

**McLean Citizens Association
Board of Directors**

Final Minutes, January 4, 2006

BOARD OF DIRECTORS

Officers (6)

Susan Turner	President	Present
Dan DuVal	First Vice President	Present
Jim Turner	Second Vice President	Present
Germaine Broussard	Treasurer	Present
Mark Zetts	Corresponding Secretary	Present
Desmond B. O'Rourke	Recording Secretary	Present

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (21)

John Adams	Georgetown Pike & Potomac River Assoc.	Absent (Excused)
Ted Alexander	Westberry HOA	Present
Herb Becker	Franklin Area Citizens Assoc.	Absent (Excused)
Donald Borcharding	Brookhaven/Forest Villa Assoc.	Absent (Excused)
Valerie Brown	Saigon Citizens Assoc.	Absent
William Denk	El Nido Civic Assoc.	Present
Darren Ewing	Pimmit Hills Citizens Association	Absent
John Foust	Timberly South HOA	Present
Louis Freeman	McLean House North Council	Present
Lynn Bays Fuechsel	McLean County Estates	Present
Jane Greenstein	Chesterford Community Assoc.	Absent (Excused)
Stephen Keller	Salona Village HOA	Absent
Brad Macomber	McLean Broyhill Estates	Present
Jody Marshall	West McLean Citizens Assoc.	Present
Michelle Meehan	Greenway Heights Civic Assoc.	Absent (Excused)
Patricia Mroz	Evermay Community Assoc.	Present
Robert (Bob) Philipp	Shouse Village Community Assoc.	Present
James A. Robertson	Evans Mill Pond Owners Assoc.	Present
Bill Stephens	Chesterbrook Woods Citizens Assoc.	Absent
Paul Wieland	McLean Hamlet Citizens Assoc.	Absent (Excused)
Carleen Wood-Thomas	Ellison Heights – Mt. Daniel Civic Assoc.	Absent

AT-LARGE BOARD MEMBERS (12)

Robin Bates	Present
Mike Clancy	Present
Frank Crandall	Present
Donald Finberg	Present
Ira (Jim) Hunt	Present
Margaret Malone	Present
Thomas (Tom) Moore	Present
Dale Murad	Absent (Excused)
Ed Saperstein	Absent (Excused)
Jane Scott-Jones	Absent (Excused)
Sally Simms	Present
Wade Smith	Absent (Excused)

Guests whose presence was recorded by signing in or by being introduced:

Dr. Gerald Gordon President and CEO, Fairfax Economic Development Authority (EDA);
Rob Jackson, Chair MCA Budget & Taxation Committee;

Deborah M. Reyher FairGrowth@FairGrowth.org:
 Rosemary Ryan Supervisor's Office
 Aranya Tomseth The Connection
 Brian Trompeter Sun Gazette
 Christine Watson McLean resident

CALL TO ORDER

President Susan Turner called the meeting to order at 8:03 p.m. at McLean Community Center, Community Hall (sections B and C).

INTRODUCTION OF SPECIAL GUESTS AND ANNOUNCEMENTS

President Turner announced that residents will be able to discuss issues at a Town Hall Meeting, in McLean Comm. Center, Saturday January 7, when State Sen. Janet Howell (D-32), Del. Vince Callahan (R-34) and Del. James Scott D-53) will answer questions. Call 703-324-3151 to sign up.

Dr Gridlock will speak at the General Membership Meeting, Thursday, February 23, 2006.

AS earlier announced, the Annual MCA Awards Banquet will take place March 24 at 7:00 p.m. in Maggiano's Little Italy Restaurant, 2001 International Drive, McLean, VA 22101. Lilla Richards will receive the Citizen of the Year award and Ed Pickens the Duval Environmental Award. The Red Hat Society will receive a special award.

President Turner announced that the McLean Revitalization Corporation needs an MCA rep. The Executive Committee has nominated Bob Nagle and the nomination was approved by the Board.

President Turner sought nominations for a Nominating Committee for the MCA Board of Directors and the McLean Citizens Foundation. Two members were nominated for the two Board seats: Jim Turner and Jim Robertson. Four members were proposed for the three non-Board seats. In run-off voting, Tom Brock, Trish Butler and Adrienne Whyte were nominated, having won the most votes.

