



# the Pioneer

news of the Western Fairfax County Citizens Association

Volume 12 Issue 2

"supporting planned development through public awareness"

Winter 2007

## WFCCA Area Associations

- ◆ ◆ ◆
- Braddock Downs
  - Braddock Ridge
  - Briarcroft
  - Brookfield Woods
  - Bull Run
  - Cabell's Mill
  - Centre Ridge Owners
  - Centre Ridge Regent
  - Clifton Crest
  - Clifton Manor
  - Compton Valley Estates
  - Compton Village
  - Confederate Ridge II
  - Crofton Commons
  - Deerfield Ridge
  - Fair Lakes Chase
  - Fair Lakes Forest
  - Fairfax National Estates
  - Friends of CHD
  - Gate Post Estates I
  - Green Trails/Manorgate
  - Heritage Crossing
  - Heritage Forest
  - Horseworks
  - Leeton Manor
  - Little Rocky Run
  - London Towne
  - Marian Woods
  - Mount Olive
  - Newgate
  - Newgate Forest
  - North Hart Run
  - Old Mill
  - Paterra
  - Pleasant Hill
  - Pleasant Valley NC
  - Poplar Park
  - Poplar Tree
  - Rock Hill
  - Rocky Run
  - 2nd Gate Post Estates
  - Sequoia Farms
  - Singleton's Grove
  - Stonehenge
  - Sully Station
  - Sully Station II
  - Sutton Oaks
  - Union Mills
  - Virginia Run
  - Walney Mills
  - Willoughby's Ridge
  - Winding Ridge
  - Woodgate Comm. Assn
  - Woodlands of Fair Lakes

## From the President

Happy New Year to all; I hope that each of you enjoyed the holiday season!

If you are looking for ideas for a new year's resolution, let me suggest that you seek to become more active in your community and look for ways to contribute. There are a variety of programs available throughout Fairfax County as well as locally, and your participation would be most appreciated! For ideas, please visit the County Community and Volunteering webpage at [www.fairfaxcounty.gov/living/community/](http://www.fairfaxcounty.gov/living/community/) for opportunities to make a difference!

On that note, we ask that you renew your community's membership in the WFCCA for 2008. The WFCCA is an umbrella organization comprised of homeowner, community, and civic associations in western Fairfax County that strives to help shape the quality of life that we enjoy but it depends on each community's active participation and input. The WFCCA is currently conducting a membership drive so look for membership information that will arrive via mail shortly or visit our website at [www.wfcca-sully.org](http://www.wfcca-sully.org) for information about the WFCCA and membership. We also ask that you please make joining or renewing your membership an agenda item at your next association meeting.

This New Year brings mixed emotions of sadness and optimism for the future. Our community lost two very special people this past year. Andy Lawless, a long time community activist, and WFCCA co-founder, past President and Land Use Committee member, passed away in August of cancer. Rather suddenly in November, Mary Coyle, also a co-founder of the WFCCA, the longest-serving member of the Land Use Committee, and a WFCCA and community contributor

(see *From the President* - continued on page 2)

## WFCCA to Hold Officer Elections at January Quarterly Meeting

At its January 21, 2008 quarterly meeting, the Western Fairfax County Citizens Association (WFCCA) will hold its biennial election of officers for the Executive Committee.

The Executive Committee establishes the organization and policies to best achieve the objective of the WFCCA and is comprised, in part, of the following positions, each of which is open: President, Assistant and Executive Vice Presidents, Secretary, and Treasurer. Officers shall be the representative of a member association, or a member-at-large, in good standing (2008 dues are paid at or before the January quarterly meeting). The remaining members of the Executive Committee, the Standing Committee Chairs, will be elected at the April quarterly meeting. The Executive Committee holds approximately four meetings per year, in addition to the quarterly meetings.

If you are interested in running for any of the above WFCCA officer positions, or would like information on any officer position or the Executive Committee, please contact Jim Hart, Nominating Committee Chair, at 703-830-5716 or [jhart@tidalwave.net](mailto:jhart@tidalwave.net).

