



Mount Vernon
Council
of Citizens'
Associations

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Record

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NEXT COUNCIL MEETING

Wednesday September 28, 8 PM

Walt Whitman Middle School Jack Knowles Lecture Hall

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	Susie Ellicott703.329.2934
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	David Dale703.765.8247
PSAF	Dallas Shawkey703.360.2185
TRANS	Frank Cohn703.780.5698
FCFCA	Judy Harbeck703.780.1883

PREVIOUS COUNCIL MEETING

Wednesday, July 27, 8 PM,

Mount Vernon Governmental Center, Community Room

MINUTES

Organizations Represented: Belle Haven Terrace, Gum Springs, Hollin Hills, Huntington, Middle Valley, Montebello, Mount Vernon, Newington Forest, Potomac Valley – Riverbend, Riverside Gardens, Southwood, Spring Bank, Stratford Landing, Stratford on the Potomac IV, Waynewood, Wellington Heights, Wessinton, William H. Randall, Williamsburg Manor, Williamsburg Manor North

Opening Remarks. The meeting began at 8:04 p.m., Co-Chair Mack Rhoades presiding. The planned agenda was revised to permit Supervisor Gerry Hyland to speak first.

ELECTED REPRESENTATIVES' TIME

Supervisor Hyland touched on a number of issues:

West Nile Virus. A mosquito in the Lee District tested positive for the West Nile Virus. See handout.

Woodrow Wilson Bridge. Access ramps from Route 1 will be closed this weekend and next.

Make your reservation to participate in the First Annual Mount Vernon Community Golf Tournament, Monday, October 24, 2005, at the Mount Vernon Country Club, sponsored by the MVCCA, Honorary Chair, Gerry Hyland, Mount Vernon District Supervisor.

Call Bryan Armstrong at 703-780-3585 or Pete Van Pelt at 703-780-8700

A nominating committee to recommend candidates to be MVCCA officers, for election in November, will be convened in October. The Board of Directors will have selected and will announce the names of two persons for the nominating committee at the September Council meeting, and will ask the Council to nominate three additional members. No member of the nominating committee may be an officer of the MVCCA. The Committee membership will be published in the October Record. It will report the results of its work, by nominating qualified persons to be officers, at the November meeting, which is designated the "MVCCA Annual Meeting." Nominations will be accepted from the floor at that time. A vote will be taken following the closing of nominations.

THE COUNCIL minutes

Mount Vernon Trail. New Alexandria residents have raised safety issues concerning the new trail along Fort Hunt Road. Residents will meet with Belle Haven Country Club representatives to discuss a divider to distinguish the trail for motorists.

Hollin Hall Village Infill. Currently, one house is situated on two lots, per zoning in effect in the 1940s. A developer wants to place two houses on each lot. The County asked for an opinion from its attorney; the old rules, which were grandfathered into current zoning, apply.

Lukens Lane Project. This project is back to the drawing board. (Environment Chair Jim Davis said a stronger resolution on this issue will be presented tonight.)

Verizon Cable. This firm will be a competitor for Cox Cable. The County may be the first in the country to have a Verizon contract. Proposed Federal legislation will not apply; a County contract will be grandfathered.

Proposed Hotels. Marriott has met twice with Woodlawn Plantation representatives concerning a proposed 150-unit facility on estate property. Hilton is looking at the FFA property and a possible residential development. The site was originally zoned commercial, so any proposal will be presented to the Planning & Zoning Committee before the Superintendent can take a position.

Fort Belvoir Access. Discussions continue with the Army and Woodlawn Plantation officials concerning possibilities for improved access to both facilities. The Supervisor introduced the new top officers of the Mount Vernon Station.

Mount Vernon Station Commander Captain Mike Kline and Assistant Commander Sean Bennett spoke briefly. This is Commander Kline's fourth rotation in the Mount Vernon District; Assistant Commander Bennett lives in the district. The Station has 117 officers and three in Iraq. The officers answered questions from the floor. Supervisor Hyland noted that lane delineators on the Route 1 ramp to the Wilson Bridge do not extend far enough to the south to keep the middle lane open. The Commander suggested contacting VDOT about this. The delineators can be placed as far along the road as the solid line extends.

Co-Chair Rhoades introduced State Delegate Kris Amundsen.

Delegate Amundsen noted that new Virginia laws took effect on July 1st. She provided a handout summary of new laws and called attention to an Issue Brief handout on the effect in Virginia of the Supreme Court's eminent domain decision concerning New London, Connecticut. This issue will be addressed in the legislative session, and she urged Council members to share their opinions with Senator [Toddy] Puller and herself.

The June minutes and Treasurer's Report were approved as submitted.

