

McLean Citizens Association Board of Directors' Meeting Final Minutes, November 4, 2009

BOARD OF DIRECTORS

OFFICERS (6)

Rob Jackson	President.....	Present
Michael Clancy	First Vice President.....	Present
Darren Ewing	Second Vice President.....	Absent (Excused)
William Denk	Treasurer.....	Absent (Excused)
Sally Horn	Corresponding Secretary.....	Absent (Excused)
Nicki Watts	Recording Secretary.....	Present

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)

John Adams	Georgetown Pike & Potomac River Assoc. ...	Present
Ted Alexander	Westberry HOA	Absent
Donald Borcharding	Brookhaven/Forest Villa Association	Present
Chris Cole	Marlborough-Nantucket.....	Absent
Steve DelBianco	Franklin Area	Present
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford HOA.....	Present
Gregg Hagedorn	Greenway Heights Civic Association.....	Present
Bob McMahan	Lemon Road.....	Absent
Jack McMahan	Hallcrest Heights.....	Present
John Mealey III	McLean Hamlet	Present
George Parkins	Shouse Village Community Association	Present
James A. Robertson	Evans Mill Pond Owners Association	Absent (Excused)
Suzanne Samuels (Seigel)	Langley Oaks.....	Present
Ed Saperstein	Glen Haven Farms	Present
John Schaefer	McLean Broyhill Estates	Absent
Gary Soverow	Lynwood.....	Present
Kerry Stackpole	West Lewinsville Heights.....	Present
Robert Wrede	Evermay Community Association.....	Absent (Excused)
David Wuehrmann	Ellison Heights – Mt Daniel.....	Present

AT-LARGE BOARD MEMBERS (14)

Rob Bates	Present
Tom Brock	Present
Frank Crandall	Present
Bill Crosby	Present
Don Finberg	Absent (Excused)
Robert Jordan	Absent (Excused)
Margaret Malone	Present
Mark Milon	Present
Dale Murad	Present
Rekha Nadkarni	Present
James Phelps	Present
Ted Smith	Absent
Jim Turner	Absent (Excused)
Mark Zetts	Present

Guests whose attendance was recorded by recognition or signing in:

Jack Wuerker.....	Transportation Co-Chair
Dan Alcorn.....	Transportation Co-Chair
Brian Trompeter.....	Sun Gazette
Leland Imler.....	McLean resident

CALL TO ORDER

President Jackson called the meeting to order at 8:00 PM at McLean Community Center's Community Hall (sections B & C).

APPROVAL OF MINUTES

The minutes of the MCA Board meeting of October 7, 2009 were approved with no changes.

TREASURER'S REPORT

The report for November is inserted below:

McLEAN CITIZENS ASSOCIATION

TREASURER'S REPORT

1-Nov-09

Checking Account

Beginning Balance	9/30/09				18,564.68
Additions	10/10/2009	Deposit	Member Dues	15.00	
	10/17/2009	Deposit	Member Dues	15.00	
	10/30/2009	Deposit	Member Dues	\$75.00	
Total - Additions					<u>105.00</u>
Total					18,669.68
Deduct					
	11/1/2009	CHK # 1096	Lettercom - Cand. N. Mailing	\$705.03	
	11/1/2009	CHK # 1097	MCC Candidates Night Sign	\$135.00	
Total - Deducts					<u>840.03</u>
Checking Balance					17,829.65

Certificates of Deposit

3000102773	APY 2.2%	10/6/2009	5,521.45	
3000102774	APY 1.75%	8/24/2009	5,485.36	
**3000103064	APY 2.9%	10/12/2009	5,725.89	
CD Total Current Value				<u>16,732.70</u>
Net Worth (Checking + CDs)				<u><u>34,562.35</u></u>

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

** Note, in Oct 09 report mistyped as 6670.72 vice correct 5670.72

Respectfully submitted,
William J. Denk
Treasurer

REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

President Jackson requested reconsideration of MCA co-sponsorship for the WinterFest Parade to be held on Sunday, 6 Dec. While we did not sponsor the event last year, no funding is requested this year and it has been deemed a civic activity rather than a religious event. Sponsorship this year would support the McLean Volunteer Fire Department since Engine #1 will participate in the parade as its return to operations. There is no expectation for MCA volunteers to participate. A motion to approve was made, seconded, and passed.

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

No resolution.

Committee is trying to identify areas where more reductions can be made for input to the County Budget Task Force. There will be no new county vehicles purchased. Comment was made regarding the importance of first responders to the community and maintaining fire and police departments at current level.

