



Mount Vernon  
Council  
of Citizens'  
Associations

# Record

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Volume XL, No. 6, June 2008

## MVCCA COUNCIL MEETING

May 28, 2008 8 p.m.

Walt Whitman School Cafeteria

**PRESIDING:** Co-chair Pat Rea

**ATTENDING:** Co-chairs David Dale, Pat Rea, Katherine Ward; Committee Chairs Louise Cleveland, Judy Harbeck, John Jeszenszky, David Plummer, Deb Sell-Pugh, Catherine Voorhees, David Voorhees; FCFCA Rep Jim Davis; SFDC Rep Tom Hook; Record Editor Gretchen Schroeder; Treasurer Tonda Phalen; Secretary Carol Coyle. Representatives (23) from: Collingwood on the Potomac, The Fairfax, Hollin Glen, Hollin Hall, Huntington, Lorton Station, Marlan Forest, Mount Vernon Civic, Mount Vernon on the Potomac, Mount Zephyr, New Alexandria, Newington, River Towers, Spring Bank, Stratford Landing, Stratford on the Potomac IV, Sulgrave Manor, United Voice at King's Crossing, Waynewood, Wellington, Wessynton, Williamsburg Manor North, Woodley Hills, Woodley Hills Estates.

**NEW MEMBERS** – Applications have been received from Pavilions at Huntington Station and Lorton Station; each community was welcomed unanimously. We need to determine exactly where Pavilions is located.

**MINUTES** – Accepted as printed.

**TREASURER'S REPORT** – Accepted as printed.

**SUPERVISOR'S TIME** – Two land use special exceptions have been proposed: flag/monopole at Masonic Hall on Fort Hunt Road; two hotels near Woodlawn.

Martha Washington Library will be relocated to Richmond Highway (next to Krispy Kreme) during renovations.

Gerry still has some vacancies to fill: Organ Donor Committee, Varon Volunteer Award, Onthank Award, Health Systems Agency Board, Mount Vernon Governmental Center Community Rooms Airports Advisory.

Congratulations on the success of the Gala, and special congratulations to Queenie for the success of "dance with the Supervisor."

## COMMITTEE REPORTS

**Affordable and Workforce Housing** – Minutes as published. North Hill Meeting, May 29, 7 p.m. at Woodley Hills Community Center.

**Budget and Finance** – Minutes as published. June 4 meeting will continue the discussion on a tourist/restaurant tax for Fairfax County. Request that presidents encourage community reps to attend.

**Consumer Affairs** – Minutes as published. No meeting in June.

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## MVCCA BOARD

Co-Chairs	David Dale .....	703-765-8247
	Patrick Rea .....	703-385-3322
	Katherine Ward.....	703-627-8782
Treasurer	Tonda Phalen .....	703-768-7091
Secretary	Carol Coyle .....	703-780-7955
Editor	Gretchen Schroeder .....	703-980-9181
BUDG	David Voorhees .....	703-765-7551
COAF	Queenie Cox.....	703-360-2414
EDUC	Judy Harbeck.....	703-780-1883
E&R	David Plummer .....	703-360-7964
H/HS	Louise Cleveland .....	703-780-9151
PL/Z	Deb Sell-Pugh .....	703-768-2818
PSAF	Dallas Shawkey .....	703-360-2185
TRANS	Catherine Voorhees.....	703-765-7551
SCAWH	John Jeszenszky .....	703-799-9635
	John McCormick.....	571-331-1066
SCSP	Frank Cohn.....	703-780-5698
FCFCA	Jim Davis .....	703-799-3278
SFDC	Jim Walton.....	703-780-9555
	Tom Hook .....	703-765-6869

## ANNOUNCEMENTS

There will be two special meetings to review BRAC nominations: Tuesday July 1 and Monday July 7. Both meetings start at 7:30 p.m. in the Jack Knowles lecture hall of Whitman Middle School.

An upcoming Listserve message and the P&Z web site will give details about which BRAC nominations will be considered each night.

# Council Minutes

**Education** – Minutes as published. June 4 meeting will be largely organizational: What avenues do committee members want to pursue? Judy testified at the Board of Education budget hearings. Board voted to continue Math/Science focus and (no) IB test fees. Teacher COLA was decreased to two percent.

Schools will not make a contribution pursuant to Governmental Accounting Standards Board (GASB), which is intended to assure adequate funds for retirement obligations, in FY2009; this will have to be reconsidered next year.

There is an attitude through much of the County as to “Why should the Mount Vernon area get all of the ‘extras?’”, ignoring the fact that it is because this area has such a high level of poverty-level students.

