



Mount Vernon
Council
of Citizens
Associations

www.mvcca.org

Record

By Subscription \$15.00 Per Year

Volume XXXVI, No.6, June 2004

NEXT COUNCIL MEETING

Wednesday, June 23, 2004, 8:00 pm
at the Mount Vernon Governmental Center

AGENDA

CALL TO ORDER

- Approval of Secretary's Minutes
- Approval of Treasurer's Report
- Committee Reports
- Co-Chairmen's Report on Board Actions

PUBLISHED ITEMS and RESOLUTIONS

NEW BUSINESS

- Member Association Representatives' Time
- MV Supervisor's Time
- Other Elected Reps and Public Time

ADJOURNMENT

Co-Chairmen	Errol Bergsagel703.780.9038
	Al Bornmann703.360.5964
	Mack Rhoades703.329.9120
Treasurer	Phyllis Evans703.960.2140
Secretary	Chris Granger703.768.1936
Editor	Dave Bolte703.765.0129
BUDG	George Bauer703.768.1774
COAF	Queenie Cox703.360.2414
EDUC	Judy Harbeck703.780.1883
ENVR	Jim Davis703.799.3278
H/HS	Louise Cleveland703.780.9151
PL/Z	Diane Donley703.780.2804
PSAF	Dallas Shawkey703.360.2185
TRANS	Frank Cohn703.780.5698
FCFCA	Pat Rea703.799.4799

MINUTES

GENERAL COUNCIL MEETING – May 26, 2004
ASSOCIATIONS REPRESENTED: Fairfax Residents, Hollin Hall Village, Hollin Hills, Huntington, Hybla Valley Farms, Montebello, Mount Vernon Manor, Mount Vernon on the Potomac, Mount Zephyr, New Gum Springs, Newington, Newington Forest, Olde Mill Condos, Potomac Valley-Riverbend, Riverside Estates, Riverside Gardens, Riverwood Homeowners, River Towers, Sherwood Estates, Spring Bank, Stratford Landing, Sulgrave Manor, Wellington, Wessynton, Williamsburg Manor, Williamsburg Manor North.
PRESIDING: Al Bornmann
SECRETARY'S MINUTES: Approved.
TREASURER'S REPORT: Approved.
COMMITTEE REPORTS: Judy Harbeck reported that the West Potomac principal is moving to Mount Vernon High School.; Mount Vernon's fourth principal in 5 years. The School Budget is fully funded. Jim Davis urged us to attend the Fort Hunt concerts. Diane Douley met with representatives from the South County Federation about two land use cases P & Z opposed and South County supported. Basically their position is that what goes on south of Fort Belvoir is not our concern. Frank Cohn noted that Supers Hyland and Kauffman are proposing to form a pilot program that could lead to a Pedestrian Safety Board. Pat Rea said the FCFCA had a presentation by Fire and Rescue, the Red Cross, the Health Department and Citizen Emergency Response Teams. There are 12-24 people on a team. They are put together by businesses.
RESOLUTIONS: The "Education Committee" resolution passed 23-0-0. E & R's "Quander Brook" passed 25-0-0.
SUPERVISOR'S TIME: Charles Unger represented Gerry. There were questions about the proposed ambulance fee. How would it be billed? Would Medicaid, Medicare or the users insurance be billed? Dallas Shawkey said the intent was to do so. Eleanor Quigley raised the issue of access to the Lamond Park across Morningside Lane for residents south of it.
PUBLIC TIME: Neal McBride reported on Laurel Hill. The Task Force is pursuing an educational use for part of the project. A Building Stabilization report will be forthcoming: its subject is preserving the historical

The Mount Vernon Council of Citizens Associations is saddened to report the death, on April 11th, of Peter H. Brinitzer of Stratford Landing, a retired Army colonel, one-time MVCCA citizen of the year, a long-time citizen activist who held many volunteer positions in the Mount Vernon Council of Citizens Associations and the Mount Vernon Community. Long a president of the Stratford Landing Civic Association, he organized many efforts to improve his own community and the Mount Vernon Community. Twelve years a planning commissioner, he worked within the MVCCA and the Fairfax County Federation of Citizens Associations for the good of the entire County and was widely-known and respected for his persistence in attaining goals for Mount Vernon District. His was a vigorous voice for community cooperation and improvement. He will be missed by his many colleagues and friends.

THE COMMITTEE reports

buildings for new uses. The Park Authority's Laurel Hill Park Plan is up for discussion. There could be an equestrian center, a Cold War Museum.

Note: The June Meeting is at the Government Center.