COMMITTEE REPORTS

Budget and Finance – The Committee did not meet last month.

Consumer Affairs – Chair Queenie Cox referenced the Committee's minutes published in the July issue of the *Record* (hereinafter, the *Record*). Association Presidents are encouraged to send representatives to Committee meetings.

Education - Chair Judy Harbeck referenced the minutes as published in the *Record*.

Environment and Recreation. - Chair Jim Davis referenced the minutes as published in the *Record*.

Health and Human Services – The Council was referred to the minutes as published in the *Record*.

Planning and Zoning – Chair David Dale referenced the minutes as published in the *Record*. He noted that the Community Bank Resolution printed in the *Record* should read “not opposes.”

Public Safety - Chair Dallas Shawkey referenced the minutes as published and noted the Pedestrian Safety Resolution to be discussed this evening.

Transportation – Chair Frank Cohn referenced the minutes as published. An additional out-of-turn resolution on the proposed flyover across Telegraph Road to Huntington Avenue will be presented tonight. The Council has already voted on the Comprehensive Plan Resolution printed in the *Record*.

Fairfax Federation – Representative Judy Harbeck noted the Federation has a new Board. The organization is small but receives a lot of attention from the Board of Supervisors. Co-Chair Earl Bergsagel asked how many Council associations are members of the Federation; apparently some belong but do not attend meetings.

BOARD MEMBER TIME

Co-Chair Al Bornmann noted that the 2006 Gala will be the last Saturday in April. Consideration is being given to naming an Association of the Year award.

Co-Chair Rhoades referenced the formation of a Special Committee on Affordable Housing, to be chaired by Jerry Ireland of United Voice of King's Cross. The committee (which has not been formed yet) will look at affordable housing, which will not necessarily be tied to income.

RESOLUTIONS

Planning & Zoning

Lukens Lane (Joint resolution with the Environment Committee). Potential damage to the Dogue Creek floodplain was discussed. The resolution passed 24-0-0.

Commerce Bank. Wording for this has changed; see the *Record*. The resolution passed 24-0-0.

Ridge Road. Committee Chair Dale deferred to Eleanor Quigley, who noted that yard sizes are out of scale with those of neighboring homes. The resolution passed 24-0-0.

Transportation

Old Mill Road & Lukens Lane. This is a dangerous intersection; although no accident statistics are available, local residents take great care when traveling in this area. The resolution passed 23-0-1.

Pedestrian Safety in Huntington. The resolution passed 24-0-0.

Pedestrian Safety. A motion to strike the next-to-last “resolved” and “whereas” was not seconded and was not accepted. The resolution as presented passed 22-1-1.

Fairfax County Comprehensive Plan. This resolution has already been voted on.

Telegraph Road flyover (from Beltway) to Huntington Avenue. Earl Flanagan requested review of this resolution as a matter of some urgency, as the Board of Supervisors has already voted on it. The Council voted 24-0-1 to take up the issue this evening.

After discussion, the resolution passed 24-0-0. The resolution will be printed in the September *Record*.

OTHER BUSINESS.

Libertarian Candidate for State Delegate Gail Parker spoke briefly about her particular areas of interest.

Earl Flanagan representing the Southeast Fairfax Development Corporation mentioned a workshop to prepare for a bond issue this fall for revitalization districts, including the Route 1 Corridor.

The meeting adjourned at 10:00 p.m.

BUDGET AND FINANCE

The Budget & Finance Committee met on September 7th at 7:30 p.m. in the conference room at Walt Whitman Middle School. In attendance were representatives of Hollin Hills, Potomac Valley / River Bend, Stratford on the Potomac (Section IV), Stratford Landing, Tauxemont, Waynewood and Wessynton Homes home owner associations.

Update on Un-funded Mandates Reform Act of 1995

This summer, Rachel Carter worked on contacting representatives known to be responsive to voter initiatives in the area of un-funded mandates. Rachel explains that her calls have not been returned and she explains that she expects other items have their attention at this point in time. Also, Rachel will, unfortunately, need to take a break from her volunteer projects, including MVCCA. All goes well for Rachel and we look forward to her return to our committee. She adds that she will summarize her contact efforts for us so that we may continue this project. It is our goal on this project to make it systematic so that we will be able to make our concerns constantly known at the legislative level. Celia Boertlein indicated that she would try to work on this project, but explains that her workload may preclude doing that in the short run.

Land Assessment Rates

Fred Suffa brought up a number of concepts on real estate taxation primarily having to do with assessments on land. Fred proposes that land with higher density zoning should be taxed at higher rates. This makes sense to us as a twelve story high rise will allow a much greater number of residents to locate in a smaller area than that of a property zoned R2 or R4. As a result, we are asking a tax expert from the county to brief us on the methodology used to determine the value of the land we are taxed on as part of our annual real estate assessment and we hope to have a representative from the County at our next meeting.