EDUCATION & YOUTH COMMITTEE

No resolution.

Oct meeting included two teachers from the Gifted and Talented (GT) program to discuss their programs and concerns for middle and elementary schools.

Meeting with Janie Strauss is scheduled for Dec 1 to discuss budget issues. Other committees are invited to attend.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution.

Buses and garbage trucks are tying up morning traffic on Kirby Rd. This issue has been referred to the Transportation Committee.

The Madeira School is under pressure to replace its waste water treatment plant.

PLANNING AND ZONING COMMITTEE

Resolution on Special Exception for Nourish Market

Applicant wants to operate a fast whole foods business in the shopping center at the intersection of Old Dominion and Spring Hill Rd, near the 7/11. Only six stores are currently located in the shopping center and six other retail stores must be there in order to be approved, so a special exception has been filed. The exception will not change the landscaping or parking, and the business hours are normal. The shopping center has C-5 neighborhood zoning with the purpose of serving the local neighborhood. The nearby associations are agreeable to the exception. MCA support recommended. Motion passed and resolution adopted.

DRAFT
McLean Citizens Association Resolution
Sherwood Development LLC – Nourish Market
Special Exception Amendment SE-2009-DR-014
Tax Map 20-4 ((1)) 27A
November 4, 2009

Whereas Sherwood Development LLC seeks a special exception to operate a quick-service food store named Nourish Market at 8100 Old Dominion Drive, Suite E; and,

Whereas the SE property is tenant space in an existing shopping center zoned in the C-5 Neighborhood Retail district; and,

Whereas the proposed use comprises a 1,800 sf organic food market selling both packaged and prepared natural food and products; and,

Whereas the applicant is not proposing any changes to the store exterior, parking or landscaping; and,

Whereas the hours of operations would be 7:00AM to 9:00PM, 7 days a week with patronage spread evenly during the day and busiest times expected to be weekends; and,

Whereas the existing shopping center parking space is sufficient for this use; and,

Whereas the Greenway Heights Civic Association and McLean Country Estates support the SE application;

Now, therefore, be it resolved that the McLean Citizens Association supports Special Exception 2009-DR-014.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Staff
Benjamin Wiles, Staff
Elizabeth McKeeby, Walsh, Colucci
Fairfax County Planning Commission
Fairfax County Board of Supervisors

Resolution on Special Exception Amendment for Vinson Hall

The revised Vinson Hall proposal has a 20,000 sf reduction in the underground parking. A berm along Kirby Road is included to hide the cars parked on the surface. Franklin Park met with the developers two weeks ago where they indicated a willingness to take requests on caliper of trees and went on record to say they had no plans to expand further in the future. The resolution formalizes this commitment, requires saving larger trees, moves shift changes to non-rush hour periods, and limits the maximum building height to 50 ft.

The current zoning for the 17 acre facility is R1 and R2 – residential. The County is requiring a study of turn lanes. No traffic studies have been done. Franklin Park supports the resolution. Motion passed and resolution adopted.

DRAFT
McLean Citizens Association Resolution
Vinson Hall Corporation
Special Exception Amendment SE-87-D-025-02
Tax Map 31-3 ((1)) 77A and 83
November 4, 2009

Whereas the Vinson Hall Retirement Community (VHRC), located at 6251 Old Dominion Drive, comprises 169 independent living (IL) units, 49 assisted living (AL) units and 21 nursing beds and operates under Special Exception 87-D-025; and,

Whereas VHRC plans to expand the facility by 88 IL units which would keep the facility under its SE approved maximum of 276 IL units; and,

Whereas the first phase of development would add:

- a) A 5-story, 180,176 sf addition containing 88 new market-rate IL units,
- b) A community center/commons building,
- c) Executive offices,
- d) A parking garage with one deck below ground and one above;

and,

Whereas at build-out, the facility would have a maximum 91 employees per shift and would generate approximately 1,187 trips per day; and,

Whereas the total number of parking spaces on-site would increase to 351; and,

Whereas the existing gross floor area (GFA) of the site is 400,304 sf; and,

Whereas the proposed expansion would add 233,902 sf for a total gross floor area of 634,206 sf; and,

Whereas in 2009 Fairfax County approved a 3,100 sf addition as a minor modification to the SE plat that precluded an SE amendment; and,

Whereas the 17.18-acre site would have a 0.847 FAR, inappropriately high density in the R-1/R-2 residential districts and not consistent with the scale of the surrounding community; and,

