

**McLean Citizens Association  
Board of Directors Meeting  
Final Minutes, June 6, 2007**

**BOARD OF DIRECTORS**

**OFFICERS (6)**

Rob Jackson	President	Present
Steve DeBianco	First Vice President	Present
Susan Turner	Second Vice President	Present
William Denk	Treasurer	Absent (Excused)
Darren Ewing	Corresponding Secretary	Present
Desmond B. O'Rourke	Recording Secretary	Present

**DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (19)**

John Adams	Georgetown Pike & Potomac River Assoc.	Absent
Ted Alexander	Westberry HOA	Present
Brian Blood	Evermay Community Association	Present
Donald Borcharding	Brookhaven/Forest Villa Association	Present
Germaine Broussard	McLean Commons	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford HOA	Present
Steve Keller	Salona	Present
Michelle Meehan	Greenway Heights Civic Association	Absent (Excused)
Robert (Bob) Philipp	Shouse Village Community Association	Present
James A. Robertson	Evans Mill Pond Owners Association	Absent (Excused)
Suzanne Samuels	Langley Oaks	Present
Ed Saperstein	Glen Haven Farms	Present
John Schaefer	McLean Broyhill Estates	Present
Renée Simpson	West McLean Citizens Association	Present
Wade Smith	McLean Hamlet Citizens Association	Present
Bill Stephens	Chesterbrook Woods Citizens Association	Present
Ellen Todres	Hallcrest Heights	Present
Milt Whitfield	Lynwood	Absent (Excused)

**AT-LARGE BOARD MEMBERS (14)**

Robin Bates	Present
Tom Brock	Present
Malcolm Butler	Present
Allison Campbell	Present
Chris Cole	Present
Frank Crandall	Present
Dan DuVal	Absent (Excused)
Donald Finberg	Absent (Excused)
Bob Jordan, FCFA	Present
Margaret Malone	Present
Chris Monek	Absent (Excused)
Dale Murad	Present
Jim Turner	Absent
Charlie Willmott	Present
Mark Zetts	Present

Guests whose presence was recorded by recognition or by signing in:

Dan Alcorn	Transportation Committee	Monty Taloe	The Times
Jan Auerbach	Citizens Assoc. History Project	Aranya Tomseth	The McLean Connection
		Brian Trompeter	Sun Gazette

## CALL TO ORDER

President Jackson called the meeting to order at 8:00 p.m. at McLean Community Center, Community Hall (sections B & C).

## ANNOUNCEMENTS

President Jackson thanked outgoing President Tom Brock and welcomed newly elected directors to the board. The dinner held earlier in the evening at Pulcinella's restaurant was attended by over a dozen directors and allowed new members of the board to acquaint themselves with MCA activities.

## REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

President Jackson invited the new board to enlist in one of the committees as part of their function as MCA directors and asked that they communicate this to Corresponding Secretary Darren Ewing by June 15 so that he can prepare the new roster of MCA Directors and committee members. Pres. Jackson urged that any volunteers, who need not be directors, come forward to replace Chris Monek and Dan Alcorn as Co-Chairs of the Budget & Taxation and Transportation Committees respectively.

## TREASURER'S REPORT

### McLEAN CITIZENS ASSOCIATION TREASURER'S REPORT 06/07

#### Checking Account

Beginning Balance - May 31, 2006 (Reconciled)	4/30/07	16,837.00
Total - Adds**		0.00

#### Deduct:

CHK 1027	McLean Day	225.00	
CHK 1028	Jim Welfley web site	600.00	
CHK 1029	Lettercom-April		
	Mailing	1,332.28	
CHK 1030	Hartford Insurance	500.00	
	Lettercom-Dues		
CHK 1031	Mailing	241.11	
Total - Deducts			2,898.39

Ending Balance - 4/21/07	6/5/2007	13,938.61
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#### Certificates of Deposit

3000102773	APY 3.5%	5,172.05	
3000102774	APY 5.29%	5,066.00	
3000103064	APY 5.19%	5,198.38	
			<u>15,436.43</u>

#### Net Worth

29,375.04

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

\*\*\$1065 Dues' checks and cash not yet deposited (6/4/07)

Respectfully submitted,  
William J. Denk, Treasurer

## **APPROVAL OF MINUTES**

The Minutes of the MCA Board of Directors' meeting of May 2 were approved as written.