3,000 New Jobs to be Located in Fairfax County

Fred has also called to our attention that Booz-Allen has received some \$144,000,000 in incentives from the State of Virginia to locate 3,000 jobs (averaging \$79,000 in income) in Northern Virginia. We feel that if these jobs are located in Fairfax County, then this will add to the demands on the County's services and further stress the area's transportation structure. In 2003, the median household income in Fairfax County was \$80,800 (in inflation adjusted dollars). Therefore, we wish to find out more about this program.

Our next meeting will be Wednesday, October 5th at 7:30 p.m. in the Principal's Conference Room at Walt Whitman Middle School. We hope to have a tax expert from the County as a guest speaker.

CONSUMER AFFAIRS

The Consumer Affairs Committee did not meet during September. The next meeting will be Tuesday, October 4th at 7:30 p.m. at Walt Whitman Middle School in the Principal's Conference Room. The Committee will be discussing the availability of public restrooms in Metro rail stations. A joint resolution will be drafted. A final joint resolution will be prepared by the Consumer Affairs, Public Safety and Transportation Committees and presented to the Council for final approval. For more information, please visit <http://www.americanrestroom.org>. All are invited to attend and provide comments/suggestions.

EDUCATION

The MVCCA Education Committee met at 8 pm on September 7, 2004, in the library at Whitman Middle School. Representatives from the following associations attended: Stratford Landing, Williamsburg Manor North, Hollin Hills, Mount Vernon Civic and Riverside Estates.

The main purpose of the meeting was to discuss current issues and set a direction for the rest of the year.

Some the issues discussed included:

(1) The SLEEP movement which advocates changes in school start times—particularly a later start time for middle and high schools—to better fit circadian and biological rhythms of children and adolescents (middle and high schools currently begin about 7:15-7:25am, elementaries an hour or more later). The committee noted that there is empirical data to suggest later start times improves behavior and achievement because the biological clock of adolescents keeps them up later resulting in sleep deprivation with the early start time. Some school systems have reported very positive results. However, since the main impediment in Fairfax is the cost and availability of busses, the committee decided to take no action until the expected

report of the outside transportation consultant to be hired by the school system can be evaluated.

(2) The likely impact of increased workforce at Ft. Belvoir. The chair noted that FCPC employees will be at the Fairfax Federation's meeting on BRAC, to be held at the South County Government Center in November, and that there is a present little data to suggest what specific school impact, if any, will be felt. The probable need for an additional elementary school on the base was discussed.

(3) Probable and perennial issues concerning the school budget. The committee decided this year to put more attention on suggesting inclusions to the Budget in the nature of additional or redirected resources to high poverty schools. Other topics included whether additional resources also need to be applied to central office functions which could directly benefit our schools (public and parent relations, partnerships) or bring in resources (grants).

(4) Student achievement at both ends of the spectrum. The committee was generally pleased to note that based on preliminary data nearly all our local schools showed improvement on SOL testing and compliance with NCLB and state accreditation requirements. However, the achievement gap between affluent (mostly white) and disadvantaged (mostly African-American and Hispanic) continues to adversely affect our local test scores and the future prospects of those children who are not succeeding at an appropriate rate. The committee decide to focus attention on middle and high schools and will invite principals to upcoming meetings to discuss issues affecting performance, including resources needed, the SLEEP issue and gang prevention activities.

Next meeting: October 5, 2005, Whitman MS library Speaker: TBA

ENVIRONMENT AND RECREATION

The Environment and Recreation Committee met at Sept 7, 7:30 PM, Room E-114, Mt Vernon High School. Attending were: Collingwood on the Potomac, Hollin Hall Village, Hollin Hills, Huntington (2), Spring Bank, Stratford Landing, Mt Vernon Civic, Mt Vernon Manor (aka: MVCCA Co-chair Bergsagel), Mt Zephyr, Potomac Valley/ River Bend, Sulgrave Manor, Wellington, Williamsburg Manor, and Christopher Consultants, Madison Homes, Walsh, Colucci LLC plus one interested citizen.

Madison Homes presented Huntington Mews, explaining the necessity for their Storm Water Quantity Waiver request. Bill Zink (Christopher Consultants) explained the technical side and practices of storm water detention management and its consequences in other watersheds. The Committee applied this information to the Huntington Mews project. This project proposes several low impact development techniques and many recreational amenities were proffered. Reaffirming the resolution passed in Planning and Zoning, the Committee voted to not oppose the Huntington Mews development as proposed. (8-0-3)

A revised Lukens Lane plan for re-zoning to R-3 was discussed. MVCCA Planning and Zoning Committee rejected approval of this proposed project. The new plan still does not answer pivotal questions. Because of new information about the Storm Water Quantity Waiver request and the proposed detention pond, the Committee voted to re-affirm the Planning and Zoning Committee's resolution to disapprove of the proposed new re-zoning plan. (9-0-3)

Announced was the Mt Vernon Dog Off Leash Dog Park group will go before the Fairfax County Park Authority for a funding hearing

Wednesday, Sept 13 at the Government Center's Park Authority Board Room.

