



Mount Vernon  
Council  
of Citizens'  
Associations

www.mvcca.org

# Record

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Volume XXXVIII, No.1, JAN 2006

## NEXT COUNCIL MEETING

Wednesday, January 25th, 2006, 8pm

Walt Whitman 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

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	Mack Rhoades . . . . .703.329.9120
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<b>TRANS</b>	Frank Cohn . . . . .703.780.5698
<b>FCFCA</b>	Judy Harbeck . . . . .703.780.1883
<b>SAHC</b>	Jerry Ireland . . . . .703.768.6923

## PREVIOUS COUNCIL MEETING

Wednesday, December 21, 2005

Walt Whitman School Jack Knowles Lecture Hall

## MINUTES

**Associations Represented:** Belle Haven Terrace, Collingwood on the Potomac, Collingwood Springs, Crosspointe, Gum Springs, Hollin Glen, Hollin Hall Village, Hollin Hills, Huntington, Mount Vernon, Mount Vernon Manor, Newington, Newington Forest, Spring Bank, Sulgrave Manor, Wellington Heights, Williamsburg Manor North

**Opening Remarks:** The meeting was called to order at 8:02 p.m., Co-Chair Errol Bergsagel presiding. The agenda printed in the last issue of the *Record* (hereinafter, the *Record*) was modified to allow Supervisor Gerry Hyland to speak first.

The MVCCA is pleased to announce the election of officers to include Robert "Bob" Reynolds as new co-chair.

As a matter of interest, at the January Council meeting, Dr. Jerry Gordon, President and CEO, Fairfax County Economic Development Authority, will speak to the Council, discussing economic development in the Mount Vernon District.

In addition to nominations for MVCCA Citizen of the Year, the MVCCA announces a second nomination category: "Organization of the Year," to recognize, at the Annual Gala, Friday, April 21, an organization within the Mount Vernon District whose volunteer efforts have made a significant contribution to the community. The forms are included with the Record and are on the website, with instructions for submitting for consideration.

Budget and Finance and Education Committees will meet jointly Tuesday, February 21st, Walt Whitman Middle School Library, 7:30 pm.

# THE COUNCIL minutes

## ELECTED REPRESENTATIVE'S TIME

**Supervisor Hyland** referenced the "Board Matters" handout for December 5, 2005, and touched briefly on several topics.

**Town Meeting.** The Supervisor's Annual Town Meeting will be held on February 4 at Mount Vernon High School. It will include the "bus tour."

**Urban Land Institute Report (ULI) on the Richmond Highway Corridor.** The Supervisor urged Council members to read the ULI report, particularly in light of the comprehensive plan process and the need to encourage commercial development and determine where it should occur. The report can be found online at <http://www.fcrcv.org/richmondhwy/main.htm>.

**History of the Mount Vernon District.** Kenny Blunt, a long-time resident of the Mount Vernon District and owner of the Travelers Motel, has initiated an effort to capture the history of the District. A very old horse trough along Fort Hunt Road has been covered over, and Fort Hunt itself has significant history. There was an airport along Route 1, where such landmarks as the Dixie Pig once stood. The southern part of the District, especially, is unknown. Oral histories and other types of records will be gathered. Contact Ron Fitzsimmons in the Supervisor's office to assist with this worthy undertaking.

**Cross-County Trail.** This trail has opened. It is 40 miles long and runs north-south through the County from Great Falls Park to Occoquan Regional Park.

**New Staff Member.** Tom Howard joins the Supervisor's staff in January. His background is in tax assessments and planning

**Opening Remarks (resumed).** The minutes of the last meeting as printed in the *Record* were approved, and the Treasurer's Report, which elicited lengthy discussion at the December Board meeting, was accepted as printed in the *Record*. In the interest of time, resolutions were reviewed next.

## RESOLUTIONS

**John LeGrande Variance.** This resolution on behalf of a homeowner in New Alexandria passed 18-1-0.

**Verizon Wireless "Feature Shown" Application.** This resolution, in favor of placing a cell phone tower flush against the Huntwood Building (at Route 1 and Fort Hunt Road) passed 19-0-0.

**Crabtree Property.** After a presentation by Mr. Crabtree, owner of a property on East Boulevard, and subsequent discussion, this resolution passed 10-0-9.

## COMMITTEE REPORTS

**Newsletter.** Editor Dave Bolte had no comments.

**Budget & Finance.** Committee Chair George Bauer referenced the minutes printed in the *Record*. He called attention to the summary of the last meeting, when Janet Coldsmith of the Department of Tax Administration spoke. The next meeting will be held jointly with the Education Committee on February 21.

**Consumer Affairs.** Committee Chair Queenie Cox said the December "stay-at-home" meeting was very productive. As she and Co-Chair Errol Bergsagel will both be out of town when the January meeting would take place, the next meeting will be in February.

**Education.** Chair Judy Harbeck referenced the minutes as printed in the *Record*. The presentation on technology in the schools was very informative, although the schools need \$30 million a year just to begin a five-year plan.

**Environment.** Chair Jim Davis referenced the minutes printed in the *Record*.

**Health and Human Services (HHS).** Chair Louise Cleveland referenced the minutes on county "prevention" coordination, noted rescheduled public meetings, and thanked the Council for providing such informed, active representatives during the very full 2005 committee agenda, noting that 12 of 20 participated in the December meeting.

**Planning & Zoning.** Chair David Dale referenced the minutes published in the *Record*. As only one land-use case is under review by the Committee, the next meeting may be cancelled; he will advise.

**Public Safety.** Co-Chair Al Bornmann, speaking for Chair Dallas Shawkey, who was absent, referenced the minutes published in the *Record*.