TRANSPORTATION

The MVCCA Transportation Committee met on June 7, 2004 in the Media Center of the Walt Whitman Intermediate School. Attending were: Mr. Earl Flanagan, Transportation Commissioner; Mr. Robert J. Gagne, Design Coordinator, Washington Metropolitan Area Transit Authority; Mr. Alexander Lee, Assistant Project Coordinator Woodrow Wilson Bridge Project; representatives of 24 member organizations (Belle Haven, Belle Haven Terrace, Berkshire, Gum Springs, Hollin Hills, Huntington, Hybla Valley Farms, Marlan Forest Heights, Montebello, Mount Vernon on the Potomac, Mount Zephyr, Newington Forest, Potomac Valley-Riverbend, Riverside Estates, Southwood, Stratford Landing, Stratford on the Potomac, Sulgrave Manor, Waynewood, Wellington, Wessynton, Westgrove, Williamsburg Manor, Williamsburg Manor North).

The meeting opened with a presentation by Mr. Gagne, Washington Metropolitan Area Transit Authority (WMATA) who explained the background on the pending construction of an additional 500 spaces Parking Garage in support of the Huntington Metro Station. He advised of several design options, that drawings were nearing completion, but that all the necessary funding sources have not as yet been obtained. The garage will be a multiple storied structure on the southeast side of the WMATA property, and will be near the anticipated Stout and Teague development, associated with the Upper Huntington level. A number of Committee questions indicated local concerns as to whether vehicles would exit onto Huntington Avenue. Mr. Gagne indicated that that issue had not yet been determined but that in any event, there would be no exit to Huntington Avenue unless VDOT installed a traffic light at that exit. A meeting has been scheduled for 3 PM, June 17 by Supervisor Kauffman at Supervisor Hyland's office to discuss concerns about the ability of North King to cope with additional traffic, providing parking for Maryland cars and a six story parking garage looming over and within 50 feet of existing homes.

Next came a briefing by Mr. Alexander Lee of the Woodrow Wilson Bridge Project who provided the status of construction, concentrating essentially on Washington Street and the Route #1 interchange. He showed how the Washington Street overpass was being constructed in four quadrants over the Beltway to create an Urban Deck in Alexandria. The recent lane shifting appears to have been accomplished without major difficulty. Of interest is the anticipated two week closing of the Fort Hunt Road intersection with Route #1 during July. This closing is required for the installation and rerouting of numerous underground utilities, and will require that vehicles use the Huntington Avenue extension between Fort Hunt Road and Route #1. Also, Mr. Lee indicated that the present overhead lighting system of the entire Route #1 interchange may have to be removed in order to facilitate the installation of the new lights. An attempt is being made to provide substitute lighting while the new system is being installed. Mr. Lee was unable to confirm whether money saved on the project would be used to complete deferred improvements planned for the Telegraph interchange. It was also noted that there is

no room on the new six lane bridge over the Beltway for a Bus Rapid Transit lane, if one is built south of the bridge.

A resolution designed to limit future residential construction, until appropriate funding to improve traffic congestion is allocated, was tabled for a vote at the next meeting, to determine if the County has the ability to accomplish the Resolve recommendations. Mr. Flanagan suggested an amendment that would request a traffic impact assessment that would demonstrate a Level of Service (LOS) on Route #1 that is no worse than LOS "D". Mr. Flanagan will draft a separate resolution for the next meeting to request that for any new development a trip generation analysis be performed to indicate how many vehicles will be generated by the new site, the type of development involved, the parking ratio for the site, pedestrian/bike accessibility, location of bus stops and expected traffic control arrangements. On that basis, the developer will be asked to proffer for all traffic requirements.

The resolution proposed by the Public Safety Committee to limit the use of cell phones while driving was tabled for a vote at the next meeting, due to time constraints.

Committee members were requested to submit suggestions for locations for the placement of Crossing Islands on Richmond Highway by the next meeting.

The Committee was apprised of the letter dispatched by the Chair to the Superintendent of the George Washington Memorial Highway, in consonance with the wishes of the Committee, to urge the Park Authority to reconfigure the Belle View Boulevard/George Washington Memorial Parkway intersection, to mirror the existing configuration at the Belle Haven/George Washington Memorial Parkway intersection. A reply from the Park Authority is pending.

The Committee requested the Chair to reiterate to the Mount Vernon Representative to the 150 Aircraft Noise Reduction Study the need for aircraft to be kept over the center of the river as long as possible during arrivals as well as departures.

The Committee was briefed on the creation of a Pedestrian Safety Board as a pilot project by the Mount Vernon and Lee District Supervisors, at the behest of the Committee.