## **STANDING COMMITTEES**

Since the Resolution adopted at the March meeting regarding Tysons Corner Plan for Phase I of the Dulles Metro Line failed to reach all members of the Tysons Corner Task Force, President Jackson sent a letter of regret to Clark Tyler, head of the Task Force, as follows:

McLean Citizens Association  
PO Box 273  
McLean, VA 22101

June 1, 2007

Mr. Clark Tyler  
7327 Eldorado St  
McLean, VA 22102

Dear Clark:

I appreciate your taking the time to meet with the members of the McLean Citizens Association a week ago Thursday night.

I was very disappointed to learn that the enclosed resolution passed by the MCA Board at our March meeting was not distributed to all members of the Tysons Corner Task Force. Our records confirm that Dan Duval emailed this resolution to you within a week after it was adopted on March 7, 2007. And, at least a few members of the Task Force personally received the resolution. As a result, we anticipated that the resolution would be distributed to everyone. We will not make that mistake in the future.

Still, I suggest that it is in the interest of the Task Force to avoid repeating this problem with other stakeholders. Otherwise, some people might conclude that the Task Force simply cannot process public input. At worst, a few might conclude that the Task Force will only selectively consider public comments consistent with its own pre-determined views and that participation in the Task Force's activities is not worthwhile. In short, events like this could easily generate a lot of cynicism and threaten the very credibility the Task Force must maintain.

I am sure that, with your personal commitment to public participation, the Task Force will renew its efforts to consider all views of the public, including organizations like the MCA. We would also like the opportunity to attend a Task Force meeting in the near future to present and discuss this resolution. The MCA believes that our resolution, which was also adopted in similar form by other community groups and the Vienna Town Council, could be a helpful tool for Task Force members in measuring proposed Plan Amendments against the public interest standards embedded in Virginia's zoning laws.

We look forward to working with you in the next year. Thanks again for joining us at our membership meeting.

Sincerely,  
Rob Jackson  
President

cc: Tom Brock  
Executive Committee Members

## **BUDGET AND TAXATION COMMITTEE**

There was no resolution.

## **PLANNING AND ZONING COMMITTEE**

### **MCLEAN CITIZENS ASSOCIATION Resolution Regarding Proposed Amendment to the Building Provisions of the Code of Fairfax County, Virginia June 2, 2007**

**WHEREAS** the Board of Supervisors of Fairfax County has advertised a proposal to amend the definitions section (§ 61-1-2) of the “Building Provisions” chapter (Chapter 61) of the Code of the County of Fairfax, Virginia (1976) by adding a definition for the term “addition,” and

**WHEREAS** the purpose of the proposed code amendment, according to an article in the Washington Post,<sup>1</sup> is to “close a loophole that has enabled builders to erect hundreds of houses in recent years without meeting modern-day health and safety requirements for water, sewer and electrical systems,” and

**WHEREAS** the McLean Citizens Association wholeheartedly supports the goal of closing loopholes that allow people to evade the application of legal provisions designed to protect the public, and the community, from the generation of substandard housing, and

**WHEREAS** the proposed definition would exclude from the term “addition” any new construction to an existing principal structure that either exceeds 150% of the existing gross floor area of the above grade finished area or results in the demolition of more than 50% of the existing above grade gross floor area, and

**WHEREAS** the staff report on the proposed amendment does not adequately explain the proposal, or the context in which it is raised, and

**WHEREAS** the MCA believes the proposed threshold for differentiating an addition from new construction, 150% of existing gross floor space, is far too lenient and should be reduced for the public good, and

**WHEREAS** the Fairfax County Planning Commission has, in the past, expressed an interest in developing language for inclusion in the Zoning Ordinance to address the issues of “McMansionization,” and the increase of impervious surfaces, and

**WHEREAS** the proposal raises significant questions, such as: (1) whether the percentage limits announced are appropriate; (2) whether the percentages should be applied only to the gross floor area of the *above* grade finished area; (3) whether any change in the footprint of the existing structure should be included as another criterion for excluding construction from the definition of “addition” ; (4) what relationship exists between the goals which would be addressed by the proposed amendment to the Building Provisions of the Code and the Zoning Ordinance issues of “McMansionization” and increase of impervious surfaces; (5) what are the philosophical underpinnings of “grandfathering” provisions, and