Next meeting: Oct 5, 7:30 PM, Room E-114, Mt Vernon High School.

HEALTH AND HUMAN SERVICES

The Committee met Sept. 6, in order to consider "The Fairfax County Affordable Housing Initiative: How can MVCCA support policies and programs that will benefit residents of Mount Vernon District as well as Fairfax County as a whole?"

Participating in a lively discussion were 11 voting representatives—from Belle Haven Terrace, Collingwood on Potomac, Hollindale, Hollin Hills, Mount Zephyr, New Gum Springs, Stratford Landing-Sec. 4, Stratford on Potomac, Sulgrave Manor, Wessynton, and Williamsburg Manor—joined by 4 guests invited as resources: Shannon Steene, director of Good Shepherd Housing; Robert Trimble from Ventures in Community; Molly Lynch, MV representative to the Human Services Council and alternate delegate to the county Affordable Housing Advisory Committee, and Ken Disselkoben, county Director of Human Services for Region I.

The County's Affordable Housing Initiative

The Chair and Board of Supervisors (BOS) provided leadership, in recognition of an emerging crisis, in 2005 by appointing a citizen advisory group and acting on its principal recommendation, to set aside a sum equivalent to 1 cent of the mil rate for residential property tax in the county budget for FY2006 (which began July 1, 2005). This set-aside, currently estimated at nearly \$18 million, is apparently now called the One Penny for Housing Fund.

The Supervisors have also requested, but not yet received, an inventory of public land that may be considered for a variety of uses, including parcels acquired by the School Board but not deemed suitable for present or planned school sites. (Land under the Park Authority, not directly controlled by the Supervisors, is not included).

The Affordable Housing Preservation Action Committee, appointed by the BOS and chaired by Del. James Scott and Conrad Egan, has now evolved into the county *Affordable Housing Advisory Committee (AHAC)*, which met in June, meets next on Sept. 23, 9-11 a.m., and is scheduled for 4 more dates in 2006. It is not clear yet (1) what role this citizen advisory group will play in defining county goals, priorities and strategies, (2) how it will relate to the state-chartered Fairfax County Revolpement and Housing Authority (RHA) and the count-employed Housing and Community Development Department (HDC) described below, (3) whether the Advisory Committee will vet particular proposals for use of County resources before they are voted on by the BOS, and (4) how the citizens of Mount Vernon District—including the MVCCA membership—may have constructive and timely input into county affordable housing policies and choices. AHAC Alternate Molly Lynch is seeking answers to these and other questions raised by HHS Committee.

The "Fairfax County Affordable Housing Initiative," which apparently embraces the 3 related entities named above (AHAC, RHA, and HDC), now has a very readable electronic newsletter, which recently posted a series of announcements concerning county affordable housing financial commitments: www.e-ffordable.org. This web site announces "501 units preserved to date" (as of Aug. 30) and gives thumbnails of specific programs and public/private partnerships funded. Some (though not all?) seem to come from the

THE COMMITTEE reports

One Penny Fund. This appears to be the basis for widely publicized statements that the county has met halfway its goal of "one thousand units preserved by 2007."

Ambiguity over public roles and goals derives in part from the complex history of the Fairfax County Redevelopment and Housing Authority (RHA), which derives considerable powers by being a political subdivision of the Commonwealth of Virginia. The county BOS appoints 11 Commissioners and has created a department of county employees (HCD) to provide RHA administrative support and operate RHA programs. Though many RHA programs and expenses are funded from revenues from outside the county, the new "One Penny Fund" may be subject to more direct involvement on the part of the BOS. Mount Vernon RHA Commissioner Elizabeth Lardner, though unable to attend this meeting, has supplied helpful public information on the RHA and the HCD.

Apparently, the HCD is responsible for receiving public and private sector proposals, including partnership, for use of the county's affordable housing funds from *all* sources (federal, state, and now county?) The HCD recommends to RHA those projects that require their "special powers," such as bonding authority, before these go to the Supervisors for approval. The structure of the RHA appears to have much in common with the equally complex Fairfax-Falls Church Community Services Board. (If Council members would like more clarification of who is accountable for what, you are not alone.)

