOU FOR YOUR CONTINUING SUPPORT!

Your information will not be shared with or distributed to other organizations

We also urge you to support the McLean Community Foundation, the charitable arm of the MCA. To support the MCF, or to learn more about this organization, please visit its website: [www.mcleancommunityfoundation.org](http://www.mcleancommunityfoundation.org).