**WHEREAS** building construction law is generally less well understood among citizens and homeowners groups than zoning law, and

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<sup>1</sup> Amy Gardner, “Supervisors Target Loophole in Which New Houses are Called Additions, Washington Post, May 24, 2007, p. B5. <http://www.washingtonpost.com/wp-dyn/content/article/2007/05/23/AR2007052301460.html>

**WHEREAS** past public meetings designed to allow for public input into the amendment of the zoning ordinance have been extremely helpful in improving the quality of the provisions that have ultimately been enacted,

**NOW, THEREFORE, BE IT RESOLVED** that the MCA hereby requests that the Board of Supervisors direct DPWES and, as appropriate, Department of Planning and Zoning staff to hold a public meeting to explain the context of the proposal, the potential interplay between the zoning ordinance and the proposed building provisions, and to readvertise the provision in order to allow the public to provide informed input into the proposal within a reasonable period after such meeting.

Distribution:

Honorable Joan DuBois, Supervisor, Dranesville District  
Nancy Hopkins, Planning Commissioner, Dranesville District  
Fairfax County Board of Supervisors  
Fairfax County Planning Commission  
Fairfax County Department of Public Works and Environmental Services  
Rosemary Ryan, Legislative Assistant

Co-Chair Mark Zetts introduced the Resolution, which was passed unanimously.

**MCLEAN CITIZENS ASSOCIATION RESOLUTION**  
**On a Proposed Expansion of Services to a Downtown Location**  
**by the McLean Community Center**  
**June 6, 2007**

**WHEREAS** the McLean Community Center Board (“MCC”) has determined it has a need to expand its facilities to best serve the community, and

**WHEREAS** a survey of McLean households conducted in November 2006 by George Mason University on behalf of the MCC showed resident support for adding such uses as a dance/fitness studio, an art studio, a physical recreation space, and a 100-seat theatre, and

**WHEREAS** the expansion of the MCC’s main building, at 1234 Ingleside Avenue, McLean (“Ingleside Building”), outside the footprint of the existing structure would trigger a cost (above and beyond the actual cost of any addition) of approximately \$1,000,000 to comply with county code requirements which do not apply to that building as long as it retains its current footprint, and

**WHEREAS** the anticipated expansion of the Dolley Madison Library, which is located adjacent to the Ingleside Building, will decrease the amount of open space available for drainage and recreational use in the area around the Ingleside Building, and

**WHEREAS** the MCC has an agreement with Fairfax County for the use of the “Old Firehouse Teen Center Building” (“OFTC”), located at 1440 Chain Bridge Road, next to the Giant Shopping Center, in downtown McLean, and

**WHEREAS** the OFTC, because it is centrally located in downtown McLean, lies within walking distance of a larger daytime population than the Ingleside Building, and

**WHEREAS** a downtown McLean property could serve to accommodate MCC activities, such those which the above-referenced survey confirmed a need for, and

**WHEREAS** the MCC Board has indicated that any construction done in downtown McLean on its behalf will not result in an increased tax rate to residents, and

**WHEREAS** at present, the OFTC is unused during portions of the day when middle school students are in school (suggesting that some dual use of facilities at a downtown location is feasible), and

**WHEREAS**, notwithstanding any possible dual use, the MCC is committed to dedicating at least a portion of any downtown location to the sole use of a teen center,

**WHEREAS** another George Mason survey found that, among local middle schoolers and the parents of local middle schoolers, there is a preference for modifying the OFTC property over keeping it as is, moving the Teen Center to the Ingleside Building, or moving the Teen Center into an annex (specifically built to accommodate it) at Longfellow Middle School, and

**WHEREAS** both the McLean Planning Committee (**MPC**), and the McLean Revitalization Corporation (**MRC**) are well positioned to evaluate any changes that may be necessary in the Fairfax County Comprehensive Plan to best accommodate MCC activities at a downtown McLean location,

**NOW, THEREFORE BE IT RESOLVED** that the McLean Citizens Association supports the concept of locating a facility for MCC uses in downtown McLean, and recommends that the MCC work with the MPC and the MRC to determine the optimal way of achieving that goal, including the possible retention and renovation of the OFTC.