HHS recommends that MVCCA work to strengthen community understanding of affordable housing issues and to discern and build a strong consensus in support of constructive policies, choices, and actions. A Resolution, offered with our unanimous vote of 11-0-0, proposes two MVCCA actions for Council consideration in September: (1) establishment of an MVCCA Special Committee for Affordable Housing and (2) recommendation that the BOS enhance its public statement of the County's affordable housing goal. The HHS Committee's strong endorsement of a Special Committee is offered with concern that to be effective it must attract very dedicated participation from Council representatives and must maintain both appearance and reality of well-balanced representation, able to sort out issues of special interests and potential conflict of interest. If the Special Committee can achieve this (with our pledge of cooperation), the HHS Committee meetings be better able to move on to a broad range of issues (including 3 others described in our July Report). We do raise our concern that a Special Committee must be scheduled for meetings that do not conflict with those of Standing Committees if it is to encourage participation from those willing to bring experience and ideas from the Standing Committees to the Special Committee. The committee recommends this and other specific items for purpose, membership, and structure, from its own experience with the affordable housing issues.

H/HS continues to welcome your suggestions of service issues that impact Mount Vernon residents and deserve placement in our agenda for fall.

Community Meetings, open to the public

Wednesday, Sept. 21, Community Lunch Series, 12-1 p.m., Mount Vernon Community Mental Health Center, Presentation on "The Community Input Process."

Tuesday, Sept. 27, Southeast Health Planning Task Force, 7 p.m., quarterly meeting postponed from Sept. 1 and moved to Mount Vernon Government Center: Inova proposals for Mount Vernon Hospital and a Lorton Healthplex are due. Anne Andrews, Chair, 703/780-1773.

Thursday, Sept. 29, 7 p.m., Route One Task Force for Human Services, 7 p.m., South County Center, on the County's "Long Term Care Initiative." Anne Andrews, Convener, 703/780-1773.

Tuesday, Oct. 4, MVCCA Health and Human Services Committee, 7:30 p.m., IMVH Room C-D. Focus Tba: Long-term Care Initiative, Regional Strategic Planning for Mental Health and Community Services, or Inova's Planning Effort. Louise Cleveland, 703 780-9151.

PLANNING AND ZONING

The meeting was called to order at 7:35 PM. In attendance were representatives from the following associations: Huntington, Marlan Forest, Middle Valley, Montebello, Mount Vernon, Mount Zephyr, Potomac Valley, Riverside Estates, Riverside Gardens, Spring Bank, Stratford Landing, Sulgrave Manor, Wellington Heights, and Williamsburg Manor North. The Committee heard five land use cases.

The first case was a return appearance for Halley Farm on Lukens Lane. The developer proposes to build 7 homes on 3.7 acres, 40% of which is in the floodplain. There are concerns about storm water controls and the suitability of and justification for the higher density. The Committee voted to oppose.

The second case was a return appearance for Huntington Mews, a consolidation of many parcels along the north side of Huntington Ave. This rezoning is for 13.45 acres from R-4 and R-8 to PDH-8 to build 85 townhouses with a density of 6.3 units per acre. The developer has worked with the Huntington Community to address most of their concerns. The Committee voted to not oppose.

The third case was Sprint Communications with a 2232 application to put a cell phone antenna inside the cross at the top of the steeple of St. Lukes Episcopal Church on Fort Hunt Road. No part of the antenna would be visible and the ground equipment would be completely screened. The Committee voted to not oppose.

The fourth case was to replace Daks Restaurant and the closed Dunkin Donuts at the corner of Richmond Highway and Boswell Road with a Wahlgreens Pharmacy. A special exception is needed for the 24-hour drive-thru window. This was for information only.

The fifth case was for a half-acre lot on Huntington Avenue adjacent to the west side of the Metro station. The current zoning is R-4; the current Plan language calls for 16-20 units per acre; the developer want to build an 80 unit 12 story condominium building. This was for information only.

Meeting adjourned at 9:50 pm. The next Planning and Zoning meeting is Monday, October 3, 2005, 7:30 PM, in the Jack Knowles Lecture Hall of Whitman Middle School.

PUBLIC SAFETY

Associations represented: Belle Haven, Hollin Hall, New Alexandria, Potomac Valley River Bend, Riverside Estates, Riverside Gardens, Waynewood, and Williamsburg Manor North.

The representatives from Belle Haven and New Alexandria asked if they could make a short presentation about the Belle Haven Country Club Trail that has been placed on the east side of Fort Hunt Road between Belle Haven Rd. and Huntington Ave. At the November 18, 2002 Public Hearing on SEA-98-V-042, as part of

the Belle Haven Country Club renovation, the Belle Haven Country Club agreed to provide a contiguous asphalt trail separated from the road. Fort Hunt Rd. was a heavily traveled road with only a soft shoulder at that location. The trail that was installed does not meet the requirements of the agreement. It is too narrow and close to the roadway. Nothing more than a white line separates it from the road in several places. It is too dangerous for either bicyclists or pedestrians. The Chair agreed to review the issue and bring more information aback to the next meeting.