Mr. Flanagan announced that he would circulate a 4 Year Transportation Plan of Supervisor Chairman Connally that would be funded by a \$115,000,000 bond issue to be voted on this fall. It would include two spot improvement projects for Route #1. One, to create a left turn lane into the Herb Harris Post Office, and a second, to provide bus shelters and shelter amenities and access walks.

The next meeting of the Transportation Committee will be held at 8 PM on Tuesday (note change of day), July 6 in the Mount Vernon Government Center (note change of location). Agenda to be announced.

HEALTH AND HUMAN SERVICES

H/HS Committee met June 1 with 10 member associations represented: Collingwood on Potomac, Hollin Hills, Hollin Glen,

T H E COMMITTEE reports

Olde Mill, Mount Vernon, Randall Estates, Springbank, Sulgrave Manor, Wessynton, and Williamsburg Manor. MVCCA co-chair Mack Rhoades participated as committee liaison.

Brain Injury Services available in Mount Vernon: Guest speaker Karen Brown, executive director of Brain Injury Services, Inc., a nonprofit agency which coordinates services for about 550 persons in northern Virginia, explained the prevalence of brain injury, the complex and individualized services that survivors need, and the difficult process of gaining public awareness and funding for such services. We are fortunate that this agency, which has been a leader in seeking regional and state awareness, has 3 offices in northern Virginia and operates one of its programs from a location on Route 1. Traumatic Brain Injuries occur at a shockingly high rate—1.5 million annually in the U.S.—even greater than the annual incidence of Spinal Cord Injury, Multiple Sclerosis, HIV/AIDS, and Breast Cancer, combined. Though motor vehicle crashes (44%) and falls (26%) account for 2/3 of the total, TBI can result from many causes, and at any age. It can present a wide array of symptoms, sometimes years after a car accident or a concussive sports injury. And it can require very different services, many uncovered by medical insurance, for different circumstances. Prevalence is much higher than the public recognizes, even though many of us know a family member or friend who has received treatment and/or needed physical and perhaps social or employment rehabilitation. A recent State grant has funded expansion of BIS case management to provide specialized pediatric services. Brown has seen the need for services increase, as hospitals release patients sooner and with greater rehabilitation needs. She argues that funding for appropriate services is scarce in part because of a misunderstanding: “There is no real plateau where services do not make a difference.” Brown cautions that prospective new clients should be evaluated as early as the need can be anticipated, since there is a waiting list of 200 persons. BIS Inc. provides information through a website (www.braininjurysvc.org) and telephone consultation (703-451-8881) and receives charitable contributions through United Way (#8237).

Mount Vernon Hospital watch: *[MVCCA's position is stated in the Resolution, “Public Support for Saving Mount Vernon Hospital,” July 2003 MVCCA Record, on web site: www.MVCCA.org. Also in The Record are key developments in monthly H/HS Reports: July 2003–present. “Report of the Southeast Health Planning Task Force to the Community and the Trustees of the Inova Health System, March 1, 2004,” distributed at the March MVCCA General Council, is available at Supervisor Hyland's office.]* Three months after the Southeast Health Planning (SEHP) Task Force published its Recommendation concerning long-term planning for Mount Vernon Hospital, the Inova Trustees have not yet scheduled their consideration of this matter. On June 3 (after the H/HS Committee meeting), the SEHP Task Force met to receive updates on matters that affect the Hospital and its role in delivery of health care in Southeastern Fairfax County, among them potential cooperation with military medicine, funding for vital connecting roads, and regional applications for new or altered health services. Inova has received a 5-bed increase in the operating license for the Hospital, in order to expand the psychiatric residential treatment program (in anticipation that part of the population served at Alexandria Hospital will come here when that psych program closes). Meanwhile, though the Hospital is projected to lose \$6.5 million this

year, daily in-patient population is averaging higher than last year, the Wound Healing Center is funded for doubled capacity, and streamlined in-take for outpatient services is planned in preparation for a proposed increase in outpatient services such as diagnostic and imaging procedures. These and other potential improvements in services and finances are sure to be items of discussion when the H/HS Committee meets with the Hospital Administrator July 6 (see below).

How and when will IHS Trustees respond to the SEHP Task Force's Recommendation concerning long-term planning? MVCCA supports the Task Force conclusion that, “To build greater community trust concerning its planning process, IHS must achieve a more open dialogue among all three vital participants: Inova planners and management, the medical professionals who deliver health care, and the community.” H/HS reps and Chair Louise Cleveland welcome your ideas on next steps.