APPROVAL OF MINUTES

The Minutes of the MCA meeting of December 7 were taken as read and were approved as written.

TREASURER'S REPORT

McLEAN CITIZENS ASSOCIATION
TREASURER'S REPORT
 February 1, 2006

Checking Account

Beginning Balance - January 1, 2006 (Reconciled)					13,926.96
Add:	1/27/2006		Dues	240.00	
				240.00	240.00
Deduct:	1/4/2006	328	Susan Turner	(40.00)	
	1/31/2006		Sun Trust	(2.00)	(42.00)
			Membership Mailing	(40.00)	
			Check Enclosure Fee	(2.00)	(42.00)
				(84.00)	(84.00)
Ending Balance - Jan 31, 2006 (Unreconciled)					14,124.96

Certificates of Deposit

#8718627	APY 1.49%	6 mos - matures 2/14/06	8,192.88	8,192.88
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Net Worth

22,317.84

Footnote: Checking account and certificates of deposit are at SunTrust Bank in McLean.

Respectfully submitted,
Germaine Broussard,
Treasurer

STANDING COMMITTEES

EDUCATION AND YOUTH COMMITTEE

No resolution.

BUDGET AND TAXATION COMMITTEE

No resolution.

PLANNING AND ZONING COMMITTEE

**MCA Planning & Zoning Committee
Monthly Report, February 1, 2006**

The monthly meeting of the P&Z Committee was held on January 23, 2006. Present at the meeting were 15 committee members, a light attendance resulting from the necessity to change the meeting time from the normal date. There were no presentations and the following is a summary of the discussions held among committee members:

Tysons Corner Center: The committee reviewed details of the Tysons Corner Center Rezoning Application in which the applicant proposes to rezone the seventy-eight acre site to a Planned Development Commercial District. This rezoning would permit mixed-use with the addition of office space, residential units and a hotel. Questions on a number of aspects of the plan proffers were discussed and a number of suggestions were made by committee members. Further discussions with the applicant are planned and the Committee will prepare a resolution that will be presented at the March MCA Board meeting. The Planning Commission hearing is scheduled for March 22nd.

McLean Glen: The Winchester Homes application was discussed to help establish a committee position on the preferred density and configuration of the development. A number of suggestions were made by committee members and a further meeting will be held with the applicant in an effort to arrive at a mutually agreeable plan. The Planning Commission public hearing is scheduled for March 16th, so the P&Z Committee will present a Draft Resolution at the March 1, meeting of the MCA Board.

Halcyon Estates: The applicant has proposed to build six houses on 3.67 acres on Beulah Road, near Leesburg Pike at the intersection of Atwood Road, and has asked for a rezoning from R-1 to R-2. County Staff has some problems with the proposed layout and the applicant has indicated to Staff that he will ask that the Planning Commission hearing be deferred until April in order that they might modify the plan. The neighboring community is opposed to the increased density and the committee will work with them, County Staff and the applicant, to assist in developing an acceptable plan.

Trinity United Methodist Church: The committee received a revised set of drawings, which will be provided to the Salona HOA for their review. There is a traffic issue that seems to be more connected with plans for the Salona property than the church's plans, but the committee will investigate this further to determine whether the Church should be asked to make any concessions in that regard. The BZA is scheduled to consider this application on February 14.

McLean Bible Church Appeal to the BZA: The MBC appealed the decision of the Zoning Administrator denying its request to be allowed to continue college classes now being held on church property. MCA has always preferred that the Church be required to go back to the Planning Commission with an amendment to the existing SEA for a public hearing, instead of MCA P&Z Committee Monthly Report February 2006 Page 2 applying to the Zoning Administration Department. The new appeal will be reviewed by the committee and a recommendation will be made to the MCA Board at the February 1 meeting.

Cingular Wireless: Cingular Wireless filed a 2232 application to extend the recently-replaced power pole located near the CIA. After receiving much resistance from the community, Cingular has attempted to make alternate arrangements with the Fairfax County Park Authority and the National Park Service to eventually erect a monopole in Langley Fork Park, which would take 18 months to sort out. In the meantime, they are considering applying for permission to put up a temporary 100 foot tall wooden pole in the vicinity of the new Verizon/Dominion power pole.

