

**McLean Hamlet Citizens Inc.**  
FINAL Summary of Annual Membership Meeting

**Thursday, April 17, 2008, 7:00 pm.**  
Spring Hill School Cafeteria

Board and Chairs Present: Miguel Avila, Charlotte Basset Zimmerman, Nancy Bavisotto, Dick Coogan, Doug Colvard, Betty Grimes, Cathy Hollan, Jack and Jane Kalish, Ben Leung, Shri Sinha, Linda Somogyi, Ralph Ward, and Paul Wieland

Introduction of the Officers and Board of Directors: Paul introduced the Board of Directors and present Committee chairs.

Acknowledgement of Retiring Board Members: Linda Somogyi is retiring as Board member, but will continue to serve as the Webmaster, a role she undertaken for numerous years. Scott Schlegel (not present) retired at the beginning of the year after having served as Vice-President and representative to the Fairfax County Federation of Citizens Associations (in which capacity he will continue to serve for MHCI).

New Board Members: Two new Board members were posed, Hutch Douglas and Tapan Banerjee, Ph.D. Nominations were seconded and votes taken. All votes cast among the meeting attendees and the proxy votes received were in the affirmative.

Accomplishments made in 2007: Ralph referred to the Spring 2008 newsletter, which listed a number of accomplishments achieved by the Hamlet Directors and committee chairs in the "President's Message."

Lewinsville Road: Ralph summarized pending actions on Lewinsville Rd. Ralph attended a meeting organized by the Peterson Company recently and saw drawings of how additional ingress and egress roads have been proposed behind the Department of Homeland Security building complex on Lewinsville Rd. Eliminating left turns from Balls Hill Rd is still an option, but likely to be more problematic. No timetable for any action was mentioned.

Village for the Aging: The Board looked into creating a resource for seniors that would allow more of our elderly neighbors to remain in their Hamlet homes longer. The Board purchased a planning manual from Beacon Hill Village (Boston), and John Mealey spearheaded an evaluation effort. It now appears that the project would be too big, labor intensive and expensive for the Board to take on.

McLean Hamlet Swim and Tennis Club: Bill Parks summarized the status of a pending renovation to the clubhouse. About three years ago, the Club started an effort to improve the clubhouse facilities. As part of that process, the idea of making the new attic space be more usable (to include small offices and an open area for meetings or other gatherings, as well as much needed storage space) was proposed. The Club operates under a "Special Permit" from the County, thus adding additional usable space requires modification to the Permit. The Club essentially voted 50:50 in December 2007 on whether to include the additional usable space in the renovation or not. The Club's Planning Committee met with a number of residents through February and came up with a compromise plan for restricted use that was submitted to the

county's Board of Zoning Appeals for approval. At the hearing in April, the BZA members felt the Club's proposed wording of the Permit was lengthy and confusing, thus the submission is to be reworded and then voted upon at the June 3 meeting, after which the Planning Committee hopes to be able to present an approved plan to the Club members for a vote on financing the project. Bill indicated that just over half of the members reside in the Hamlet. The Club is able to take about 30 new memberships each year due to turnover. Approximately 140 people are on the waiting list.

Architectural Control Committee: Miquel reminded those present of the need to obtain prior approval for construction and/or renovation projects on their Hamlet property, per the Covenants (which can be found on the website). In addition to the Hamlet Covenants, most residents are under R2 or R2C zoning by the County. A straw poll was taken to gauge interest in revising the Covenants to allow 3-car garages (currently only 2-car garages are allowed). There were numerous hands raised, although a few people were against the change. The Board will continue to evaluate the proposed change.

Yard Sale - May 10: Those interested should turn in the registration form sent with the Spring Newsletter by April 26 to Helen Charbonnet.

Comments by Supervisor John Foust: John addressed the meeting attendees as the newly elected Dranesville District Supervisor. Transportation issues related to the impact of several major construction projects in the immediate area were a priority topic for both Supervisor Foust and the Hamlet community members present.

- DHS building complex on Lewinsville Rd – “By rights” go back ~30years ago. The landowner has offered to build a ramp off back of property directly to the Dulles Access Road ramp. Survey by DHS suggests that >40% of employees would use ingress/egress along Dulles Access Rd, if it were available. Metro Airport Authority approval would be needed. He was doubtful that elimination of the stoplight at Balls Hill would be forthcoming but it is being investigated.
- HOT lanes on I-495 – all approvals are in place. The 5-year construction project will include replacing every bridge along the affected stretch. Some bridges will be torn down before a new one is built (the Lewinsville Rd bridge is one of the few that will have a parallel bridge built before the old one is removed). There was concern and hope expressed by Snow Lear residents that the sections currently missing a sound barrier will be filled in (sooner, rather than later). A couple public hearings will be held in mid-May (one in the Tysons-McLean area and one near the Springfield interchange end).
- Evaluation of the McLean Comprehensive Plan for revitalization of “downtown” McLean, including more pedestrian-friendly features, is ongoing. The Supervisor's office will not be moved to the Dolley Madison Library. Therefore, it will not be necessary to clear about an acre of land behind the Library to create additional parking.
- County Budget – A 3¢ tax-rate increase has been proposed to make up for the lower revenue due to lower property values. 1¢ equates to ~\$22.5M. Public schools have requested an additional \$60M by themselves. The proposed \$50M bond for Parks is

mainly being used for maintenance-related projects and for completion of ongoing projects. Thus an increase in the bond amount may be proposed to initiate new projects. Lastly, an 11¢ increase on commercial property for new transportation projects may be proposed.

Q & A:

- 4970 Jones Branch Rd, Tysons – According to the developer, this is another “by right” construction of a 22-story building. The developers are, however, trying to build at the lowest areas of the property and placing the smallest footprint of the building towards the Hamlet in a gesture to reduce the overshadowing of nearby residential areas.
- Metrorail extension – Supervisor Foust does not have any inside knowledge of the likely outcome. The only piece missing for the go-ahead of an elevated rail is the \$900M contribution from the US Government. The Tysons Corner Land Use Task Force recommendations nearing finalization are based on the assumption that Metrorail will be built. The Task Force is trying to report in May to the Planning Commission on what changes should be made to the current Tysons Comprehensive Plan. Some of the County Supervisors are trying to get funding approved for a study of the traffic impact on surrounding areas (rather than just within Tyson, as was performed). If the Metrorail extension is built, 96% of the cost overruns in Phase I will be born by users of the Dulles Toll Road and County taxpayers, unfortunately.
- Airplane and helicopter noise – Supervisor Foust participated in a large meeting of various rescue, military, police, and other helicopter users. Most all speakers clearly stated their absolute need for unfettered access, so no noticeable change is expected. Separately, it was recognized that air traffic controllers are allowing airplane pilots to deviate from the two allowed flight paths, apparently to get out of the area in the most expeditious manner, regardless of where that takes them.

The Board and meeting attendees warmly appreciated Supervisor Foust’s comments and appreciated his enthusiasm for striving to keep the Tysons-McLean area a very pleasant place to live.