The Chair provided copies of the cover letter and "Pedestrian Safety Resolution" which was passed by the MVCCA Council in July. Our speaker was Chris Wells, the Fairfax County Department of Transportation Pedestrian Program Manager. Our discussion centered on the problem of pedestrian safety on Richmond Hwy. It has a very high number of intersections and very bad support for pedestrians trying to cross it. There are 147 intersections in the three and one half miles south of the Alexandria city line. There is an average of two fatalities each year. Ten percent of Fairfax County fatalities occur there. Alcohol is frequently a part of the problem. The speed limit is 45 mph. Under Virginia law, pedestrians can cross safely at intersections with the signals. At 35 mph they can cross anywhere as long as they do not interfere with traffic. Unfortunately, both parties expect the other to do something to avoid collision.

Chris Wells discussed that Route 1 Transit and Pedestrian Plan which is under design. There is planned to put a median in some places to help pedestrians as well as pedestrian crossing designs that will help both the driver and pedestrian stay safe.

The Public Safety Committee's next meeting will begin at 7:30 p.m. Thursday, October 6, in Community Room #3, Mount Vernon Governmental Center. Our speaker will be Fatemeh Allahdoust from the Virginia Department of Transportation (VDOT) who is the Northern Virginia Pedestrian Coordinator. She will discuss plans to improve pedestrian safety along Richmond Hwy.

TRANSPORTATION

The MVCCA Transportation Committee met on Tuesday, September 6, 2005 at 8 PM, in the Media Center of the Walt Whitman Middle School. Attending were Co-Chairs of the MVCCA, Mr. Errol Bergsagel and Mr. Mack Rhodes; also Mr. Earl Flanagan, Mount Vernon District Transportation Commissioner; and representatives from 15 MVCCA member organizations (Bellhaven Terrace, Berkshire, Fair Haven, Hollin Hall, Mount Vernon, Mount Vernon Manor, Mount Zephyr, Potomac Valley-Riverbend, Sulgrave Manor, Tauxemont, Waynewood, Wellington, Wellington Heights, Wessynton, Williamsburg Manor North); and two interested citizen.

The Committee received an update on information provided to the Telegraph Road Connector (Fort Belvoir By-Pass) Task Force. A three-way negotiation is in progress under the auspices of the Federal Highway Administration, between the US Army, the Woodlawn Plantation and VDOT. Specifically, the Army will cede some property on its border to the Woodlawn Plantation and Woodlawn in turn will cede property to permit the widening of Old Mill Road (on the West side of Route #1) which will permit the widening of Old Mill Road by VDOT to four lanes and the straightening of the intersection at Route #1 with the Mount Vernon Memorial Highway. In turn, this arrangement would support the connection to Telegraph Road via Mulligan Road which had been designated as Option C in a

prior Corps of Engineer study and which had the concurrence of Fort Belvoir. The Woodlawn Plantation is interested in this arrangement since it would support the construction of a Marriot Hotel on its newly acquired property. The entrance to Woodlawn would be relocated further South on Highway #1. The Federal Highway Administration was cautioned by Task Force members that there maybe some community opposition to the widening of Old Mill and/or the realignment of the Route #1 intersection.

The Committee was next briefed by guest speakers, Mr. Nick Nicholson and Mr. Alexander Lee of the Wilson Bridge project, on pending impacts on traffic as new ramps between Highway #1 and the Beltway are being opened and the Church Street exit will be blocked. The project, overall, remains on schedule and within budget. The outer-loop bridge is scheduled to open in the summer of 2006. Committee members criticized merging traffic problems when coming off the new ramp onto Highway #1, southbound; traffic light problems on Fort Hunt Road when approaching Highway #1; and traffic light problems at the overpass on the GW Memorial Parkway – these matters will receive attention. Next, the briefing focused on the proposed flyover from the Beltway at Telegraph Road into Huntington Avenue. The Committee advised the briefer about the Resolution adopted unanimously by the Presidents of the member associations of the MVCCA, in August, which opposed this concept due to predictable noise and speeding problems. Mr. Nicholson stressed that there are misconceptions within the resolution and that the available concept is still only at a 30% design development stage; there are many options which can accommodate the concerns of the affected communities. Additional briefings will be arranged with the Huntington community and others, as needed, as the design progresses and the concerns of the citizenry will be addressed. The Committee will monitor such progress and determine if a follow-up resolution will be appropriate.

