

McLean Planning Committee

Minutes of Regular Meeting – June 20, 2012

Members in Attendance: Winnie Pizzano Ann Seaman Mary Baker Doug Potts
Gin Kinneman Ghassan Abukurah Marcus Simon Jim Turner Rich Salopek
Maya Huber

Guests: Bridget Hill (OCR) Jane Edmondson (Sup. Office) Bobbi Bowman (Patch)
Bernie Suchicital (Fx.) Meghan VanDam (Fx.) Jennifer Lai (Fx.) Michael Ghorbanian &
Peter Abiles (6803 Whittier) Susan Bourgeois (MCC) Kathleen Wysocki

The meeting was called to order by President Abukurah at 7:10 p.m. The May minutes were approved (Rich Salopek/Ann Seaman) with a small correction to the Treasurer's report (error of 10cents, for a Total \$5534.68).

Fairfax Forward – presentation on Comprehensive Plan update process. Bernie Suchicital, Meghan VanDam and Jennifer Lai, all from Planning & Zoning of Fairfax County, reported on the results of last year's community survey on the Annual Plan Review process. Results included positive and negative responses. While the process was efficient, task forces focused on details which came to resemble actual rezoning procedures, and the proceedings tended to be too parcel-specific with little relationship to the overall plan.

In response, Planning and Zoning is evolving an alternative with several goals: proceed in a systematic manner, expand community participation, include planning education, address the plan itself, not just the individual parcel, consult and blend with the Concept for Future Development, an existing document which will be revised to include new metro lines. A revised, digitized Plan map of Fairfax County, accessible on line, should facilitate the process, along with a draft on-line data base. An on-going work program is to be established, with the goal of keeping the Plan relevant. There will be no whole-sale review; rather changes in circumstances or needs of the community will rule the frequency of Plan studies. This will provide greater flexibility, more broad-based outreach, education of the community involved, with studies and links available on e-mail. Out-of-turn Plan Amendments will be far easier to submit and will be called "Board Authorized Amendments".

Treasurer's Report. Mary Baker reported we had \$1,034.68 in checking, and \$4,500 in a CD, for a total of \$5,534.68, unchanged from last month.

Supervisor's Report. Jane Edmondson announced a meeting with Transportation planner Paul Monnier and WMATA staff on Tyson's Connector Bus proposals, to be held June 26th at 7 p.m. at MCC.

Liaison with McLean Community Center. Susan Bourgeois reported that the MCC Board has re-affirmed its desire for a CBC presence and formed a Committee to explore the various options. In a joint meeting with MCA and MPC, assistance was offered, and now MCC is looking for a delegate from MPC to serve. In order to be a full voting committee members, this person would need to be a resident of Small District #1. Ann Seaman qualifies and volunteered. She reported on a trip with the MCC group taken last Sunday to look at several other Community Centers. Two in Reston were using public parking, one

was based on a lease rather than owning its facility, and a brand-new center in Fairfax City was built entirely with donations. She also established some data on the relationship between facility size and residents served.

MRC Report. Jane Edmondson reported on the successful groundbreaking for utilities Undergrounding. Doug Potts reported on three projects that are ongoing: 1. Entry-signs to slow traffic through the McLean CBC have been designed and Fluor-Transurban asked for manufacturing funds. 2. Transportation Enhancement funds have been secured to design and install a planted median in Old Dominion N of its crossing of Pimmit Run before the left turn lane into Holmes Place, and 3. Design funds have been received to re-design the central intersection of Old Dominion/Chain Bridge Road for greater safety, especially for pedestrians. Volkert has been hired to do the design. The MRC is currently trying to address the problems of restoration of sidewalks around the intersection once the undergrounding work has been done but the redesign not yet finalized. VDOT will not maintain brick, only concrete, and its standards for underpinnings are costly; three of the existing sidewalks are bricked in, each in a different pattern; undergrounding funds will barely be sufficient to restore sidewalks to their existing conditions. Discussion follows: there is skepticism on VDOT's record of maintenance, present agreements with landowners make them responsible for maintenance, and the CBC Design Standards were recently upgraded with sidewalk specs that take space-available into consideration.