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## ◆ WFCCA Items of Interest ◆

### WFCCA Annual Membership Renewals Due

January is the month to renew your community's membership in the WFCCA for the calendar year. If you are the representative or alternate of a current WFCCA member community, a member-at-large, or if your community is within the WFCCA boundaries, a blue 2008 membership/renewal form is enclosed for your use. To renew, or if your community is interested in becoming a member of the WFCCA, please complete the form and submit it with a check for \$25.00 to the address listed on the form, or bring it to the January 21st quarterly meeting.

As noted by WFCCA President Ted Troscianecki in his column, we invite all communities within the WFCCA area to consider membership, as our collective voice is strengthened when our individual associations join together on issues important to the Centreville/Chantilly/Clifton area. If you have questions or need additional information, or if you are no longer the contact for your community, please contact Carol Hawn, WFCCA Secretary, at 703-266-6872 or [cahawn@verizon.net](mailto:cahawn@verizon.net).

The WFCCA is open to civic, homeowner, and community associations within the following area of Fairfax County, including portions of Sully and Springfield Districts: east of the Loudoun County line; south of Route 50; west of Stringfellow and Clifton Roads; north of Compton Road east of Route 28, and north of Bull Run west of Route 28.

### Treasurer's Report

On July 16, 2007, WFCCA cash on hand balance totaled \$3,954.30. A report was not presented at the October 15, 2007 quarterly meeting. Therefore, the cash on hand balance for the WFCCA remains \$3,954.30.

*The objective of the Western Fairfax County Citizens Association is to support planned development through public awareness.*

*(From the President - continued from page 1)*

for countless years, passed away. We will miss each of them dearly and extend our condolences to their families, wishing them peace and strength.

Also, after 22 years of service on the Fairfax County Planning Commission, 16 of those as the Sully District Planning Commissioner, Ron Koch has retired. Ron was a constant source of guidance and encouragement for the WFCCA and his numerous contributions to the community over the years will never be forgotten. On behalf of the WFCCA, I thank him for all he has done to improve our overall quality of life and wish Ron and his wife Lois all the best in their future endeavors.

The WFCCA congratulates John Litzenberger on his appointment as Sully District Planning Commissioner. A longtime participant in the community, John was a co-founder of the WFCCA and served as President from 1986-1988. We look forward to working closely with him on development initiatives in western Fairfax County.

Finally, we encourage you and your neighbors to attend the upcoming WFCCA quarterly meeting on Monday, January 21<sup>st</sup>, beginning at 7:00 p.m. in the Sully District Governmental Center. Sully District Supervisor Michael Frey will provide his perspective on the imperatives for the year ahead. In addition, you'll have the opportunity to meet our new Planning Commissioner, John Litzenberger. We will also be conducting the biennial election of WFCCA officers. If you are interested in an officer position in the WFCCA, please contact Jim Hart, Nominating Committee Chair, at 703-830-5716 or [jhart@tidalwave.net](mailto:jhart@tidalwave.net).

I looking forward to seeing you at our quarterly meeting.

*- Ted Troscianecki, President*

## the Pioneer

Newsletter of the Western Fairfax  
County Citizens Association



### WFCCA

Post Office Box 357  
Centreville VA 20122-0357

[www.wfcca-sully.org](http://www.wfcca-sully.org)