Verizon Wireless in Pimmit Hills: Verizon has filed a 2232 application to erect a 100 foot tall monopole on Fairfax County Park Authority property in Pimmit Hills. A "crane test" was conducted on January 20 & 21, which has generated some concerns by the community. Representatives of the Committee will hold a meeting with Verizon and the Pimmit Hills HOA to discuss these issues and try to arrive at an agreement as to the specifics of the installation.

Jim Robertson, Dale Murad
Co-Chairs

TRANSPORTATION COMMITTEE

MCA Transportation Committee Monthly Report, February 1, 2006

The Committee met on January 17, 2006 and discussed a variety of transportation topic that included: the transportation impact of the Tysons Corner Center enlargement proposal, the McLean Tyson dialogue meetings, the Dulles Rail plan changes, the meetings with County and State officials on a possible new bus stop near Spring Hill Road, the Beltway Hot Lane proposal, I-66 widening, the Governor's new transportation improvement proposal, proposals to buy the Dulles Road, the HJR-276 meeting and the need for small transportation improvements in the McLean area.

At the Transportation Committee's next meeting on Tuesday, February 21, 2006, Jonathan Gaffney of the Washington Metropolitan Airports Authority will make a presentation on the proposal of the Airports Authority to take over and operate the Dulles Road and assume the state's responsibility for financing and building the Dulles Rail Project.

Bill Byrnes
Co-Chairman

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

Resolution regarding the Reclassification of Perennial Streams

Whereas, practically all streams in Fairfax County have streambeds consisting of a sediment layer comprised of particles ranging in size from silt to coarse gravel and small stones; and

Whereas, these sedimentary streambeds may range from an inch or two up to several feet in thickness, except for those few short stretches where the sediment layer may have been scoured down to a stone bench or the channel armoring layer; and

Whereas, scientific research and engineering studies have shown conclusively that, in addition to the flow of water above the bed, there is continuous flow through these sedimentary streambed layers; and

Whereas, many of these studies have shown that such “through-the-bed flow” persists even when the “above-the-bed flow” is diminished to the point of absence during seasonally dry periods or during drought conditions; and

Whereas, such sediment layers form an important habitat for many invertebrate species and insect larvae and play a much more important role chemically than the “above the surface” waters; and

Whereas, it has become apparent that the mere absence of “above-the-bed” water for some portion of the length a stream often gives an erroneous and misleading result if relied upon for classification or reclassification of the stream; and

Whereas, if a stream is perennial above a certain reach and perennial below that same reach, it is logically impossible that the reach in question could be intermittent; and

Whereas, in addition to measurements taken in the particular stream reach being considered for reclassification it is essential to check in both the upstream and downstream directions to determine the presence of “above-the-bed flow”, the presence of “through-the-bed flow”, and the flow rates; and

Whereas, federal agencies such as the U.S. Geological Survey, Bureau of Land Management, Army Corps of Engineers, and Environmental Protection Agency, as well as numerous state and local agencies, use a variety of proven techniques, such as dye injection tests, isotope migration tests, bore holes, and piezometry (measurement of flow by special instruments) to determine flow through sedimentary streambeds; and

Whereas, Fairfax County has developed a generally excellent protocol, which utilizes 26 factors in order to determine an initial classification for a stream, but which contains no criterion for evaluation of “through-the-bed flow” in the streambed; and

Whereas, The Chesapeake Bay Protection Ordinance (CBPO) and Public Facilities Manual (PFM) presently rely only on a visual observation of absence of “above-the-bed flow” as the basis for changing the stream classification from perennial to intermittent; and

Whereas, the County staff has agreed with language that addresses this deficiency in the

procedures for reclassification of streams: and

Whereas, the County staff has proposed requirements for notifying nearby neighbors of any proposed reclassification study; now therefore

Be it resolved, that the CBPO and the PFM be modified to include a provision that reclassification of a stream or any portion thereof , where “above-the-bed flow” is not apparent, shall require determination by County staff of the presence or absence of dynamic pools of water in the sedimentary bed, or the presence of water at the true channel bottom which is located below the moveable bed load at the top of the channel armoring layer, and where either determination finds water present, that shall be regarded as conclusive proof of perennality; and