Community meetings, open to the public:

July 6, 7:30 p.m.: H/HS Committee meets, at IMVH-Conf. Rm. C, with the Administrator of Mount Vernon Hospital, Inova Vice President Susan Herbert. MVCCA meetings are open to the public. Sept. 2, 7 p.m.: The Southeast Health Planning Task Force, which awaits Inova Trustees' consideration of its Recommendation, meets at South County Government Center, 8350 Richmond Hwy. The Task Force plans to hold meetings quarterly, open to the public. Chair: Anne Andrews, 703-780-1773.

CONSUMER AFFAIRS

CONSUMER AFFAIRS

The Consumer Affairs Committee met on Tuesday, June 1st at 7:30 p.m. at the Mt. Vernon Governmental Center in Supervisor Hyland's conference room. Representatives from Olde Belle Haven Towne; Huntington; New Gum Springs and a Lee District resident attended the meeting.

The topic of discussion was cable versus satellite. Steve Kolas, Kolas T.V. discussed Dish Network services and Garrett Farwell represented Cox Communications. Both reps presentations contained great information for an educated consumer. We learned the difference between satellite and cable...satellite is 100% digital and cable is a combination of analog and digital, which accounts for the difference in services. Digital provides more clarity of the picture and allows access to more channels. The Comcast rep did not show up.

After understanding how to eliminate cable services not used by a consumer and becoming a great negotiator in order to reduce their cable bill, there wasn't much difference between cable and satellite services with two exceptions...1) consumers pay 8.2% taxes to Cox Communications for services. The proceeds from these taxes support local channels and puts cable in classrooms, fire and police stations...a give back to the community concept. Satellite consumers are not subject to this tax on their services and 2) Cox Communications offers internet access. However, you cannot access the internet outside Fairfax County; but you can access your e-mail account.

Both agreed that it is cheaper to purchase sports packages prior to the season and both offer high definition channels. Consumers are

THE COMMITTEE reports

encouraged to contact Steve and/or Garrett for personalize cost comparison and level of services desired. Both will provide candid evaluations and pricing. Steve and Garrett provided great presentations and could answer all questions and provided alternatives to services not available or how to "stretch" your dollar.

Promotions

Kolas' Satellite promo---currently offering \$50.00 for installation and includes three converter boxes and \$50.00 credit on your first Dish statement (which is a net to zero). A free digital recorder upgrade (similar to Tivo) with 100 hours of recording on the receiver with an added monthly fee of \$5.00. All remotes are free.

Cox Communications---offering for special internet service for Mt. Vernon residents only ----a free cable modem (value approximately between \$60.00 to \$80.00); half price rate for 3-months access if current Cox customer (currently \$39.95 a month); and installation free.

Referral Bonus

Kolas is offering current subscribers to satellite \$5.00 a month for 12 months (a total of \$60.00) for referrals and a flat \$50.00 check for referrals from non-subscribers.

Cox Communications is offering a \$20.00 credit for each referral. No limit on number of referrals.

Brief History of Kolas T.V. and Cox Communications

Kolas T.V. began its TV repair business in 1969 in the Beacon Mall area and got into the satellite business in 1996 in order to access Greek TV (their heritage). They are homeowners/residents in the Mt. Vernon District. Kolas offer both Dish Network and DirecTV services. Kolas will visit your site free of charge and determine whether or not it is feasible to erect a dish. For apartments and condos, Kolas suggested a central dish that all residents could access instead of multiple dishes. Kolas offer a 1-year warranty on installation and \$5.99 a month for its Dish Protection Plan.

Cox Communications has completed its digital project. Cox Communications' Protection Plan costs \$5.99 a month and a one time trip charge of \$29.99.

Contact

Please feel free to contact either service provider for more detailed information about their services and current promotions. Here's how to reach Steve and Garrett...

Kolas T.V.: Steve Kolas; Potomac Square Shopping Center, 8407-C Richmond Highway, Alexandria, VA 22309; 703-360-4510, fax 703-360-6710, e-mail Kolastv1@verizon.net.

Cox Coummincations: Garrett Farwell, 3080 Centreville Road, Herndon, VA 20171; 703-981-4189, fax 703-961-8274 ; e-mail garrett.farwell@cox.com

Limited handouts and cards (what was left over from the meeting) will available on June 23rd. First come...first dibbs...

The Consumer Affairs committee will not meet during July or August. **The next meeting will be held on Tuesday, September**

7th at 7:30 p.m. at the Mt. Vernon Governmental Center. Topic: Long Distance Caregivers.