### Executive Committee

#### Officers

#### President

Ted Troscianecki *Virginia Run*

#### Administrative Vice President

Dorothy Steranka *Willoughby's Ridge*

#### Executive Vice President

Kathleen Hill *Centre Ridge Owners*

#### Secretary

Carol A. Hawn *At-Large*

#### Treasurer

*vacant*

### Standing Committee Chairs

#### Education

E. Mark McConn *At-Large*

#### Environment

Stephen Vandivere *At-Large*

#### Land Use

James Katcham *Centre Ridge Regent*

#### Parks and Recreation

Chris Terpak-Malm *At-Large*

#### Social Services and Outreach

Dorothy Steranka *Willoughby's Ridge*

#### Transportation

Judith Heisinger *Bull Run*

### ◆ Land Use Committee ◆

**(4/2007 - 4/2008)**

Carol Hawn *At-Large*

Judith Heisinger *Bull Run*

James Katcham *Centre Ridge Regent*

Scott Miller *Pleasant Valley NC*

Jim Neighbors *Sully Station I*

Dorothy Steranka *Willoughby's Ridge*

Chris Terpak-Malm *At-Large*

Ted Troscianecki *Virginia Run*



*the Pioneer* is the quarterly publication of the Western Fairfax County Citizens Association (WFCCA); its purpose is to provide information to member communities, elected officials, and interested persons within WFCCA boundaries and in Fairfax County. Articles reflect the view of their author and may be reprinted in association newsletters. Contact Carol Hawn at [cahawn@verizon.net](mailto:cahawn@verizon.net) or at 703-266-6872 with name and address changes, comments, or suggestions.

wfcc/minutes/101507/doc.

The Western Fairfax County Citizens Association
Draft Quarterly Meeting Minutes

Monday, October 15, 2007

James D. McDonnell Community Room 1, Sully District Governmental Center

Administrative Vice President Dorthy Steranka called the meeting to order at 7:10 p.m. She introduced the Executive Committee as well as Carol Hawn, Sully District Representative to the 2007 Fairfax County Citizen's Bond Referendum Committee.

Widening Poplar Tree Road (\$5 million) - The road would be widened from Sully Station Drive to Braddock Ridge Drive. Connections to the existing network of trails and sidewalks would also be completed.

Widening Lee Highway (\$4 million) - Two additional lanes would be built on Lee Highway (Route 29) along a three-mile segment west of the City of Fairfax, along with a trail on the north side of the road, east of Forum Drive.

Widening Stringfellow Road (\$21 million) - The road would be widened to a four-lane divided road with sidewalks, trails, curb and gutter, and a raised median, from Fair Lakes Boulevard to Route 50.

Stringfellow Road Park-and-Ride and Bus Transfer Facility (\$5.5 million) - The number of parking spaces would be increased from 385 to approximately 700 and the bus transfer area improved.

She introduced Jane Rosenbaum, Fairfax County Office of Transportation, the project manager for the WFCCA-area roads included in the referendum. With regard to Stringfellow Road, Sully District Supervisor Michael Frey is adamant that full access be provided for Rocky Run Middle School. If this cannot be accomplished within current design plans, the Board of Supervisors will need to provide further direction. There will be a signaled access to the Chantilly Regional Library and interparcel access to Greenbriar Park. The intersection with Fair Lakes Boulevard is also included, and will include dual turn lanes and a barrier curb. Stephen Vandivere asked whether the two-foot bike lanes will be marked or striped. There are two teams of thought regarding this. Ray Gustave mentioned that these projects are definitely needed. He questioned why the road improvements include curb and gutter as well as raised medians. Existing gutters look unkempt with trash, sand and gravel and weeds, and road maintenance funds are not likely to be increased. Ms. Rosenbaum responded that the construction of curb and gutter is a transportation objective in the county's policy plan. These improvements are found to be safer in that they channel traffic better and take less right-of-way than shoulders. They are also better at regulating stormwater properly and gravel is more difficult to maintain. There are trade-offs; Mr. Vandivere noted that curb and gutter doesn't allow an escape for bicycles. Stephen Chulick asked about the landscaping of these roads after improvements are completed. The Virginia Department of Transportation (VDOT) has adapted landscaping plans to include plants that need less moisture, to ensure that site distance is not impeded, and that is visually pleasing. Jim Hart asked what the timeframe for construction would be if the referendum passes, and whether detours would be necessary; Pleasant Valley Road was closed completely during reconstruction. The latter was of a different scale; if the bond is approved, the land acquisition could begin as early as March 2008. The roads would be maintained as they are currently; one-lane roads now would remain one-lane during construction with some time restrictions on the construction period. Some existing funds have already been used for hiring a consultant and completing the initial survey on Poplar Tree Road; this project can soon begin. With regard to Route 29, a 1992 study identified priority segments; there could also be \$8 million from Northern Virginia Transportation Authority bonds, if approved. Construction is already underway on Centreville Road at the Floris School; demolition of the Bowman Store is underway, and utility relocation begins tomorrow. Mr. Gustave asked if the Comprehensive Plan still shows a flyover of I-66 at Route 28. VDOT has another suggestion. Fairfax County alone has identified over three billion dollars in road improvements. Mrs. Hawn thanked Ms. Rosenbaum for attending and answering questions. She also added that she has very little information on the school bond, and none of the major projects are in Sully District.