Be it further resolved, that the above determination may include, if required, physical tests such as dye injection , isotope migration, bore holes, piezometry or other standard methods to determine “through-the-bed flow/flow rate”; and

Be it further resolved, that any stream reach being considered for reclassification shall have the “above-the-bed flows”, “through-the-bed flows”, presence of dynamic pools, and presence of water at channel bottom determined upstream to the beginning of perennality as shown on the adopted maps and downstream for 150 feet below the reach in question; and

Be it finally resolved, that the notification of nearby neighbors of the proposed reclassification, as has been proposed by the County staff (see copy attached), be incorporated in appropriate sections of the CBPO and the PFM.

Distribution: Board of Supervisors, Planning Commission, Engineering Standards Review Committee

Attachment: Proposed language for Section 118-1-9 (new item c):

McLean Citizens Associated Propose Additional Amendment Language for CPBO

Amend the Chesapeake Bay Preservation Ordinance, Section 118-1-9 by inserting the following new language as Paragraph (c) and renumbering present Paragraphs (c) through (e) to Paragraphs (d) through (f).

(c) Any water body, or portion thereof, shown as perennial on the adopted maps, for which reclassification to intermittent is proposed because of the lack of apparent “above-the-sediment-bed” flow shall require determination by the County staff of 1) the presence or absence of dynamic pools of water in the sediment bed, 2) the presence or absence of water at the true channel bottom, which is below the moveable bed load at the top of the channel armoring layer, and where either determination finds water present, that shall be regarded as conclusive proof of perennality.

(1) The above determination may include, if required, physical tests such as dye injection, isotope migration, bore holes, piezometry or other standard methods to evaluate “through-the-bed” flow/flow rate.

(2) Any stream proposed for reclassification shall have the “above-the-sediment-bed” flows, “through the-sediment-bed” flows, presence of dynamic pools, and presence of water at the true channel bottom determined upstream to the beginning of perennality as shown on the adopted maps and downstream for 150 feet below the stream reach in question.

(3) All owners of property abutting and immediately across the street from the parcel(s) containing the water body being studied shall be notified in accordance with 118-1-9 (e) (1) below.

The Board approved the Resolution with one opposed (Brad McComber).

Resolution Regarding Natural Drainage Divides

Whereas, the Department of Public Works and Environmental Services has proposed amendments to the Public Facilities Manual (PFM) regarding natural drainage divides; and

Whereas, the PFM currently requires strict honoring of drainage divides; and

Whereas, diversion of storm water across drainage divides can, in some cases, substantially reduce the risk of flooding or erosion of downstream properties; and

Whereas, the proposed amendments would permit limited diversions across drainage divides if such are carefully engineered; and

Whereas, the McLean Citizens Association has advocated such limited diversion of storm water across drainage divides because it can reduce adverse impacts caused by clearing, grading, tree removal, and stormwater pond construction as well as reduce risk of flooding and erosion to sensitive downhill sites; and

Whereas, the proposed amendments contain two options for treating drainage divides between main watersheds, (1) allow limited diversion as long as there is no change in the drainage area of either watershed, or (2) strictly honor such drainage divides; and

Whereas, the proposed amendments make no provision for the notification of adjacent property owners at an early stage of site development planning; now therefore

Be it resolved, that the McLean Citizens Association supports the proposed amendments to the PFM regarding drainage divides except that no provision is made for the notification of adjacent property owners at an early stage of site development planning; and

Be it further resolved, that the McLean Citizens Association specifically supports Option 1 whereby the divide between major watersheds may be crossed so long as the drainage area of either watershed is not changed; and

Be it finally resolved, that the notification of adjacent and downstream property owners and any affected homeowners association (HOA) at an early stage of site planning is regarded as essential so they have the opportunity to provide comments.

Distribution: Board of Supervisors; Planning Commission; Engineering Standards Review Committee; Department of Public Works and Environmental Services

The Board approved the Resolution with two abstentions (Lynn Bays Fueschel, Brad McComber).