**Transportation.** Chair Frank Cohn referenced the minutes published in the *Record*. He noted that the next meeting will be pushed ahead a week, to January 9<sup>th</sup>, because the schools are closed on January 2<sup>nd</sup>.

**Special Committee on Affordable Housing.** Committee Chair Jerry Ireland discussed the last meeting and referenced the minutes published in the *Record*. The Committee has been asked to do a workshop with the North Hill community. He noted that the Mount Vernon and Lee Districts have 41 percent of the affordable housing in the County.

**Fairfax Federation.** Representative Judy Harbeck took the Parking and Metro Restroom Access resolutions to the Federation for review. The Federation Board sent the Metro resolution to the Federation Transportation Committee, which is headed by Mount Vernon Transportation Commissioner Earl Flanagan. (The Parking resolution is already before the Board of Supervisors.) Earl noted that the Federation wanted to know what sort of influence the Board of Supervisors might have to enforce the Parking resolution. Judy said the Federation will be dealing with the privatization of County facilities.

#### CO-CHAIRS' REPORT

Co-Chair Bergsagel suggesting sending Council resolutions to the Fairfax Federation and asking for their support. Annual dues notices are going out; contact Co-Chair Mack Rhoades with any changes or additions. The Council Gala will take place in April; the Citizen of the Year nomination forms will be printed in the January *Record*. He encouraged members to participate in the Mount Vernon District history project discussed by Supervisor Hyland earlier. He requested affirmation that the Committee Chairs listed in the Record will continue on as shown. This was affirmed.

Co-Chair Bergsagel said this was his 36<sup>th</sup> meeting as Co-Chair, and his term of office has concluded. He will remain as Co-Chair for the Consumer Affairs and Planning & Zoning Committees. He will be missed as Co-Chair!

#### NEW BUSINESS

Gretchen Wahl of Hollin Hall Civic Association mentioned her community's appealable case regarding infill; the upcoming decision will affect the rest of the County.

Environment Committee Chair Jim Davis mentioned adequate outfall processes and drainage divide issues as important aspects of the *Public Facilities Manual*.

Transportation Commissioner Earl Flanagan introduced Bob Reynolds as new Co-Chair, effective with the January 12<sup>th</sup> Board meeting.

The meeting adjourned at 9:25 p.m.

#### BUDGET AND FINANCE

The Budget and Finance Committee did not have a regular meeting this month. Our scheduled meetings for February and March are listed below:

Tuesday, February 21st, 7:30 pm: Joint with Education Committee, Library at Walt Whitman Middle School (School Budget speaker)  
Tuesday, February 28th, 7:30 pm: Special Guest, Gerry Hyland, Mt. Vernon District Supervisor  
Wednesday, March 1st, 7pm: Special Guests Anthony Griffin, County Executive  
Friday, March 3rd, 7:30 pm: MVCCA Committee Chairs are invited to review the budget resolution with the Budget Committee  
Tuesday, March 7th 7:30 pm: Our goal will be to finalize our resolution on the FY 2007 Fairfax County Proposed Budget

(All meetings will be held in the Principal's conference room at Walt Whitman Middle School unless otherwise noted.)

#### CONSUMER AFFAIRS

Consumer Affairs did not meet this month. The next scheduled meeting will be Tuesday, February 7th at Walt Whitman Middle School in the Principal's Conference Room at 7:30 p.m. An agenda will be e-mailed in advance of the meeting to members. For further information, contact either Queenie or Errol.

#### EDUCATION

The Education Committee of the MVCCA did not meet in January. However, the Committee will meet twice in February: Wednesday, February 1, 2006, at 8 pm, and a joint meeting with Budget&Finance on Tuesday, February 21, 2006, at 7:30 pm, both meetings in the library of Whitman Middle School.

At the February 1 meeting, Patricia Addison, FCPS Director of Special Education, and Margaret Byess, Co-ordinator of Program Support Services, will meet with the Committee to discuss a wide variety of issues relating to eligibility for services, costs, demographics and SOL performance of special education students in FCPS. Also discussed will be the costs of compliance with federal and state mandates, enrollment trends and the special education impact on the FY2007 Superintendent's Budget, which was released January 12, 2006.

The Chair expects to have Budget Brochures and disks available for distribution at the February 1 meeting so that members can review salient points in advance of the February 21 joint meeting. All budget documents are also available on the website ([www.fcps.edu](http://www.fcps.edu)) for an advance review. Also available on the website are the Washington Area Boards of Education (WABE) Guide which contains statistical comparisons of school costs and other items in local jurisdictions.

Mario Schiavo, FCPS Director of Budget Services, will present the FY2007 Budget to both the Education and Budget&Finance committees on February 21, 2006. This is the Committee's best opportunity to explore and evaluate the school budget (which

typically represents more than half of all County spending) from a financial standpoint including: how it was put together; assumptions and projections about enrollment, demographics, state and federal mandates and funding thereof; comparisons to past budgets and to other jurisdictions; areas of increased, decreased or new spending; programs considered for new/additional spending but not included, and FY2006 surpluses and adjustments.

Committee members are also urged to consider attending County Budget presentations to the Budget&Finance Committee, as reflected in that committee's report or on the MVCCA website.