Whereas the Special Exception specifies development conditions to mitigate impacts on the surrounding community such as transitional screening, a limit on building height, maximum tree save to the extent possible and architectural compatibility with the existing residential neighborhood; and,

Whereas the proposed heights of the new IL building and commons building are 56' and 55' respectively and the applicant is requesting a modification of the 50-foot height limitation established by the special exception standards for IL facilities; and,

Whereas the proposed IL building is 465 feet long; and,

Whereas the proposed IL building has underground parking which is partially above ground; and,

Whereas the Franklin Area Citizens Association (FACA) supports the present MCA resolution in its entirety;

Now, therefore, be it resolved that the McLean Citizens Association supports Special Exception Amendment 87-D-025-02 provided the applicant accepts the following conditions:

- 1) A development condition specifying trees of at least a 5-inch caliper shall be planted along the property border between the new IL building and Kirby Road and Old Dominion Drive,
- 2) A development condition specifying shift changes shall not be scheduled during the peak traffic hours of 7:30-9:00AM and 5:00-6:30 PM,
- 3) The height of the new independent living building is lowered from 56' to 50',
- 4) Vinson Hall enters into an enforceable agreement with FACA and MCA or, if appropriate, a covenant that runs with the land that specifics:
 - a. No further development will take place on the property without the consent of FACA and MCA.
 - b. The balance of the 276 approved IL units can only be yielded by remodeling the approved buildings.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Staff
Benjamin Wiles, Staff
Gregory Reigle, McGuireWoods LLP
Lori Greenlief, McGuireWoods LLP
Fairfax County Planning Commission

Resolution on Rezoning Request for McLean Personal Storage

A new 60,000 sf personal warehouse storage facility is planned in downtown McLean on Old Chain Bridge Rd with the appearance of a brick office building. It also includes a basement which doesn't count in the total square footage. There are 600-700 units planned of 10x10x10 foot size. A traffic study has been completed which estimates 164 trips a day average; this is low compared to most commercial buildings. An increase in storm water flow is not anticipated. There will be a reduced tree canopy but will meet county requirements. Planning and Zoning recommended approval with a slight change in operating hours to 9-6 on Sunday. A connecting walkway between Old Chain Bridge and Beverly Roads will be installed and builders will try to get VDOT to agree to mid-street cross lanes.

MPC is working closely with architect but haven't endorsed yet. One concern is the off-loading activity but it will be shielded within the building, and no storage units will be visible from the street. Underground parking was removed from the plan. Storage is the lowest impact use relatively speaking. Small businesses in area supportive of having the storage capability for things like excess inventory

storage. A resident of the condominium building across the street, Leland Imler, attended the meeting to express his opposition to the warehouse construction. His objections concerned the adverse impact he believes the building will have on the area with the loss of trees, obstruction of the current view, and the 17'9" external sign on the building. He had not seen any rezoning notices in the area and objected to the large number of variances being requested. A December 2 Planning Commission meeting will be consider the construction. The resolution was motioned, approved and adopted.

Draft
McLean Citizens Association Resolution
McLean Personal Storage
Rezoning Request RZ 2009-DR-016
1320 Old Chain Bridge Road
Tax Map 030-2-04D-0011B and 0047A
November 4, 2009

Whereas, Madison Building Associates and Second Madison Building Associates propose to build a personal storage building (mini-warehouse) on Beverly Road, replacing a parking lot on a site which currently consists of the parking lot and the adjacent Madison Building; and,

Whereas, the site is currently zoned C-6, Community Retail, which does not permit a personal storage use; and,

Whereas, the applicant requests a rezoning of the site to PDC, Planned Development Commercial, which, as a result of a recent zoning ordinance change, does permit a personal storage use; and,

Whereas, the Fairfax County Comprehensive Plan was amended in 2005 to allow *"As an option, office and personal storage uses up to 1.25 FAR may be appropriate for [these] parcels ... if the personal storage use constitutes approximately 60,000 square feet and has the appearance of an office building and ... provides a mid-block pedestrian connection between Beverly Road and Chain Bridge Road"*; and the Plan calls for a bikeway along Beverly Road; and,

Whereas, the Conceptual/Final Development Plan dated October 19, 2009 calls for a 59,728 square foot building which attempts to appear like an office building, provides for spandrel windows so the interior storage units are not visible from the outside, utilizes tall windows so the four-story building appears from the outside like a three-story building, and provides the pedestrian connection, and calls for a "bike lane", but with no striping; and the resulting FAR for the site is 1.22; and,