ENVIRONMENT AND RECREATION

The Environment and Recreation Committee met at 7:30PM, June 2, Room E-114 Mt Vernon High School. Attending: Belle Haven Terrace, Collingwood on the Potomac, Hollin Hall Village, Olde Mill, Potomac view/ Riverbend, Stratford Landing, Sulgrave Manor, Wellington and Williamsburg Manor.

The Fort Hunt Concert Series Line-up was handed out to the representatives.

The committee discussed the Glassman Property in New Alexandria, that was approved using reforestation as a water quality and quantity development condition. It was noted, from a representative that went through the Special Exception process, that simplifying the process of allowing county conservation easements should be examined. The committee suggested that a knowledgeable person from Conservation Land Trust and/or from the County Attorneys Office may be in the best positions to explain this process to the Committee.

Landscaping of the George Washington Memorial Parkway, especially between the Alexandria line and Belle Haven was another subject discussed by the Committee. The Committee understands that current maintenance operating funds are being used to perform damage done to this area from Hurricane Isabel. Several reps asked to present a list of landscaping "eyesores" to the Superintendent of Maintenance.

The Committee was informed that the one of Kinder Properties have a new hearing because of a recent sale of one property. A new Planning Commission Public Hearing is scheduled for June 25. The Committee believed the applicant is trying to obfuscate, confuse and complicate County Staffs' jobs to constructively plan mitigation on these properties. The Committee also thought that the applicant is unnecessarily costing taxpayers money. The Committee requested that a resolution be developed, directed at the County Attorneys Office, to investigate the feasibility and appropriateness for invoking civil sanctions as outlined in Chapter 9 of the Chesapeake Bay Preservation Ordinance, concerning the three properties on Candlewood Drive.

Next meeting: July 7, 7:30 PM Mt Vernon High School, Room E-114. The FINAL Little Hunting Creek Watershed Master Plan will be discussed.

PLANNING & ZONING

The meeting was attended by 19 associations: Bellehaven Terrace, Engleside, Hollin Hall Village, Hollin Hills, Huntington, Mason Hill, Mount Vernon Civic, New Gum Springs, Newington, Riverside Estates, Riverside Gardens, Saratoga, Spring Bank, Stratford on the Potomac Section 4, Waynewood, Wellington, Wessynton and two unidentified associations. The committee heard a presentation by county planning staff on the "P" district zoning and the proposed changes to the process of obtaining a "P" zoning. These changes came

THE COMMITTEE reports

out of the infill study and try to address issues of building footprint, lot line setbacks, definition of "open space", and greater compatibility with surrounding neighborhoods. Five land use cases were heard, and four resolutions were passed (following). Also, proposed guidelines for rebuilding in the New Alexandria area were discussed.

PUBLIC SAFETY

Associations represented: Belle Haven Terrace, Hollin Hall, Mount Vernon, Potomac Valley River Bend. Riverside Estates, Riverside Gardens, Southwood, Stratford on the Potomac Sect. IV, Waynewood, Wellington, and Williamsburg Manor North. We were join by Co-chair Al Bornmann.

The Chair reviewed the formation by the Board of Supervisor's of a pilot program to explore the feasibility of a Pedestrian Safety Board to study issues within the Mount Vernon and Lee Districts. The Board will be composed of three members appointed by each of the two supervisors and a seventh appointed by the Chairman. The proposal arose from the information that Frank Cohn, Chairman of the Transportation Committee gained while attending a Walkable Community Workshop.

The Chair provided information on the progress of the Delancey Street replication initiative. On June 2, the Fairfax County Community Criminal Justice Board met as a committee of the whole to begin exploring how to establish a replication in Fairfax County. Mr. Christopher Fay of the Milton Eisenhower Foundation attended and provided information about the five existing replications. The San Francisco Delancey St. Foundation has existed for over thirty years and is largely the result of the driving efforts of one person, Dr. Mimi Silbert. The Board has decided that members should visit some of the five more recent replications to learn how they started and the problems they have faced. This will provide more current information about some of the challenges we will face and how they may be overcome. Mr. Fay said that the Foundation could fund travel to the replication sites for some of the members. It was decided to establish a library where information about the Delancey St. Foundation and the replications can be collected for public information.

The Committee had a long discussion about the ambulance fee of \$500 imposed by the Board of Supervisors beginning July 1 of 2005. It appears that this is an attempt to be reimbursed by insurance companies where that is a benefit to the patient picked up by the ambulance. This is already collected by other jurisdictions. Where the benefit does not exist, there is no attempt to force payment. The chair will obtain information about this issue when the county develops its regulation.