Next meetings: Feb.1, 2006, 8 pm, Whitman library (Special Education speakers)  
Feb. 21, 2006, 7:30 pm, Whitman library (School Budget speaker)

## ENVIRONMENT AND RECREATION

The Environment and Recreation Committee met at 7:30 PM, Jan 4, Room E-114 Mt Vernon High School. Attending were: Collingwood on the Potomac, Hollin Hall Village (2), Hollin Hills, Mt Vernon Civic, Mt Vernon on the Potomac, Mt Zephyr, Potomac Valley/ River Bend, Stratford on the Potomac SecIV, Sulgrave Manor, Williamsburg Manor, Wellington, Wessynton, representatives from Woodley Tree Save, Walsh/Colucci and RC Fields.

Walsh /Colucci presented Special Exception (SE) 2005-MV-00 single family home in the New Alexandria area. Storm water waivers requested, the presenters said, would add approximately .4 cubic ft/sec (about three gallons per second) for the 2 year storm to existing outfall from this property. The Committee will support this project ONLY if there is no net gain to this peak flow. (13-0-0) The developer agreed to this development condition.

The Committee supports the Planning and Zoning Resolution on North Hill. (12-1-0). Any development option, at this time other than a passive park, was rejected. No contact or proposals from outside competing interests, other than Woodley Tree Save, to the Committee has been made.

Currently, this Regional Housing Authority (RHA) property is designated to be used as a passive park. This property has been nominated to the Area Plan Review Task Force (APR) for development. Currently, this is the ONLY parcel on the Richmond Highway Corridor, from the Beltway to the Occoquan River designated as open space. Currently, there is no plan or requirements from developers to coordinate open space or parks on the Richmond Highway Corridor, as per Fairfax County Ordinance. And currently, this open unmaintained space serves the immediate area's park needs, as per Fairfax County Park Authority Policy.

The Committee discussed the Hollin Hall Board of Zoning Appeals (BZA) hearing scheduled for January 31. This case, primarily a zoning issue, is seen to further environmental degradation of water outfall, quantity and quality anticipated in the Little Hunting Creek Watershed. Storm water waivers for quality are being requested from the developer. These are now considered infill development and no water detention is required. .

The Committee discussed developer's request to avoid environmental requirements for their projects. The Committee will note all projects asking for storm water waivers in the Mt Veron District. Mitigation of waivers is of concern to the Committee and to Fairfax County Staff. The Committee will recommend specific environmental actions to the MVCCA in the near future.

Next meeting Feb 1, 7:30 PM Room E-114 Mt Vernon High School

## HEALTH AND HUMAN SERVICES

The Committee met Thursday, Jan. 5, to focus on "**Inova Mount Vernon Hospital (IMVH) present and future,**" with **Interim Administrator Arlen Reynolds**. Participating were 13 MVCCA representatives—from Belle Haven Terrace, Collingwood on Potomac, Hollindale, Hollin Hills, Hollin Glen, Mount Vernon C.A., Mount Vernon Manor, Mount Zephyr, Stratford Landing, Stratford on Potomac, Stratford on Potomac-Sec. 4, Sulgrave Manor, and Wessynton. Reynolds' presentation and the lively Q&A that flowed from it shed much light on progress in operations and finances, as well as on specific near-term plans; it also stimulated high hopes that Inova's strategic thinking for the longer term will recognize a great potential to build up new and improved services at IMVH that meet important needs of our fast-growing southeastern service area.

Then, on Tuesday, Jan. 10, the H/HS chair participated as a member of the **Southeast Health Planning Task Force (Chair Anne Andrews, 703 780-1773)** in their quarterly public meeting with Inova representatives. There, both *Arlen Reynolds* and *Rod Heubbers*, newly appointed *Inova Health System Executive Vice President*, whose responsibilities include planning for eastern IHS facilities such as IMVH, Springfield Healthplex, and the future Lorton Healthplex) confirmed that specific plans for enhancing Mouth Vernon Hospital are now in place, with filing of a letter of intent (12/05) and application for a Certificate of Public Need (COPN) to be filed soon that will stipulate an investment of "\$5 million or more" (about \$18 million is planned) for renovation and expansion of the Hospital's first floor. This would include a 5000 sq. ft. expansion (a ground-level "bump-out") plus improvements in areas for radiology, patient registration, and Emergency Dept. triage. A second COPN application will be filed for 2 General Operating Rooms (ORs) to be added to the licensed capacity (now 8) at IMVH. IMVH will reconfigure current underutilized OR space, recruit more surgeons, and staff 8 ORs; then, the 2 additional ORs can be transferred to Lorton Healthplex when that facility is built and ready. (Meanwhile, filing for Healthplex COPNs is postponed, so that concerns raised in recent Lorton community meetings, including access and parking, may be addressed.) The two facilities are to form "a single financial entity" within the Inova Health System. It is anticipated that growth in Outpatient procedures, at both Hospital and Healthplex, will increase revenue and balance the high in-patient costs that all residential facilities experience. The Task Force discussed both COPNs and voted to send letters of support for their application.

# THE COMMITTEE reports

Reynolds assured both H/HS and the Task Force that IMVH losses for 2005 will be roughly \$1.8 million, much lower than once feared, with higher occupancy rates and increased patients in our “centers of excellence” contributing to improvement. He pointed to other ongoing improvements, especially (1) an \$8 million investment in diagnostic imagery, where a Dexascanner installed in November and new MRI equipment are in use, with more due to arrive in late January, and (2) the renovated Ambulatory Infusion Center (for cancer chemotherapy) that will “cut the ribbon” for its opening Feb. 12. Recruiting staff is affected by a national shortage of nurses and a local shortage of affordable housing. Restoring a position for a trained patient advocate (Tami Oldham), who works with physicians and discharge planners as well as patients and their families, is sure to please many and benefit outcomes as well. He outlined 2005 achievements of staff, doctors, and volunteers likely to appear in a forthcoming “Community Report.”