Judith Heisinger, Transportation Committee Chair, introduced Jeffrey Parnes, Sully District Transportation Commissioner. Mr. Parnes discussed transportation improvements in or near Sully District not included in the bond, including an interchange at the Fairfax County and Fair Lakes Parkways, Loudoun County improvements to Bull Run Post Office Road, the remaining interchanges on Route 28, including Willard Road, and the Metrobus conversion to the Fairfax Connector in the Centreville and Chantilly areas beginning in December. There will be a public hearing tomorrow night on the conversion. Jim Katcham asked if the Connector will run the same routes as Metrobus; the routes will change. There will be a county reduction of funds to Metro because of this conversion.

(see Draft Minutes - continued on page 5)

In Memoriam

The WFCCA extends its deepest sympathies to the family of Mary Coyle, who passed away in early November. Mary was a co-founder of the WFCCA, a longtime Executive Committee member, and served on the Land Use Committee longer than anyone since the Committee's inception. She was also involved in community projects, particularly in the area near her former community. The western Fairfax area is much better because of her deep commitment and we will all miss her tremendously.

## ◆ Land Use Committee News and Notes ◆

### Land Use Committee Presentations and Decisions

Below are the applications reviewed at the October, November, December and January Land Use Committee meetings. The WFCCA Land Use Committee meets the third Tuesday of each month at 7:00 p.m. in the James D. McDonnell Community Room 1 in the Sully District Governmental Center, 4900 Stonecroft Boulevard, Chantilly. All area residents are invited to attend the Land Use Committee meetings.

Agent/Applicant	Location	Use	Decision
<b>October 16, 2007</b>			
Lori Murphy/David Steigler/Commerce Bank	Route 50 and Walney Road	Drive-through Bank Facility	Endorsed w / mod.*
<b>November 20, 2007</b>			
Sara Mariska/Van LLC/McDonalds	Upperridge Drive/Route 28	Increase in hours/seating	Endorsed w / mod.*
<b>December 18, 2007</b>			
Fred Taylor/Commerce Bank	Centre Ridge Marketplace	Comprehensive Signage Plan	Endorsed w / mod.*
Greg Budnik/Patrick Kessler/GJB Engineering	Braddock Road/Historic District	Office Building (By-right)	Information Only
<b>January 15, 2008</b>			
Stephen Fox/New Mt. Zoar Baptist Church	Ordway Road	Place of Worship	Endorsed w / mod.*
Chaman Puri/Rajhani Mandir Temple	Pleasant Valley Road	Place of Worship Conditions	Endorsed w / mod.*
John McBride/Enterprise Leasing Co.	Centreville Square Shopping Center	Automobile Leasing	Endorsed w / mod.*
Jim Hart, Planning Commissioner	Countywide	CPA** - Stream Buffers	Requested Deferral

\* endorsement contingent upon recommended modifications to application

\*\* CPA - Comprehensive Plan Amendment

### Upcoming Land Use Agenda Items

In the next quarter, the WFCCA Land Use Committee will render decision on the following applications:

**Land Swap/Office Construction** - The Fairfax County Park Authority is working with a developer on land along Old Centreville Road near Braddock Road. The applicant would construct parking and stormwater detention for the existing soccer fields.

**Hotel** - An application has been filed for a hotel on Old Lee Road.

**Automobile Sales Establishment** - An application has been filed for additional auto sales on Stonecroft Boulevard.

**Upper Occoquan Sewage Authority** - The Authority has filed a 2232 application to replace gravity sewer service in the Cub Run Watershed.