The Committee completed work on a resolution to ban the use of hand held cell phones or other electronic devices by drivers of motor vehicles in Fairfax County. Cell phones or other electronic devices must be either hooked up to a microphone/speaker built into the motor vehicle or to a hands-free accessory. Several revisions were proposed to the latest draft and incorporated. The final version was passed unanimously. A copy was provided to the Transportation Committee for its consideration. The resolution will be presented to

the MVCCA Board for printing in the *Record* and to be voted on by the Council in July.

The Public Safety Committee's next meeting will begin at 7:30 p.m. Thursday, July 1 in Community Room #3, Mount Vernon Governmental Center.

EDUCATION

The Education Committee met on June 2, 2004, at 8 pm in the library at Whitman Middle School. Representatives of the following member associations attended: Potomac Valley-Riverbend, Stratford Landing, Williamsburg Manor-North, Hollin Hills, Stratford on the Potomac IV, Wm. H. Randall, Riverside Estates, Waynewood, Mount Vernon Civic, Williamsburg Manor and Newington Forest. MVCCA Co-chair Mack Rhoades also attended.

The speaker was Gary Chevalier, Director of FCPS' Department of Facilities Planning Services, who presented current capacity figures and historic and projected membership from 1999 through 2008 for schools in the Mount Vernon and West Potomac Pyramids and also generally discussed the outlook for the County as a whole.

County-wide, Chevalier reported that growth has slowed over the last two years, as is often the case in economic downturns, but that the bellwether for continued slow growth will be the next school year since the economy is improving. He is of the opinion that overall growth will remain flat since Fairfax is no longer as strong a magnet for young families, mostly due to housing scarcity, and hence price, as a result of substantial build-out in many areas, more childless residents and more elderly and empty-nesters staying in place. He noted, however, that growth in disadvantaged populations continues at higher rates and that in our Cluster minority, limited English and poor children are becoming increasingly concentrated in some schools. His office's one-year projections have been off .5 to 1% the last two years.

In our area, projected growth varies widely by school; some schools are projected to lose population by 2008 and others to grow 10-15%. It appears that, in general, the most growth is expected in schools located in or drawing from the Lee District. Chevalier indicated he does get information (but little input) on new construction and is working with Ft. Belvoir on its planned housing renovations and additions, noting that an additional elementary school site on the Fort is being considered. Projections also indicate another new elementary school may be needed by 2010-14, presumably on the "Pinewood Lakes" site since that is the only available space. Further, even in slow growth periods, substantial construction funds are needed for renovation; 60-75% of funds already are spent for renovation and FCPS has not been able to meet its goal to renovate each school at 25-30 years of age.

The committee questioned some of the growth estimates in view of infill development, planned townhouse and other high density projects, neighborhood turnover as older residents are replaced by young families and the Ft. Belvoir expansion, which should impact Whitman MS and Mt. Vernon HS yet projections show both schools to consistently lose population through 2008.

Mr. Chevalier also discussed school capacity issues, noting that the calculation does to some extent consider staffing ratios, special use rooms such as labs, and special programs but assumes 100% of classroom space in use by a full class 100% of the school day. Trailers are not counted as available space but modular units are included. The committee noted that the 100% use figure may be unrealistic, thus overstating customary capacity expectations and understating (or leading to) crowding; it was suggested that other public facilities consider 75-80% use as fully occupied. Chevalier indicated it is difficult to determine capacity in middle and high schools because of specialty use rooms and variable class sizes, noting that their methodology does not permit the sort of dedicated classroom that most of us remember and consider acceptable e.g. that a particular room "belonged" to a particular teacher and thus might be vacant, or occupied only by the teacher, for 1-2 hours during lunch or planning periods. Today's ordinary capacity assumes that a class with the maximum permissible number of students will use every room every period with numbers of teachers moving from room to room throughout the day with class materials on a moveable cart and with only scant consideration that some rooms are set up for special purposes, such as labs and band rooms, and are less than desirable for other courses.

The committee also briefly discussed FCPS hiring and transfer policies with particular reference to the unfortunate situation which has West Potomac looking for a new principal for at least the third time in 4 years.

The committee decided not to meet en banc in July, but subcommittees may meet as they determine desirable during July and August. The September meeting will be moved due to the Labor Day holiday but thereafter the Committee will resume meeting the first Wednesday of each month.