Heubbers, at “six days on the job,” emphasized his reasons for choosing to come to the eastern side of the Inova System: appetite for challenges and an eye on the great potential here. He sees Mount Vernon Hospital as a “great community hospital” with a few centers of excellence that draw from near and far. He stressed that “great staff” that is well cared for by administrators is key to growing great services, centers of excellence, and ultimately first-rate patient care. Support of community and volunteers is another magnificent asset, to be nurtured and not squandered; he requested help in gaining invitations to speak to community groups and hear their views. In 2006, community focus groups will explore interest in enhanced women’s services of several kinds, sports medicine, and even—yes—obstetrics and gynecological surgery. The regional shortage of Psychiatric hospital beds and BRAC planning are sure to impact every effort at long-term strategic planning, beyond the present modest expansion/renovation.

Inova Health System continues its national search for a new IHS chief operating officer and for a CEO/Administrator of Mount Vernon Hospital. We are fortunate that Reynolds, who has “retired four times,” was persuaded to become Interim Administrator for IMVH. Arriving last July, his original 2-month commitment is stretching to 7. Experience, and a fresh and independent viewpoint, have enabled him to grasp a complex situation, identify and promote significant strengths of the Hospital, and acknowledge opportunities for improvement.

**H/HS 2006 Agenda:** A synopsis of our H/HS Agenda 2004-2005 is available on request. As your HHS representatives and committee chair (703 780-9151) consider monthly focus for the coming year, we welcome your suggestions. Clear choices, so far, are planning for Mount Vernon Hospital/Lorton Healthplex, affordable housing, and Community Service Board issues including the bond-funded facility renovation and program development to take place at Mount Vernon Community Mental Health Center (as well as the “Gregory Drive” facility).

## Community Meetings, open to the public

**Tuesday, Jan. 31, 7 p.m., South County Center, Route One Task Force** gathers local agency directors and citizens who raise a “pot pourri” of human services news and concerns, with Supervisor Hyland and County Dep. Exec. Haywood participating. Convener Anne Andrews, 703 780-1773.

**Tuesdays, Feb. 7, Feb. 28, and March 7, MVCCA Health and Human Services Committee, 7:30 p.m.,** H/HS representatives review area needs and resources, consider potential impact of the Advertised (proposed) Fairfax County Budget Plan for FY2007 on essential services, and recommend public policies and actions to the Council.

## PLANNING AND ZONING

The meeting was called to order at 7:35 PM. In attendance were representatives from the following associations: Bellehaven Terrace, Engleside, Hollin Hall Village, Hollin Hills, Huntington, Marlin Forest, Middle Valley, Montebello, Mt Vernon, Mt. Zephyr, Potomac Valley-River Bend, Riverside Estates, Riverside Gardens, Spring Bank, Sulgrave Manor, Wellington, Wessinton, and Williamsburg Manor North. There were three community issues and three land use cases heard. Four resolutions were passed; three are published and one returned is to Committee.

The first community issue was an update from Hollin Hall concerning the legal battle over a developer’s attempt to split existing lots into two lots based on plats from 50 years ago. This would destroy the low density character of the community and create building lots that are non-conforming with current zoning standards. The community has filed an appeal with the Board of Zoning Appeals. The committee voted to support Hollin Hall’s appeal to prevent reverting the lots to the 1943 map.

The second community issue concern was about the North Hill property. Currently, the Comp Plan calls for it to become a park, however, a nomination has been submitted to allow for some development to provide affordable housing while preserving a portion as parkland. A resolution was presented recommending no change to the Comp Plan language, consistent with past Council actions. The committee voted to support the resolution.

The last community announcement concerned the ongoing efforts by county staff to amend the Public Facilities Manual (PFM) in a manner that appears to make it easier for development of difficult parcels, and could force adjacent homeowners to allow “improvements” on their property to satisfy the storm-water requirements of the developer. The Planning Commission public hearing on this issue continues on January 19 and the Board of Supervisors public hearing is on February 6.

The first land use case was Prospect Development, SE 2005-MV-024, at 6414 Boulevard View in New Alexandria. This project is to build a house in the floodplain. Due to the amount of fill, questions about the adequacy of the stormwater management, and lack of compatibility with the existing community, the committee voted to oppose this special exception.

The second case was for SE 2005-MV-017, at 1111 I Street in New Alexandria. This proposal is to replace a single house made unlivable by hurricane Isabelle with a 6 unit condominium. The desire is for the new building to use the same setbacks as the existing house, that is, 7 feet in the front and 5 feet in the back. The Committee took no action pending additional information.

Lastly, the Committee heard Enterprise Rent-A-Car, SE 2005-MV-025, at 7500 Fullerton Road in Springfield. This rental location is in an existing building in an industrial park. Exterior site

Mount Vernon District

# 2006 Organization of the Year

## Nomination

The Mount Vernon Council of Citizens' Associations presents an annual Mount Vernon District Organization of the Year award to an organization of the Mount Vernon Magisterial District whose volunteer efforts have made an outstanding contribution to our community. Volunteer activities include, but are not limited to, the areas of human services, education, the environment and recreation, public safety, public health, land use, the arts, and civic leadership.

Name of Nominated Organization: \_\_\_\_\_

Organization Point of Contact (POC): \_\_\_\_\_

Organization's Address: \_\_\_\_\_

POC's Phone Number: \_\_\_\_\_

Description of Organization's volunteer activities and how they have contributed to the quality of life in Mount Vernon (you may attach additional pages and supporting materials).