Distribution:

The Honorable Joan Dubois, Fairfax County Supervisor for the Dranesville District  
MCC Board  
Planning Commissioner  
Fairfax County Board of Supervisors  
McLean Revitalization Corporation, via MCA liaison  
McLean Planning Committee, via MCA liaison

Co-Chair Dale Murad introduced the resolution. A downtown location for the McLean Community Center could be made out of the existing Old Firehouse Teen Center. The lead for expansion now switches to MPC in 2007 and the Comprehensive Plan changes in 2008. The result of a survey of teens and parents was that the OFTC be kept and renovated as needed. An amendment by John Adams to incorporate this idea in the final paragraph passed with 1 opposed (Dale Murad) and 2 abstentions (Jane Greenstein, Bob Philipp).

The amended resolution passed with 1 opposed (Ed Saperstein) and 1 abstention (Malcolm Butler).

## **ENVIRONMENT, PARKS AND RECREATION COMMITTEE**

Co-Chair Frank Crandall thanked the press representatives present for their helpful reporting on the issue of aircraft noise. Co-Chair Charlie Willmott introduced the EP&R committee's resolution on the need to properly plan the Dolley Madison Library Expansion.

### **McLEAN CITIZENS ASSOCIATION Resolution Regarding Need to Properly Plan Dolley Madison Library Expansion June 6, 2007**

**Whereas** the MCA has consistently supported the expansion of the Dolley Madison Library;  
and

**Whereas** the McLean Citizens Association (MCA) adopted a resolution regarding the Dolley Madison Library /Possible McLean Community Center Expansion on March 7, 2007 addressing numerous concerns regarding the proposed plans for the Library renovation and expansion (copy attached); and

**Whereas** the Fairfax County Public Library (FCPL) and The Department of Public Works and Environmental Services (DPWES), in anticipation of passage of the 2004 Library Bond referendum, conducted a review of six designs, reduced them to two, and finally selected one as the final design option, all without apparent opportunity for the public to comment or review; and

**Whereas** the Library occupies a site that is adjacent to and shared with McLean Central Park (MCP) and the McLean Community Center (MCC) which are all used heavily by local residents and central to the quality of life in McLean; and

**Whereas** the MCP, and particularly the Dead Run stream and watershed, have been adversely impacted by excess storm water runoff and are in critical need of remediation and improved future storm water management; and

**Whereas** various site location and architectural design options which avoid encroachment on MCP appear not to have been considered or shared with the public, nor has the pending agreement to transfer park land to the FCPL or other entity been shared with the public; and

**Whereas** key studies with profound environmental implications including parking use, storm water runoff and local traffic, were apparently not considered as part of the proposed renovation and expansion; and

**Whereas** in 2005, the county initiated the design for the renovated and expanded library and added 5,800 sq feet of office for the District Supervisor in the lower level despite the adverse impact of its associated parking requirements on the environmental stability of the MCP; and

**Whereas** these concerns have collectively and separately resulted in a proposed design that will use 1.3 acres of park land from MCP and calls for the clear cutting of over 100 trees in the park land buffer, with minimal or no public input; now therefore

**Be it resolved** that the MCA strongly supports the County's efforts to improve and modernize the Dolley Madison Library in a manner consistent with the wishes of the community and the unique and sensitive environmental characteristics of the adjacent park land, and that voter approved funding remain earmarked for the project, and

**Be it further resolved,** that the MCA requests that the Dranesville District members of the Board of Supervisors, Planning Commission, Library Board, and Park Authority create an open process that includes all McLean community stakeholders to review the current renovation and expansion plans to be certain that the proposed plan will meet the current and future needs of Library users, that the expansion be contained within the existing Library site without using additional park land, that the renovation will have a positive impact on the environmentally sensitive site, and that it will set a positive example for "Green" building design and protection of natural resources for the future.