**Luck Stone** - Quarry staff will attend a Land Use Committee meeting later in the spring.

For information on upcoming Land Use Committee agenda items, contact Jim Katcham, Land Use Committee Chair, at (703) 803-8177.

### Sully District Park Planning Workshop

**Tuesday, January 29, 2008 at 7 p.m.**

Chantilly High School Cafeteria - 4201 Stringfellow Road, Chantilly

If you believe preserving, protecting and planning parks to serve coming generations is important, please join the Fairfax County Park Authority at a district-wide park planning workshop. Those attending will help plan and strategize how to protect and preserve our natural and cultural resources and ensure quality places for the next generations to play and thrive.

**Great Parks, Great Communities** is an exciting new planning process initiated to get your ideas for balancing Fairfax County's future park needs and resources within each district of the County. Be a part of the process by guiding the Park Authority towards a balanced park system in your community and ultimately across the County.

Sully District Supervisor Michael Frey and Park Authority Board Member Harold Strickland will host a **Great Parks, Great Communities** workshop and open house on Tuesday, January 29, 2008 at 7:00 p.m. in the Chantilly High School cafeteria, 4201 Stringfellow Road, Chantilly.

Please join them at the kick-off meeting at which the planning process will be introduced and baseline information about the existing park system will be presented. You will have the opportunity to learn more about the parks in your district, ask questions of park staff, and share ideas on how we can strengthen our park system for the future. If you can't attend, you can share your thoughts online at [www.fairfaxcounty.gov/parks/plandev/greatparks.htm](http://www.fairfaxcounty.gov/parks/plandev/greatparks.htm). You will find an overview of the countywide **Great Parks, Great Communities** initiative, informative maps and district-specific information, and opportunities to provide feedback.

For more information, please contact Senior Park Planner Angie Allen at 703-324-8694. If you love parks, can envision the protection of natural and cultural resources and believe that quality of life is enhanced by a healthy environment, please take some time to share your opinions, great ideas, and enthusiasm!

## ◆ Around and About the WFCCA Area ◆

### Presidential Primaries to be Held Tuesday, February 12, 2008

On Tuesday, February 12, 2008, the Democratic and Republican Parties will conduct Presidential Primary elections in Virginia. The deadline to register or update your address was January 14, 2008. Voters in Virginia do not register by political party. Therefore, any registered voter may choose to vote in any party primary. However, when both parties hold a primary at the same time, voters must select whether they wish to vote the Democratic or the Republican ballot.

Any eligible county resident who will be 18 by or on Tuesday, November 4, 2008, and is registered at their current address can vote in the February primary. The polls will be open from 6:00 a.m. until 7:00 p.m. You will vote at your regular polling place. For additional information, for information on voting by absentee ballot, or for sample ballots listing the Democratic or Republican candidates, please visit [www.fairfaxcounty.gov/eb](http://www.fairfaxcounty.gov/eb).

*(Draft Minutes - continued from page 3)*

Battlefield Bypass is a very expensive project but there is a need for a north-south road which will probably be the (now) By-County Bypass. Mr. Hart reminded attendees that Supervisor Frey is loathe to remove the Tri-County Bypass from the Comprehensive Plan. NVTAF funds would pave Bull Run Post Office Road to the Fairfax County line, but there would be little widening of it. There is increasing traffic on the entire road. Ms. Steranka asked the location of the Centreville Road widening; the area mentioned is north of Sully District. Mr. Vandivere opined that we will all be driving in clockwise circles. Mr. Parnes also mentioned that he is currently serving as President of the Fairfax County Federation of Citizens Associations, and encourages homeowner and civic associations to consider becoming a member of the Federation. The Federation is currently looking for a Land Use Committee Chair, as well as members for the Committee. Mrs. Heisinger thanked Mr. Parnes for his informative comments. Mrs. Heisinger noted the Route 29 pedestrian walk under I-66 is completed.