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Name of Nominating Organization or Individual: \_\_\_\_\_

Address of Nominator: \_\_\_\_\_

Nominator's Phone Number: \_\_\_\_\_

Send nominations to  
MVCCA c/o Al Bornmann, 1903 Sword Lane, Alexandria, Virginia 22308  
Address questions to Al Bornmann, (703) 360-5964

*Nominations must be received by March 3, 2006.*

Mount Vernon District

# 2006 Citizen of the Year

## Nomination

The Mount Vernon Council of Citizens' Associations presents an annual Mount Vernon District Citizen of the Year award to a resident of the Mount Vernon Magisterial District whose volunteer efforts have made an outstanding contribution to our community. Volunteer activities include, but are not limited to, the areas of human services, education, the environment and recreation, public safety, public health, land use, the arts, and civic leadership.

Name of Nominee: \_\_\_\_\_

Nominee's Address: \_\_\_\_\_

Nominee's Phone Number: \_\_\_\_\_

Description of nominee's volunteer activities and how they have contributed to the quality of life in Mount Vernon (you may attach additional pages and supporting materials).

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Name of Nominating Organization or Individual: \_\_\_\_\_

Address of Nominator: \_\_\_\_\_

Nominator's Phone Number: \_\_\_\_\_

Send nominations to  
MVCCA c/o Al Bornmann, 1903 Sword Lane, Alexandria, Virginia 22308  
Address questions to Al Bornmann, (703) 360-5964

*Nominations must be received by March 3, 2006.*

improvements are planned and there are no adjacent residential properties affected. The Committee voted to not oppose.

The meeting adjourned at 9:55 pm. The next Planning and Zoning meeting is Monday, February 6, 2006, 7:30 PM, in the Jack Knowles Lecture Hall of Whitman Middle School. Visit the web site [www.mvcca-pz.org](http://www.mvcca-pz.org) for additional information and supporting documents.

*Note from the Committee Chair: The North Hill site is currently planned for a park reflecting the wishes of the Mount Vernon community years ago. While there are still good reasons to keep it planned for a park, there are also good reasons to support some amount of development to provide additional affordable housing. There is no easy answer. The voice of the MVCCA will provide strong guidance to the APR Task Force and the Planning Commission on how much development, if any, should be allowed. An information handout will be available at the January 25 Council meeting and on the P&Z website [www.mvcca-pz.org](http://www.mvcca-pz.org). This handout will be written by the Committee Chairs of P&Z, Environment & Recreation, Affordable Housing, and Health and Human Services. Anyone wishing to contribute should contact one of the Chairs. The Mt. Vernon community should become informed of the issues before a vote is taken at the February 22 Council meeting. The P&Z resolution is returned to Committee.*

## PUBLIC SAFETY

Associations represented: Collingwood on the Potomac, Hollin Hills, Mount Zephyr, Potomac Valley River Bend, Riverside Estates, Riverside Gardens, Stratford on Potomac Sect IV, Waynewood, and Williamsburg Manor North. We were joined by Co-chair Al Bornmann.

The Chair provided copies of the Fairfax County Legislative Program for the 2006 Virginia General Assembly for committee review. It was noted that the Program includes items that have been the subject of resolutions originated in the Public Safety Committee and passed by the Mount Vernon Council. One of our major items included is a request that the state provide higher levels of compensation for magistrates, district court employees, probation officers/staff, and public defenders/staff in Northern Virginia. These are all state employees. In the past, we have asked the county to provide pay supplements. Another item is a request for legislation that would seek the registration and licensing of all moped, pocket bikes and motorized scooter operators of any such vehicles on public streets.

During the 1990's a major item that the committee pressed for with resolutions was the increase in fee for the Police responding false security alarms and a requirement that all security alarm systems be registered. These were enacted and in 2001 the Police Department set up the False Alarm Reduction Unit (FARU). Our speaker this evening was Debra Olson who is the supervisor for the FARU. The FARU consists of only four employees.

Fairfax County Code, Chapter 8.1 deals with Security Alarm Systems. Section 8.1.1 states the '...false alarm calls within Fairfax County results in an inefficient use of police resources, reduces faith in security alarm signals and promotes complacency in police investigation of alarm signals.' Debra Olson stated that over 95% of all alarm activations are false alarms.

Fairfax County's ordinance requires that every alarm user must register his/her alarm system with the Fairfax County Police Department and pay a registration fee before using the system. In addition, all alarm companies operating in Fairfax County must be licensed to do business in the County and must comply with all licensing, registration, certification, and training requirements established by the Commonwealth of Virginia Department of Criminal Justice Services. Section 8.1-3-7 requires that before requesting a police response to an alarm signal, an alarm company shall attempt to verify the alarm signal, except in cases of panic or duress, with two individuals, the alarm user and/or a person designated by the alarm user.

When responding to an alarm that is determined to be false, the Police will leave a written notice (PD Form 209) at the premises which provides the date and time of the false alarm, the officer's name and business telephone number, and a brief synopsis of the alarm ordinance including a statement that the alarm user ensure that the alarm system is properly operated, inspected, and serviced to avoid fines.

The Fairfax County ordinance also includes an increase in the fee alarm fine structure. More than two false alarms in a twelve month period is considered excessive. With a third response, a \$50 false alarm response fee is assessed against the user. With each further false alarm there is an increase until it reaches \$500 for any response in excess of eight false alarms to a protected premise within a twelve-month period.

Currently, there are 72,533 registered alarm users in Fairfax County (60,788 residential users and 11,745 commercial users) compared to an estimated 40,000 alarm users in 2001 when FARU began operations. Ms. Olson believes this increase is due to the affordability of alarm systems and that in recent years many new homes are constructed with alarm systems installed.