Whereas, the proposed building will have a cellar of 16,729 square feet which, if included in the calculation of the FAR, would result in a FAR for the site of 1.36 rather than 1.22; and,

Whereas, the applicant commissioned a trip generation assessment for the proposed new building, as required by VDOT Chapter 527 regulations, which resulted in an average of 164 daily trips; and,

Whereas, the existing tree canopy is 16,695 square feet which is 14.4% of the Gross Site Area (GSA), and the proposed tree canopy is 9,536 square feet which is 8.2% of the GSA, a 43% reduction; and the required tree canopy, which is stated to be 10% of the GSA, is met by reducing the GSA by dedicated right-of-way, and taking a 25% credit for improved cultivars and varieties; and,

Whereas, the applicant's engineer calculates that there is no increase in peak storm water flow, the outfall is adequate, and therefore no storm water management plan is required; and,

Whereas, the proposed building is to have a 17.5-foot x 4.75-foot Main Building Sign attached to the front of the building, and a 6-foot tall Free Standing Monument Sign; and,

Whereas, the site is located in a semi-residential area directly across Beverly Road from two high-rise residential buildings, a condominium building and a rental building; and,

Whereas, the Proffered Conditions, submitted by the applicant, dated October 22, 2009, include 19 separate Principal and Secondary Uses which are deemed to be specifically designed on this Final Development Plan and for which special exception approval is not required; and,

Whereas, many of the listed 19 Principal and Secondary Uses may generate a lot of traffic in this semi-residential area, including, e.g., Business service and supply establishments, Eating establishments, Quick service food stores, and Community clubs, centers, meeting halls; and,

Whereas, the Proffered Conditions include proposed hours of operation "... 7:00 a.m. to 8:00 p.m. Monday through Sunday. Limited 24 hour access by tenants shall be allowed by appointment only"; and,

Whereas, 24 hour access by appointment can easily be abused, e.g., if a tenant makes an appointment to use the facility three times every week at 3:00 a.m., and the noise from loading and unloading operations is currently unknown and may disturb the nearby residents; and,

Whereas, HVAC units are to be located on the roof of the proposed building and the Proffered Conditions include a noise limit of 55 dBA Ldn from the HVAC units at the Beverly Road property line, but no maximum noise limit is proposed; and,

Whereas, the applicant is proffering midblock pedestrian crosswalks and proposing the necessary pedestrian safety improvements in accord with the McLean Community Business Center Comprehensive Plan;

Now, therefore, be it resolved that the McLean Citizens Association supports the rezoning request RZ 2009-DR-016 for this semi-residential area provided the applicant agrees to the following development conditions:

1. Hours of operation are limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 6:00 p.m. on Sunday;
2. In addition to a 55 dBA Ldn noise limit for the HVAC units a 55 dBA Lmax noise limit shall apply at the Beverly Road property line.

Be it also resolved that the McLean Citizens Association supports the midblock crosswalks and associated pedestrian safety improvements.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Staff
Benjamin Wiles, Staff
Keith Martin, Sack Martin
Jack Wilbern, Butz Wilbern

TRANSPORTATION COMMITTEE

No resolution.

A public meeting was held on the turn lane extension from Rt 123 to Waverly Way with good attendance. Cut-through traffic on Waverly from Langley High School is a concern. Supervisor Foust's office will work with the committee.

A Nov 10 MCC meeting will be held to discuss impact of truck restriction on Balls Hill Road. The Transit development plan anticipates little impact on alternate routes.

The committee was contacted by the Great Falls Citizens Association about Georgetown Pike and Rt 7 and proposed double turn lanes. Meetings to be held.

TYSONS CORNER LIAISON COMMITTEE

No resolution.

The County staff has prepared a cost estimate for roads of \$1.5 – 1.7B. While still refining, this estimate is anticipated to be close. Public hearings likely won't start until Jan 2010. Goal is to get it to the Board of Supervisors by end of spring. Task Force still meeting on regular basis. Developers opposed to the 20 fields included. Fiscal study has been criticized as superficial. Sharon Bulova supportive.

MCLEAN PLANNING COMMITTEE

No resolution.

MCLEAN REVITALIZATION CORPORATION

Bob Nagle has resigned and nominee will be given at next meeting.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

No report

MCLEAN CITIZENS FOUNDATION

No report.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Pres Jackson adjourned the meeting at 10:10 p.m. The next MCA Board meeting date is December 2, 2009.

Respectfully submitted,

Nicki Watts
Recording Secretary