A draft resolution was proposed designed to elicit legislation to curb the parking of large trucks, trailers, boats and excessive number of vehicles owned by one resident on State maintained streets in local neighborhoods. The resolution will be refined, validated and submitted for approval at a future meeting.

A Committee project is in development to consolidate past resolutions and determine if any follow up action remains necessary. The MVCCA Board will be requested to standardize follow-up procedures to assure that resolutions receive the appropriate attention by respective political entities. The Chair will send a letter to the Supervisor on pending pedestrian safety issues.

Committee members were encouraged to follow up on the distribution of invitations to the First Annual Mount Vernon Community Golf Tournament to be conducted on October 24 at the Mount Vernon Country Club for the benefit of sidewalk construction on Old Mill Road.

Mr. Robert Kuhn addressed the Committee to be alert to a pending private school construction project adjacent to the church near the intersection of Old Mill Road and the Mount Vernon Memorial Highway. There is a definite safety issue with the currently designed entrance approach. The entrance should be moved; however this may impact on the footprint of the designed structure. Mr. Kuhn will make a representation at the next Board of Supervisors meeting.

The next meeting of the Transportation Committee will be held on Monday, October 3, 2005 in the Walt Whitman Middle School Media Center. Agenda to be announced.

**Resolution on Halley Farm – 8800
Lukens Lane – RZ 2004-MV-030**

WHEREAS, Luken Company, L.C. has filed a rezoning application to build 7 single family homes on a new cul-de-sac off Lukens Lane, and

WHEREAS, approximately 40% of the property is non-buildable as it is in the 100 year floodplain, a Resource Protection Area (RPA), and Environmental Quality Corridor (ECQ), and

WHEREAS, the preamble of Appendix 4 of the Fairfax County Comprehensive Plan 2003 Edition, Land Use Section, Policy Plan states that “the reduction of the impact of storm water runoff and erosion” is “fundamental to the preservation of our Quality of Life, the primary goal of Fairfax County’s policies and priorities” and the proposed development appears to negatively impact storm water runoff and erosion for the reasons stated below,

- conveyance of storm water by pipe extension from a 15 inch pipe at Lukens Lane into the flood plain (approx. 100 feet, as per the proposed plan) will exacerbate “head cutting” of the currently eroding swale
- the pipe will remove any infiltration benefit from this area for water that arrives from almost four acres east of Lukens Lane and from the subject property, and change storm water runoff from generally sheet-flow to source point discharge, thereby increasing the impact of runoff and erosion

WHEREAS, there is the possibility of existence of wetlands and historic filling of the subject property at locations where wetlands are suspected; but the developer has not determined the extent of such fill nor noted that any wetlands determination has been made; and

WHEREAS, if wetlands are found to exist on subject property, a 100 foot buffer from the wetlands may impact the locations of proposed dwellings and their number; and there may be a legal requirement to restore filled areas to pre-filled conditions; and

WHEREAS, the proposed net density would be 1.89 units per acre, but the application requests a rezoning from R-2 to R-3 cluster to permit smaller individual lot sizes than permitted under R-2 zoning, and

WHEREAS, the cluster zoning appears to be requested primarily for the purpose of maximizing the number of units, which is in violation of subparagraph 4 of Appendix 4 which states that “No cluster development should be considered when the primary purpose of the clustering is to maximize density on the site”, and

WHEREAS, the unbuilt floodplain land would be deeded to the future home owner’s association, but that liability would be born by an association of only 7 homes, and

WHEREAS, there are lingering concerns on the height of the homes because it is not clear whether the height is measured from the prevailing grade or from the built up soil level, and

WHEREAS, the neighboring community opposes this application,

THEREFORE BE IT RESOLVED THAT, the Mount Vernon Council of Citizens’ Associations opposes this rezoning application, as presented.

**Resolution on Huntington Mews –
RZ 2004-MV-041**

WHEREAS, Madison Homes has filed a rezoning application to build 85 town homes on consolidated parcels of 13.45 acres on Huntington Avenue with a net density of 6.3 units per acre, and

WHEREAS, approximately 64% will be open space which includes a bark chip trail with connections to adjacent trails, and

WHEREAS, the developer will be removing some impervious pavement as part of vacating part of Foley street, and

WHEREAS, the developer will be preserving 39% of the tree cover, and

WHEREAS, the developer will exceed the requirement for phosphorus removal and will use some low impact development techniques, and

WHEREAS, the design includes parking in excess of requirements even without counting parking on the public streets, and

WHEREAS, the developer has met with the Huntington Community and has substantially addressed their concerns,

THEREFORE BE IT RESOLVED THAT, the Mount Vernon Council of Citizens’ Associations does not oppose this rezoning application, as presented.