NEXT MEETING: Wednesday, September 8, 2004, 8 pm., Whitman MS library

Tax-Exempt Status

The MVCCA and many of its members are organized as Virginia not-for-profit organizations. This is not the same as being a federally tax-exempt organization. A not-for-profit organization must make application to the IRS for a determination of tax-exempt status. The MVCCA and eligible member organizations may want to take the next step and seek determination of tax-exempt status, because officers and directors of tax-exempt organizations are given limited immunity from civil law suits under Virginia law. Immunity does not attach to officers and directors of organizations that are organized not-for-profit, but not designated tax-exempt. The MVCCA recently filed its IRS application for determination of tax-exempt status. The MVCCA will share its application package and other useful resources with any member organizations – especially any member organizations that would like to use the MVCCA application as a model for their own IRS application. Contact Pat Rea at 703-799-4799 or prea1@cox.net to request a copy of the MVCCA application.

Resolution #1 – Nalls Road Rezoning (RZ-2003-SU-063)

WHEREAS the application is to rezone from R-2 to PDH-2, and

WHEREAS the rezoning will permit tree preservation and maintain the integrity of a stream, and

WHEREAS the development plan provides for approximately 50 percent usable open space, and

WHEREAS this rezoning request is for the purpose of environmental benefit and not an increase in the number of units to be built, and

WHEREAS the five houses will be accessed via a private road, and

WHEREAS the developer will escrow funds towards maintenance of the private road, and

WHEREAS the adjoining communities support this development plan,

WHEREAS the only waiver the developer will be requesting is for the length of the private road to exceed 400 feet,

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens Associations does not oppose the rezoning request based on the site plan presented.

Resolution #2 – Omnipoint Communications

WHEREAS the applicant has filed a section 2232 request to replace an existing lighting pole at Bryant School on Popkins Lane with a cell phone tower, and

WHEREAS the existing lighting tower is 75 feet tall and the proposed replacement tower will be 25% taller (94 feet), and

WHEREAS the height and orientation of the current lights will not be affected by replacing the tower, and

WHEREAS the antennas used will be flush mounted near the top of the tower, and

WHEREAS payments will be made to the school system and Bryant School as use fees, and

WHEREAS the applicant has not contacted the surrounding communities for comment, and

WHEREAS insufficient time has been allowed for community reaction,

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens Associations opposes the 2232 application and directs the applicant to seek community comment and support.

Resolution #3 – John Kelly, New Alexandria area Special Exception request

WHEREAS Mr. Kelly's home was destroyed by flooding from hurricane Isabel, and

WHEREAS the replacement home would be built upon ground raised by four feet by using 92 cubic yards of fill dirt, and

WHEREAS the replacement home would be of the same style but approximately eight feet taller, from grade, which is not out of character with the neighboring houses, and

THE COMMITTEE resolutions

WHEREAS the replacement house will occupy the same footprint as the previous house,

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens Associations does not oppose the Special Exception request.

Resolution #4 – National Capital Land, RZ-2004-MV-034

WHEREAS the applicant has filed for a rezoning to build 45 single family homes with a density of 5.2 units per acre, well below the planned density of 8 to 12 units per acres, and

WHEREAS the homes would have 25 foot back yards, six foot side yards, and 18 foot front yards, and

WHEREAS the houses would all front on a private street longer than 600 feet, and

WHEREAS there are off-street parking spaces included for visitors, and

WHEREAS the developer will not be requesting any development waivers,

WHEREAS the site plan is supported by the South County Federation,

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens Associations does not oppose the rezoning request based on the site plan presented.

The Board did not approve the publication of the following two resolutions. They are published at the request of the Planning and Zoning Committee Chair.

RZ-2003-MV-045, National Capital Land Development Co.

WHEREAS, National Capital Land Development Co. proposes a 25 unit single family detached rezoning on the southwest corner of Gunston Cove Rd. and Richmond Highway adjacent to Gunston Square on the Evans property;

WHEREAS, the Comprehensive Plan provides for 4-5 dwelling units per acre for this property and the density for this development will be just over 4.06 units to the acre;

WHEREAS, the current zoning is R-1 and the developer is seeking a rezoning to PDH-5;

WHEREAS, the developer has proposed a 30-foot-wide private street to provide a little more space for the lot size rather than a public street for these single family units assuring that the homeowners will have to pay for snow removal and resurfacing;

WHEREAS, the units are immediately adjacent to an I-5 industrial property with minimal screening and certain backyards are only 15 feet deep and others are only 20 feet deep;

WHEREAS, the units are immediately adjacent to Richmond Highway but will be situated on higher ground above the highway;

WHEREAS, to protect the units from roadway noise a 10-foot-high sound wall is proposed next to the highway which appears to be at the edge of the individual properties at the top of the rise;

WHEREAS, there are numerous trees presently on the site near Richmond Highway most of which will be cut down in order to construct the sound wall and the houses;

WHEREAS, by reducing the number of units on the property, existing trees could be used in addition to the sound wall to reduce the noise;

WHEREAS, the developer was unwilling to consider reducing the number of units to create a more desirable development in keeping with the concept of a planned unit development;

THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens Associations opposes this rezoning.