**Admission of New Member Communities** - No communities requested membership during the past quarter.

**President's Report** - In WFCCA President Ted Trosciancki's absence, Ms. Steranka had nothing to report.

**Approval of July 16, 2007 Minutes** - *Mr. Gustave moved approval of the July 16, 2007 quarterly meeting minutes, as published. Mr. Hart seconded. Motion carried unanimously.*

**Treasurer's Report** - The WFCCA cash on hand balance is \$3,954.30, as reported at the July 16, 2007 meeting.

**Land Use Committee** - Mr. Katcham discussed upcoming land use cases, including the land swap with the Park Authority on Old Centreville Road that has again been deferred. The Committee will review the zoning ordinance amendment on temporary residential storage containers. The Committee will also review a comprehensive signage plan for the CentreRidge Marketplace.

**Housing and Social Services Committee** - Chair Steranka has attended Hanley Shelter meetings. Currently, there are 12 families housed, all but one have a female single head of household. The staff is multilingual. To volunteer at the shelter, a background check is required. There is currently a six to eight month waiting list to enter the shelter. While the goal is to rehouse clients in 60 days, the average is now 120 days. The next meeting is this Thursday.

**Environment Committee** - Chair Vandivere mentioned two county initiatives: the promotion of rain barrels and the "Cool Counties" initiative. For \$55.00, you can obtain a 50 gallon pickle barrel and fittings to convert it to a rain barrel, as well as information to fit it into an existing underground system. The county offers classes on this project. The latter has numerous benefits, including the reduction of emissions, and less heating and cooling costs. The county may only have 45% tree cover by 2037, and will lose the equivalent of seven parks worth of trees to development. The county is developing standards for tree planting; trees have an important environmental impact in that they trap carbon dioxide. Mrs. Heisinger noted that Fairfax ReLeaf is now accepting acorns and seed pods. One of the problems the county has with tree cover is that there is a huge gap in trees of a certain age. There are old trees that have been saved in the development process, and young trees planted during construction, but not middle aged trees. However, there is also the problem now of deer eating young trees so it will be difficult to start a lot of young plantings.

Mr. Hart mentioned that the Board of Supervisors has authorized a public hearing on a policy plan amendment to create incentives for green building techniques. The Planning Commission public hearing is November 18, 2008; release of the staff report is imminent. This should facilitate the use of green building techniques; the plan will emphasize objective systems such as LEED, Green Globes, etc. Mr. Vandivere noted that Congress is encouraging the use of LEED recommendations in their buildings. Incentives aren't needed if they pay for themselves. One issue with commercial facilities is that the developer initially pays for environmental improvements but the tenants later reap the benefits. The challenge may be that the tenant doesn't care. Even if this doesn't become mandatory, the Land Use Committee can encourage developers to commit to green environmental practices. Mr. Gustave added that the ReLeaf initiative is doomed by deer if the county doesn't take action now.

**New Business** - Mr. Gustave asked if something could be done about the Newgate Shopping Center parking area. The parking lot is really trashy with food wrappers, broken glass, cans; tenants blame clients of Fast Eddie's. There may also be zoning ordinance violations with clients parking along fire lanes, which are no longer painted yellow. Enforcement is imperative on Saturday nights. Mr. Katcham agreed to send Randy Minchew an email about this issue.

With no other business, *Mr. Katcham moved adjournment; Ms. Heisinger seconded. Motion passed unanimously*, and the meeting adjourned at 8:40 p.m.

Respectfully submitted,  
- Carol A. Hawn, Secretary

the Pioneer  
Western Fairfax County  
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*In this Issue . . .*

*WFCCA to Hold  
Officer Elections  
at the  
January 21, 2008  
Quarterly Meeting*



*2008 WFCCA  
Membership  
Renewals Due*

# WFCCA Quarterly Meeting

**Monday, January 21, 2008**

**7:00 p.m.**

Sully District Governmental Center  
4900 Stonecroft Boulevard, Chantilly

The James D. McDonnell Community Room 1  
(across the Entry Hall from the Sully District Supervisor's Office)

Our Guest Speaker for the evening will be  
The Honorable Michael R. Frey, Sully District Supervisor.

There will be a question and answer period.

All area residents are invited to attend.

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*The WFCCA Land Use Committee meets the third Tuesday  
of each month at 7:00 p.m. in the Sully District Governmental Center.*