**Resolution on Sprint Communications
at St. Lukes Episcopal Church**

WHEREAS, Sprint Communications proposes to place a cell phone antenna inside the 8 foot tall cross on the top of the steeple of Saint Lukes Episcopal Church, and

WHEREAS, the antenna is entirely inside the cross and is not visible from the ground, and

WHEREAS, the ground based equipment would be located in the back of the church and enclosed with an 8-foot tall fence,

THEREFORE BE IT RESOLVED THAT, the Mount Vernon Council of Citizens’ Associations does not oppose Sprint Communications locating a cell phone antenna at Saint Lukes Episcopal Church, as presented.

The draft resolution "MVCCA Actions on Affordable Housing" was returned to the H/HSC by the Executive Board for no further action and therefore does not appear in this month's Record. Much of the valuable content from the above referenced draft resolution and HHSC Chair correspondence was incorporated into the Special Committee's Statement of Functions that appears elsewhere in this month's Record.

**Statement of Functions for the Special
Committee on Affordable Housing**

At the Board meeting held on June 9, 2005, the Co-Chairs announced the appointment of the “Special Committee on Affordable Housing” which was approved by the Board of Directors on September 8, 2005.

At the Co-Chair’s request, Jerry Ireland, President of the United Voice at Kings Crossing, has agreed to chair the new committee. Membership of the committee shall include but not be limited to member association representatives, community based organizations, and county and state agencies. The committee shall serve for a period of one year, which may be extended by the Co-Chairs or be made a standing committee by the General Council. The committee shall meet, as do the other MVCCA Committees according to the Bylaws; report monthly to the Council and publish its minutes in the Record, recommend Resolutions for MVCCA consideration, and coordinate with other MVCCA committees.

The Special Committee on Affordable Housing is created for the purpose of conducting a comprehensive review of state and county affordable housing needs, goals, programs, strategies, and funding, and recommending any changes warranted as a result of this review, especially as they apply to the Mount Vernon Magisterial District and the member Associations of the MVCCA. The purposes of the committee shall be:

1. to accept the vital task of educating the Council, and the community, on affordable housing issues, in order to build public support and an informed consensus around positive strategies for preserving and enhancing the supply of appropriate affordable housing,
2. to investigate the nature and full extent of housing and shelter needs that are now grouped under the term “affordable housing,” review public policies and resources that may contribute to preserving and enhancing the supply of appropriate affordable housing, and identify —through outreach to both private sector and nonprofit organizations— strategies for enhancing private investment and public/private partnerships as well as for assuring accountability to the public, and
3. to recommend policies and actions, in coordination with the Standing Committees, to the full Council.

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS
Treasurer's Report

For period from January 1, 2005 through September 8, 2005

	Budget 2005	Actual to Date	Budget to Actual (to date)
Balance Beginning Period		\$2,868.84	
RECEIPTS			
Dues	\$4,653.00	\$4,368.00	-\$285.00
Record Subscriptions	\$480.00	\$345.00	-\$135.00
Gala Income	\$3,475.00	\$2,645.00	-\$830.00
TOTAL RECEIPTS	\$8, 608.00	\$7,358.00	-\$1,250.00
DISBURSEMENTS			
Record Expenses	\$4,508.00	\$2,989.60	\$1,518.40
Administrative	\$389.00	\$487.18	-\$98.18
Gala	\$2,743.00	\$1,516.28	\$1,226.72
Web Site	\$690.00	\$405.00	\$285.00
Membership	\$75.00	\$0.00	\$75.00
Record Postage	\$400.00	\$300.00	\$100.00
TOTAL DISBURSEMENTS	\$8,805.00	\$5,698.06	\$3,106.94
Balance Ending Period 9/8/05		\$4,528.78	

COMMITTEE CALENDAR
FOR OCTOBER 2005

MVCCA Board-MVGC-SUPV Thurs Oct. 13th, 8:00 pm

Date/Day/Time	Comm.	Place	Chair	Phone
10/4 T 7:30	H/HS	IMVH-C	Louise Cleveland	703.780.9151
10/4 T 7:30	COAF	WWMS-PCR	Queenie Cox	703.360.2414
10/5 W 7:30	BUDG	WWMS MC	George Bauer	703.768.1774
10/5 W 7:30	ENVR	MVHSE114	Jim Davis	703.799.3278
10/5 W 8:00	EDUC	WWMS L	Judy Harbeck	703.780.1883
10/6 Th 7:30	PSAF	MVGC	Dallas Shawkey	703.360.2185
10/3 M 8:00	TRANS	MVGC	Frank Cohn	703.780.5698
10/3 M 7:30	PL/Z	MVGC	David Dale	703.765.8247

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