Ms Olson's office handles all alarm registrations, fine assessments, appeals, and any questions. The FARU participates in outreach events to educate the public about issues involving false alarms. In 2003, her office collected approximately \$1.3M in fines and in 2004, it collected approximately \$900,000 in fines. All of this money goes into the Fairfax County General Fund. More importantly, the number of false alarms has been reduced from 45,731 in 2001 to 20,421 in 2005 despite the increase in the number of alarm systems. This equates to a reduction from 30,487 police patrol hours devoted to responding to false alarms to 13,614 hours in 2004. This is a reduction of about 54% overall. The FARU may be reached at (703) 246-5424.

The next meeting of the Public Safety Committee will be held in Community Rm. 3, Mount Vernon Governmental Center beginning at 7:30pm, Wednesday, February 8, 2006. Note this is a change from the regular meeting date of the first Thursday of the month.

## TRANSPORTATION

The MVCCA Transportation Committee met at 8 PM on January 9, 2006 in the Walt Whitman Intermediate School Library. Attending were Mr. Earl Flanagan, Mount Vernon District Transportation Commissioner; representatives of 25 member organizations (Belle Haven Terrace, Belle View Condo, Berkshire, Collingwood Springs, Fair Haven, Hollin Hall, Hunting Creek Club Condo, Huntington, Montebello, Mount Vernon, Mount Vernon Manor, Mount Vernon on the Potomac, Mount Zephyr, Newington Forest, Potomac Valley-Riverbend, Riverwood, Stratford on the Potomac Section IV, Southwood, Sulgrave Manor, Tauxemont, Waynewood, Wellington, Westgrove, Williamsburg Manor North, Woodland Park); and one interested citizen.

All attendees were introduced to each other. It was also announced that the supervising Co-Chair of the MVCCA for the Transportation Committee has been changed, it will be Mr. Mack Rhodes.

Mr. Jaak Pedak and Mr. David Kline of the Fairfax County Department of Transportation (FCDOT) provided the Committee with a detailed briefing on the ongoing review of the Fairfax County Transportation Plan. The last comprehensive review of the plan was conducted in 1990 which projected findings on population concentrations, employment and traffic volumes up to the year 2020. The current effort will project forecasts up to 2030. Efforts will be made to compare the prior projections with current conditions to determine the reliability of forecasts. Finalization of planning will require the matching of requirements with the availability of funding. Up to 5 billion dollars maybe needed. Planning Commission Public Hearings are scheduled for May '06 and the Board of Supervisors is expected to rule on the adoption of the revised County Transportation Element of the Comprehensive Plan in Jun '06 or later.

Mr. Alexander Lee of the Woodrow Wilson Bridge Construction Project briefed the Committee on current and projected construction on the Bridge and at the Route #1 interchange. Construction of the outer loop is on schedule and expected to be completed in early Fall of this year. At that time all Beltway traffic will be routed unto this span, the old Bridge demolished and then the inner loop will be completed. The Route #1 interchange construction is now 53% complete while the Telegraph interchange construction has just started and stands at 3% complete. VDOT currently owns the land on both sides of the Parkway. A parcel on the West side is being sold and should bring sufficient money to offset the expense of the purchase of the original property; the sold parcel will be developed commercially. A considerable amount of traffic changes can be expected on Route #1 during the next year or so; committee members will be informed by e-mail as they are being implemented. Mr. Lee was advised of a problem affecting pedestrians who want to cross Route #1 at Huntington. The current timing of the traffic light should be re-examined and a count-down traffic light should be installed soonest. A meeting concerning the construction of a flyover from the Beltway unto Huntington Ave at Telegraph Road will be held by the Supervisor on 1/10/06. Concerned members of the Committee will attend.

In view of the two lengthy presentations, updates on items listed on the published Agenda, including the proposed resolution on the traffic light at the intersection of Route #1/Huntington Ave, will have to be taken up at the next meeting. The next meeting is scheduled for 8 PM on Monday, February 6, 2006 to be held in the Library of the Walt Whitman Intermediate School. Specific agenda items to be announced.

## SPECIAL AFFORDABLE HOUSING COMMITTEE

The Committee met Jan. 9 with the following persons present: Jerry Ireland, UVKCCA; Evelyn Lincourt – Hunting Creek Club Apts; Louise Cleveland – Collingwood on Potomac; Shirley Kappa – Mt. Zephyr Citizens Assn.; Robert Aramony – Villa May Comm. Assn; Gerard Elie – Belle Haven Terrace; Earl Flanagan - Riverside Estates; Connie Lorentzen - Sulgrave Manor; and Michelle Krockner from the Northern Virginia Task Force on Affordable Housing.

Michelle Krockner announced that the Northern Virginia Affordable Housing Alliance is maintaining a web site (starting 1/16/06) that will have links to many kinds of public information on affordable housing issues and which plans to feature this MVCCA Special Committee in its "News" section this month. She requested, and was granted, permission to take a photograph during the meeting. The result is now posted at [www.nvaha.org](http://www.nvaha.org).

Issues introduced for discussion were (1) a new monthly meeting schedule that coordinates better with other MVCCA meetings, (2) current uses of "One Penny" funds, (3) effects of current "ADU" policies, (4) "North Hill" as a potential site for new workforce-affordable housing.

**New "last Thursday" monthly meeting schedule for 2006:** The committee voted (unanimously) to schedule monthly meetings on the *last Thursday* of each calendar month, in order to report to the *next* month's MVCCA committee and general meetings. A request will be placed to reserve a permanent meeting space. This schedule begins with a meeting THURSDAY, JANUARY 26, in place of any anticipated early February meeting. Then, on Thursday, February 23, there will be a meeting in preparation for the March *Record* and meetings, and so on. For updated information on additional subcommittee meetings, please contact the chair.