RZ-2003-MV-060, D.R. Horton, Inc.

WHEREAS, D.R. Horton, Inc. proposes the rezoning of 12.79164 acres from the R-1 District to the PDH-8 District;

WHEREAS, the property is located on the east side of Telegraph Road in proximity to its intersection with Richmond Highway and may be characterized as an infill development;

WHEREAS, the developer has submitted a Conceptual/Final Development Plan (CDP/FDP), which illustrates 82 residential dwelling units comprised of 45 townhouses and 37 single-family detached dwelling units;

WHEREAS, the resulting density is 6.4 dwelling units per acre;

WHEREAS, the Fairfax Zoning Evaluation Division expects to deny this proposal in part because the developer is willing to provide only a 5 foot buffer and 7 foot fence next to an adjacent parcel zoned at the highest industrial use of I-6;

WHEREAS, the Comprehensive Plan provides that landscape berms or other effective screenings should be provided along any portions of the site adjacent to planned or existing industrial uses;

WHEREAS, the backyards for the units for both townhouse and some of the single family units are only 12 feet deep;

WHEREAS, this property has a hilly terrain and will require, according to the developer, about 100,000 yards of fill;

WHEREAS, the adjacent property, Lindham Hill has substantial retaining walls to hold the housing on the side of the hills;

WHEREAS, the street for the single family units will be public but the townhouses will be required to cope with a private street and the cost of snowplowing and resurfacing on the private street;

WHEREAS, each house will have a 5 foot side yard and thus houses will be 10 feet apart;

WHEREAS, the developer will remove all of the trees; and

WHEREAS, the developer overall has done nothing to provide a creative use of the property justifying a planned unit development;

THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens Associations opposes this rezoning.

**MOUNT VERNON COUNCIL OF CITIZENS ASSOCIATIONS
Treasurer's Report**

For period from January 1, 2004 through June, 8, 2004

	Budget 2004	Actual to Date	Budget to Actual (to date)
Balance Beginning Period		\$3,669.17	
RECEIPTS			
Dues*	\$4,819	\$4,581	-\$238
Record Subscriptions	\$450	\$450	\$0
Gala Income	\$3,972	\$4,265	\$293
Knowles Plaque Donations ¹	N/A	\$615	\$615
TOTAL RECEIPTS	\$9,241	\$9,911	\$670
DISBURSEMENTS			
Record Expenses	\$4,700	\$2,099	-\$2,601
Administrative	\$696	\$282	-\$414
Gala \$2,750	\$2,473	-\$277	
Web Site	\$540	\$420	-\$120
Knowles Plaque	\$0	\$1,148	\$1,148
Membership	\$75	\$0	-\$75
Postage	\$480	\$200	-\$280
TOTAL DISBURSEMENTS	\$9,241	\$6,622	-\$2,619
Balance Ending Period		\$5,802.26	

¹Includes balance forward of \$440.00

*Dues & Subscriptions paid for prior to 1/1/04 included in beginning balance

**COMMITTEE CALENDAR
FOR JULY 2004**

MVCCA Board-WWMS-July 8 at 8:00 pm

Date/Day/Time	Comm.	Place	Chair	Phone
7/6 T 7:30	HHS	IMVH-C	Louise Cleveland	703.780.9151
9/7 T 7:30	COAF	MVGC	Queenie Cox	703.360.2414
9/1 W 7:30	BUDG	WWMS L	George Bauer	703.768.1774
7/7 W 7:30	ENVR	MVHSE-114	Jim Davis	703.799.3278
9/8 W 7:30	EDUC	WWMS L	Judy Harbeck	703.780.1883
7/1 Th 7:30	PSAF	MVGC	Dallas Shawkey	703.360.2185
7/6 T 8:00	TRANS	MVGC	Frank Cohn	703.780.5698
7/6 T 7:30	PI/Z	WWMS LH	Diane Donley	703.780.2804

The Record (USPS 702-510, ISSN 1055-5986) is published monthly except August for \$15.00 per year by the Mount Vernon Council of Citizens Associations, P.O. Box 203, Alexandria, VA 22121-0203. Periodicals postage is paid at Alexandria, Virginia.

POSTMASTER: Send address changes for the Record to P.O. Box 203, Mt. Vernon, Virginia 22121-0203.



Record

PO BOX 203
Mt. Vernon, VA 22121-0203
www.mvcca.org

Periodicals Postage
Paid at
Alexandria, Virginia