Distribution:

Supervisor Joan DuBois, Dranesville District Member, Fairfax County Board of Supervisors  
Mr. Gerry Connolly, Chairman, Fairfax County Board of Supervisors  
Mr. Flint Lewis, Chairman, Fairfax County Library Board  
Mr. Roger Sudduth, Dranesville District Member, Fairfax Library Board  
Mr. Peter Murphy, Chairman, Fairfax County Planning Commission  
Ms. Nancy Hopkins, Dranesville Commissioner, Fairfax County Planning Commission  
Mr. Anthony Griffin, Fairfax County Executive  
Ms. Stella Koch, Chairperson, Fairfax County Environmental Quality Advisory Council  
Dr. Kambiz Agazi, Fairfax County Environmental Coordinator  
Mr. Noel Kaplan, Fairfax County DPZ  
Mr. Timothy White, Director, Fairfax County Park Authority  
Mr. Harold Strickland, Chairman, FCPA Board

Mr. Kevin Fay, Dranesville Representative, FCPA Board  
Mr. Michael Cadwallader, McLean Community Center  
Mr. Sean Dunn, McLean Community Center

Co-Chair Charlie Willmott made the plans for the library available to those attending. He pointed out some shortcomings of the project. It had not been shared with the public until finalized.

Only recently, the EP&R Committee had found that the “rain garden” on the site plan was such only in theory, being in fact an impermeable below-ground storage tank progressively discharging runoff from the enlarged footprint into Dead Run creek. Over 100 mature trees would be felled, placing a huge burden on the waterway, already in dire shape due to lack of maintenance. The concept that we are not improving Dead Run, he said, is untenable. The norm is for any tree – no matter what girth – to be replaced with two 2” saplings. This is the solution put forward for the felled trees. The committee has now drawn up a five-page inventory of questions to which it hoped to get answers. He pointed out that the room proposed for holding McLean area records was nowhere in evidence.

After discussion, the resolution was amended with a new Whereas at the start of the resolution. An amendment proposed by John Adams to reconsider a two-storey solution failed after a tied vote as the Chair voted against the amendment. The resolution as amended was passed unanimously.

### **TRANSPORTATION COMMITTEE**

No resolution.

Co-Chair Dan Alcorn expressed thanks to all who helped the passage of the May MCA Resolution concerning the Growing Secrecy surrounding the Dulles Rail Project.

### **EDUCATION & YOUTH COMMITTEE**

## **McLEAN CITIZENS ASSOCIATION Funding for Local Citizens Association History Project June 6, 2007**

**WHEREAS** in November 2006 the MCA voted to sponsor a project to have local citizens associations write their history, and

**WHEREAS** at the time the MCA agreed to fund up to \$200 the cost of printing copies of the compilation for local libraries, the Supervisor’s Office, the MCA, and each participating citizens association, and

**WHEREAS** the number of participating associations is now 14 while the original cost estimate was based on an expectation of about 8 participants, and

**WHEREAS** the anthology is currently ready for printing and has received a printing cost estimate of \$800, and

**WHEREAS** the McLean Historical Society has agreed to provide \$400 in funding for the project,

**BE IT RESOLVED** that the MCA will fund the cost of printing the anthology, not to exceed an amount of \$400.

Co-Chair Ed Saperstein introduced the resolution. Clarifications were provided by Project Chair Jan Auerbach. Some directors expressed concern that, because an earlier history project was supported by the MCA, funding this project would set a pattern for such requests. In this case, since requesting funding of the MCF would cause delay, the revised sum of \$400 was being sought from the MCA.

The Resolution passed with two opposed (Tom Brock, Dale Murad).

### **MCLEAN PLANNING COMMITTEE**

No report.

### **MCLEAN REVITALIZATION CORPORATION**

No report.

### **FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS**

President Jackson invited a nominee in succession to Steve DelBianco as MCA representative to Fairfax County Federation of Citizens Associations. The MCA holds a block of three votes. Meetings take place on Thursdays once a month.

### **MCLEAN CITIZENS FOUNDATION**

No report.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Chris Cole suggests that the number of Whereas clauses in MCA resolutions be kept to a minimum.

The transit plans for the Silver Line metro do not provide for car parking at the stations proposed for Tysons Corner. Rob Bates wants the county and state to work together to develop transit support to ensure that it is in place before the line opens. An MCA resolution to that effect would be timely now.

### **ADJOURNMENT**

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

Respectfully submitted,  
Desmond B. O'Rourke  
Recording Secretary