Resolution regarding Proposed Amendments to the Public Facilities Manual for Adequate Outfall of Stormwater

Whereas, the Department of Public Works and Environmental Services (DPWES) has proposed amendments to the Public Facilities Manual (PFM) to revise the requirements of a stormwater outfall from a development site, including clarification of the required extent of downstream review; and

Whereas, these requirements include the addition of options that require demonstration of no adverse impact with an incremental improvement of an outfall; and

Whereas, the proposed amendments incorporate the use of recent advances in engineering analysis methodology; and

Whereas, the McLean Citizens Association has long advocated such additional requirements for the management of stormwater outfall; now therefore

Be it resolved, that the McLean Citizens Association supports the proposed amendments to the Public Facilities Manual to revise the requirements for adequate outfall of stormwater from development sites.

Distribution: Board of Supervisors; Planning Commission; Engineering Standards Review Committee; Department of Public Works and Environmental Services

The Board approved the Resolution unanimously.

Resolution regarding Notification of Adjacent Property Owners

Whereas, the Department of Public Works and Environmental Services (DPWES) has proposed amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) placing additional requirements for notification of adjoining property owners of construction plans for proposed subdivisions; and

Whereas, such notification is designed to occur at an earlier time in the review cycle in order that comments may be received from adjoining property owners in a more timely manner; and

Whereas, the McLean Citizens Association has long advocated such amendments; now therefore

Be it resolved, that the McLean Citizens Association supports the proposed amendments of Chapter 101 and Chapter 112 of the County Code.

Distribution: Board of Supervisors; Planning Commission; Department of Public Works and Environmental Services; Department of Planning and Zoning

The Board approved the Resolution unanimously.

REPRESENTATIVES/DELEGATES TO OTHER ORGANIZATIONS

MCLEAN PLANNING COMMITTEE

No report.

MCLEAN REVITALIZATION CORPORATION

The MRC discussed the transfer of money to local banks.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

No report.

SPECIAL GUEST

President Turner then invited **Dr. Gerald Gordon**, President and CEO, Fairfax County Economic Development Authority (EDA) to address the Board. Dr Gordon described the EDA's scope. His main thesis was that Fairfax County relies on real estate taxes (residential and business) of \$1 per \$100 value to offset the cost of services for residents. He explained how FCEDA offers advantages to businesses both domestic and foreign. Homeland security – a \$42 billion industry – is currently an area of great interest. Biotechnology and bioinformatics are also big draws. Despite a concentration of labs in Montgomery Co., the industry is shifting its focus away from lab work to data storage in relation to genome research. Companies in the sectors tend to grow in tenfold increments. Northern Virginia has the IT base the industry needs. Foreign-owned companies – totaling 350 in number - are generally well-received in Fairfax County as the region is more cosmopolitan compared to other locations. He noted that the county also is well represented by black-owned (sic) and women-owned businesses. The EDA's efforts resulted in 11,000 of 25,000 jobs created last year in Fairfax County.

He claimed the county's current 1,050,000 population will increase by 10,000 each year over the next 15 years and that nothing the Board of Supervisors might do can reverse the trend. He alleged that foreign-owned companies bring in only management staff and that the remaining employees are found locally. In other words, they provide jobs for people who already live here.

Several Directors questioned the funding of the EDA and its five foreign-based offices to the tune of \$7 million a year, but Dr. Gordon seemed to see no contradiction in attracting businesses while not holding such investment responsible in any way for aggravating traffic congestion or other burdens on the county's infrastructure. He dismissed the matter, saying "We don't (even) have the capacity to support the people we have right now". He further claimed that the strain on the county infrastructure was alleviated by having 47% of the people working in the county reside in other jurisdictions. When Ms. Deborah Reyher asked Dr. Gordon if the EDA had analyzed the net capital benefit to the county in relation to job growth, taking into account public infrastructure expenditures to support that growth, he replied that no such analysis was currently available, but that the information could be supplied.

To Mr. Rob Jackson's suggestion that the EDA could be funded by the chambers of commerce and not by the County, Dr. Gordon said it wouldn't work because chambers of commerce are subject to economic downswings and funding is needed most at such times. He added that 21 other cities in the region are competing for the jobs provided by Fairfax County, and that the primary measure of the EDA's success is job growth.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

President Turner adjourned the meeting at 9:50 p.m.

Respectfully submitted,
Desmond B. O'Rourke
Recording Secretary