**The "One Penny for Affordable Housing" fund:** On the financial issue of where the "1 cent for affordable housing" county-budgeted money is going, between now and April our committee is looking at dollars spent for each specific project so far, to find out what expenditures of the \$17.9 (1 cent) of Affordable Housing money have been made for what projects. Meanwhile, the public can go to the newsletter, [www.e-affordable.org](http://www.e-affordable.org), to see expenditures of the Affordable Housing money the Board of Supervisors has approved to date.

**“Affordable Dwelling Unit (ADU)” Policies:** Our committee is aware of serious problems with ADU policies and programs at both the state and county levels. Some examples of the committee’s concerns are as follows: ADUs should not be targeting only households with 80% of the median income. For ADUs to work to improve the vanishing supply of affordable workforce housing, they would need to be affordable to working families whose income is closer to 50% of the median than 80%. Another issue is whether/how a “5% minimum” ADU requirement is being honored, even in large developments. In its Kings Crossing development plan, JPI would build approximately 890 residential units that include just 36 ADUs. This is only 4%, not even meeting the required 5% under the ADU program. Meanwhile, JPI plans to remove 90 existing affordable units (in the present mobile home park) from the area it will develop, for a large net *loss* of affordable units. Meanwhile, many developers are apparently allowed to “buy out” of building ADUs, but where is the accountability for funds for affordable housing that should be required instead? The committee hopes to recommend improved ADU policies that would halt the “buy out” practice and its abuse. (Please note: A county “replacement” requirement for developers who displace the residents of mobile home parks is even more complicated to interpret than “ADU” requirements, and perhaps as open to abuse in application.)

**“North Hill,” under the Comprehensive Plan:**

Recently, a citizen has proposed *adding* to the section of the current Comprehensive Plan that describes “North Hill” (and that designates that site for use as a park) an *“alternate” use of “park” in combination with some “affordable housing,”* provided a site plan can be developed in consultation with surrounding neighborhoods and the Mount Vernon community as a whole that meets a number of specific criteria.

The chair provided a full copy of the exact “Nomination” language concerning development of park and of affordable housing for consideration by the AH special committee. (Please note: this language is more specific than language concerning “North Hill” that was under discussion in two other MVCCA committees in January; it does not recommend any increase in zoned density.) The committee then discussed whether to recommend this “Nomination” language to the Council for its support in connection with upcoming Area Plan Review hearings.

The Council has recognized that “a healthy housing mix, affordable to adults who work in our communities in a broad range of services, is essential to the well-being of families and neighborhoods in Fairfax County” and has pointed to an urgent need “both to preserve affordable units wherever feasible and to provide effective incentives and guidelines to develop an appropriate range of housing countywide—near transportation and workplaces, available through rental as well as ownership—in harmony with transportation, environmental imperatives, schools, commercial zoning, and all considerations that must be carefully integrated in the revised Fairfax County Comprehensive Plan” (Resolution, “Public Support for a Fairfax County Affordable Housing Trust Fund,” approved March 2005).

In public discussion of why affordable housing is vanishing and how to stimulate production of housing affordable to a wide range of working households, the huge cost of land is key to understanding why we are losing affordable housing so fast and what we can do to correct this. North Hill is important because it is publicly owned land that was bought with federal money granted for developing affordable housing. When the site (then 49 acres) was bought, promises were made that have not been kept. If we cannot do something appropriate in the future, on the large piece of publicly owned land that remains at North Hill site (35 acres), then we lose credibility with the community in actually being able to achieve good new workforce-affordable housing anywhere. Some people seem to feel the life of every tree is more important than the lives of working families in our communities.

The committee chair provided this history of how “North Hill” came to be owned by the state-commissioned Redevelopment Housing Authority (RHA) for this area, yet designated under the county’s current Comprehensive Plan for use as “park”. In 1981, the Woodley-Nightingale land that included a mobile home park was purchased by Fairfax County. There is an extensive paper trail online of the Board of Supervisors’ minutes, 1979-1995, covering what took place. The original purchase price to buy the land was \$1 million. When the owner of the land thought he could get more money, he went to court and the price ended up being \$5 million. This was the total amount of HUD money the RHA had received to the buy the land and develop the site, to make a “state of art” mobile home development: “Phase 1:150 pads, Phase 2: 295 pads.” Phase 1 cost \$90 thousand per pad to develop the current 115 pads. A bond referendum in 1998 permitted \$10 million more, available for development of Phase 2, and \$3.3 million of this money went to cost overruns at the 115-pad site. No further development proceeded. An authorization in 2004 allowed the remaining \$6.7 million of bond money to be reallocated to other revitalization sites throughout the County. One of the projects where money was to be reallocated was “Kings Crossing”. The ironic thing is that some of the \$6.7 million from the bond to redevelop North Hill for Affordable Housing was used to recruit a developer for Kings Crossing, to develop a project that will eventually eliminate 90 affordable units in another mobile home park. This is not fixing the problem. It is making the Affordable Workforce Housing shortage even worse.

After discussion, the Committee voted to send the North Hill Nomination language to the Council with its recommendation to support the Nomination. The Nomination language will be available with an informational handout at the next General Council meeting.

**Jan. 26<sup>th</sup> meeting:** As explained above, the next monthly meeting of SAHC is Thursday, January 26<sup>th</sup>, 7 p.m., at the Mount Vernon Government Center (room t/b/a).