A motion is made by Richard Salopek, seconded by Winnie Pizzano, urging all concerned parties to follow the McLean Design Standards for all streetscape and to seek a way to efficiently use taxpayers' funds in sequencing this construction work. Accepted unanimously.

Maya Huber reports that Charlie Strunk, bicycle coordinator for Fairfax County, assisted by Dennis Frew, have shown the MCA Transportation Committee a draft of bike paths through the business district and of special signs directing riders to areas of interest around McLean as well as nearest metro stations, along with suggestions for installation points. A small committee has been formed to review sign language and locations, with installation of the funded signs to follow. A map can be found at McLean Patch.

6803 Whittier Avenue. Bernie Suchicital explains that the new owners of this residence, zoned C2 and used for offices since 1984 has requested a 20% reduction in parking. Michael Ghorbanian and Peter Abiles represent the owners and present their case. Under an agreement previously worked out but never implemented, a site plan has been filed which will improve drainage, provide screening to the residential neighbors, and install sidewalks on the frontage on Whittier and Lindenhurst. A reduction in parking from 12 spaces to 10 would allow screening to remain and impervious surface to be reduced.

Maya Huber, seconded by Marcus Simon, moves that the MPC agree to a 20% reduction in parking in return for the Revitalization benefits provided by sidewalks, curb and gutter built in accordance with McLean Design Standards plus the other improvements shown on the siteplan. So moved.

Elm Street. President Abukurah reports that the applicant informed him that they are working on their response to the MPC comments on the proposed development plans. The applicant will reach out to the MPC Elm Street Subcommittee when the applicant is ready to discuss next steps. No additional progress to report.

Comprehensive Plan. Staff (Marianne Gardner and Aaron Klibaner) has sent a draft of suggestions addressing our proposed changes in wording which would make the Plan less optional. We will need to call a meeting at the Supervisor's office with staff to address their suggestions. (They mostly add: It is important that...shall; it is expected that...shall). The Subcommittee consisted of Marcus Simon, Diane Schum, and Maya Huber. Ghassan Abukurah will fill in the fourth seat on the subcommittee in lieu of Jim Boylan who is no longer on the MPC. Jane Edmondson will coordinate.

WRIT Ashby proposal. President Abukurah appoints a Subcommittee to work with the applicants: Gin Kinneman (CLA) to be liaison with Elm Street project, Doug Potts (SCA), Ann Seaman (GMCC) and Maya Huber (MCA).

Traffic Assessment Strategy Discussion. Deferred. But Maya Huber reports on a meeting on Tyson's traffic assessments and contemplated mitigation. Staff concluded that Tyson's east density and road impact was greater than anticipated and has worked out potential mitigation strategies for intersections with Route 123 going towards McLean. Different strategies are used, such as Great Falls/Lewinsville intersection using an underpass for 123 to keep traffic flowing as Tysons development occurs. They have also mapped the impact on 123 past McLean, and Supervisor Foust has requested a second study (Phase II) to determine impact and mitigation on selected intersections through the McLean CBC, with preliminary results to be available before the Board of Supervisors' first vote on Tysons' rezonings in September 2012. **Maya Huber moves that the MPC officially thank Supervisor Foust for his motion and request that the study include the entire CBC. So moved.**

MPC Public Relations – deferred.

Executive Committee Nominations and confirmation.

Secretary position: President Abukurah reports that the Chamber has nominated Marcus Simon to be Secretary. Position is unanimously confirmed. Mr. Simon will be the MPC Secretary effective July 1, 2012.

Treasurer position: President Abukurah requested that Mary Baker continue the job of interim Treasurer (since both CLA representatives cannot assume this position). This matter is not subject to a vote pursuant to the MPC Bylaws. The permanent role of Treasurer will be subject to the Bylaws.

Vice President position: The MCA has nominated Rich Salopek as Vice President. Position is unanimously confirmed. Mr. Salopek will be the MPC Vice President effective July 1, 2012.

President position: the Surrounding Citizens nominated Winnie Pizzano for President. Position is unanimously confirmed. Ms. Pizzano will be the MPC President effective July 1, 2012. So moved by acclamation, with thanks to past-president Ghassan Abukurah for a job well done.

Meeting is adjourned at 9:30 p.m.

Submitted: Maya Huber, Secretary.