## Resolution on Prospect Development SE 2005-MV-024

**WHEREAS**, Prospect Development wishes to construct a single family home at 6414 Boulevard View, and

**WHEREAS**, the entire property lies in the New Alexandria floodplain and a Resource Protection Area, and

**WHEREAS**, the construction plans presented include adding fill to raise the elevation of the garage, driveway, and home, and

**WHEREAS**, adding fill to the floodplain can adversely impact the rest of the community during flooding, and

**WHEREAS**, the addition of fill could potentially cause rainwater to flow onto the adjacent properties before flowing into the drainage ditches, and

**WHEREAS**, the size and design of the house is not compatible with the existing neighborhood, and

**WHEREAS**, the garage, which is set at the minimum setback from the property line, includes, for the apparent purpose of architectural lines, a high peaked roof, effectively towering over the neighbor,

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations opposes this special exception application, as presented.

## Resolution on Enterprise Rent-A-Car SE 2005-MV-025

**WHEREAS**, Enterprise Rent-A-Car wishes to lease 4550 square feet of space at 7500 Fullerton Road in Springfield for the purposes of renting cars, which requires a special exception, and

**WHEREAS**, Enterprise will not be modifying the exterior of the building, and

**WHEREAS**, the building is located in an industrial park and does not have any adjacent residential properties, and

**WHEREAS**, Enterprise will be making exterior improvements including removing the ugly chain link fence, adding plantings and trees, and improving the curb cut at the entrance, and

**WHEREAS**, Enterprise will provide a filter system to treat water used for cleaning their rental cars in the "car preparation" area,

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations does not oppose this special exception application, as presented.

## Resolution on the Hollin Hall Village Appeal of the Zoning Administrator's Determination that Plats from 1943 Are Valid and Buildable

**WHEREAS**, a developer has purchased several properties in the Hollin Hall Village subdivision with the intent of redeveloping the properties, and

**WHEREAS**, plat maps from 1943 apparently show lot sizes in the range of 5000 to 7000 square feet, and another plat map from 1946 shows such lots, but neither map is marked as approved by the County, and

**WHEREAS**, the current zoning, R-3, specifies a minimum lot size of 10,500 square feet, and

**WHEREAS**, the homes currently in the subdivision were built by using two recorded lots as shown on the aforementioned plats, creating consolidated lots that conform to the R-3 zoning district, and

**WHEREAS**, permitting the builder to go forward has the effect of rezoning the entire Hollin Hall Village to a higher density, and

**WHEREAS**, permitting the builder to go forward would change the use of the properties from a single conforming lot to two non-conforming lots, and

**WHEREAS**, the Code of Virginia, Fairfax County regulations, and past court rulings pertinent to this case would appear to favor the appeal presented by the Concerned Citizens of Hollin Hall Village, and

**WHEREAS**, the position of the Zoning Administrator is only supported with a questionable strict interpretation of the governing laws, and

**WHEREAS**, when there are legal disputes with apparently conflicting guiding regulations, the overall effect of the ultimate ruling and its long term consequences should be considered as part of deliberation, and

**WHEREAS**, in this case, the ruling ultimately benefits either the profits of a single builder OR the quality of life of an entire community,

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations supports the appeal of the Concerned Citizens of Hollin Hall Village to reverse the Zoning Administrator's determination that would revert Hollin Hall Village to the 1943 plat map.

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

For period from January 1, 2006 through January 12, 2006

	Budget 2006	Actual to Date	Budget to Actual (to date)
<b>Balance Beginning Period</b>		<b>\$2,188.93</b>	
<b>RECEIPTS</b>			
Dues	\$4,500.00	\$912.00	-\$3,588.00
Record Subscriptions	\$345.00	\$0.00	-\$345.00
Gala Income	\$2,645.00	\$0.00	-\$2,645.00
<b>TOTAL RECEIPTS</b>	<b>\$7,490.00</b>	<b>\$912.00</b>	<b>-\$6,578.00</b>
<b>DISBURSEMENTS</b>			
Record Expenses	\$4,800.00	\$0.00	\$4,800.00
Administrative	\$625.00	\$0.00	\$625.00
Gala	\$2,500.00	\$0.00	\$2,500.00
Web Site	\$690.00	\$0.00	\$690.00
Postage	\$400.00	\$0.00	\$400.00
<b>TOTAL DISBURSEMENTS</b>	<b>\$9,015.00</b>	<b>\$0.00</b>	<b>\$9,015.00</b>
<b>Balance Ending Period 1/12/06</b>		<b>\$3,100.93</b>	

**COMMITTEE CALENDAR  
FOR FEBRUARY 2006**

**MVCCA Board-MVGC-SUPV Thursday, Feb 9th, 7:30pm**

Date/Day/Time	Comm.	Place	Chair	Phone
2/7 T 7:30	H/HS	IMVH-C	Louise Cleveland	703.780.9151
2/7 T 7:30	COAF	WWMS-PCR	Queenie Cox	703.360.2414
2/21 T 7:30	BUDG	WWMS PC	George Bauer	703.768.1774
2/28 T 7:30		WWMS PC		
2/1 W 7:30	ENVR	MVHSE114	Jim Davis	703.799.3278
2/1 W 8:00	EDUC	WWMS L	Judy Harbeck	703.780.1883
2/8 Th 7:30	PSAF	MVGC	Dallas Shawkey	703.360.2185
2/6 M 8:00	TRANS	MVGC	Frank Cohn	703.780.5698
2/6 M 7:30	PL/Z	MVGC	David Dale	703.765.8247
1/26 Th 7:00	SAHC	MVGC-S	Jerry Ireland	703.768.6923

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