**Environment and Recreation** – Minutes as published. There WILL be an August meeting, a 3 ½ hour (daytime) guided canoe tour of Pohick Bay marshes, cost \$15. Number limited; E&R committee members will be given preference; others as there is space available. Date and time TBD by those attending.

Resolution on Spring Bank Park has been deferred to June.

**Health and Human Services** – Minutes as published, including a great deal of information about private not-for-profit health and human services available in our area (q.v.).

Published minutes were corrected, to announce changes in important upcoming meetings: please note that June and July HHS Committee meetings are rescheduled from “first Tuesday” to the preceding Monday to accommodate guest resources.

Monday, June 2, 7 p.m. - HHS Committee tours services co-located at South County Center, with Regional Director for Human Services Telly Whitfield.

July meeting will be held Monday, June 30, 7:30 p.m., Mount Vernon Governmental Center Community Rooms. HHS and Public Safety Committees hold a joint meeting. State Senator Linda (Toddy) Puller will lead a forum on the changes in State laws and regulations which will impact mental health services in Fairfax County.

Wednesday, July 16, 6:30 p.m., Mount Vernon Governmental Center – Southeast Health Planning Task Force, concerned about planning issues related to Inova Mount Vernon Hospital and the planned Lorton Healthplex, has invited Inova Health System CEO Knox Singleton to their next meeting; this meeting is open to the public.

MVCCA members are urged to call attention in community newsletters to the need for contributions--particularly in summer months--to local nonprofit agencies that provide “food pantry” and other emergency assistance to low-income working families. Please see the HHS Report in the May Record for more information on four outstanding agencies.

**Planning and Zoning** – Minutes as published. Resolution on the drive-in bank at Route 1 and Fort Hunt Road is tabled until next month to give Transportation Committee time to finish their evaluation. Next meeting June 2.

**Public Safety** – Minutes as published. Resolution joint with E&R.

**Transportation** - Minutes as published. County is working on a ten-Year Bus Plan and needs community input. See link at [www.mvcca.org](http://www.mvcca.org); click on transportation.

**FCFCA** – Resolution on vegetative buffer returned to committee for restructuring. Federation discussed and decided against bringing in non-community-based members. Annual Picnic June 19<sup>th</sup>, Fred Packard Park, 7:00 until dark, free to members. Jim encourages more civic associations to join Federation (\$40 - \$60 per association).

FCFCA Engineering Standards Committee is assessing storm water detention in small construction projects (e.g., the blowout at Mount Vernon parking lot construction during the recent monsoons).

**SFDC** – Tom reports ‘nothing to report.’

## RESOLUTIONS

### P&Z-2008-07: Sunrise Assisted Living Out-of-Turn Plan Amendment

The chair presented the resolution with two “friendly amendments”: The name of the applicant is “Sunrise Senior Living,” and the proposed “tree save area” is not 5.3 acres (the entire site) but a 1.83acre portion.

Deb stressed that this is just support for a change in the Comprehensive Plan to allow this development and to assure that regulations will be ‘very restrictive.’ (Sheldon noted that, although he will support this resolution, he is not comfortable with ‘supporting a promise’ as nothing is on paper at this point.)

Friendly amendment (accepted) to repeat the “list” from the last WHEREAS in the THEREFORE. Friendly amendment (accepted) to replace ‘mandates’ with ‘shall require.’

*continued page 3...*

<b>Treasurer's Report</b>			
<b>For Period January 1, 2008 through June 10, 2008</b>			
	<b>Budget 2008</b>	<b>Actual to Date</b>	<b>Budget/Actual</b>
<b>Balance Beginning Period</b>		<b>\$5,753.36</b>	
<b>RECEIPTS</b>			
Dues	\$4,500.00	\$3,912.00	-\$588.00
Record Subscriptions	\$225.00	\$270.00	\$45.00
Gala Income	\$2,400.00	\$4,374.00	\$1,974.00
<b>TOTAL RECEIPTS</b>	<b>\$7,125.00</b>	<b>\$8,556.00</b>	<b>\$1,431.00</b>
<b>DISBURSEMENTS</b>			
Record Expenses	\$4,000.00	\$653.50	\$3,346.50
Administrative	\$300.00	\$75.89	\$224.11
Gala	\$2,000.00	\$2,963.46	-\$963.46
Web Site	\$225.00	\$0.00	\$225.00
Postage	\$300.00	\$200.00	\$100.00
Miscellaneous	\$300.00	\$0.00	\$300.00
Insurance <sup>1</sup>	\$0.00	\$660.00	-\$660.00
<b>TOTAL DISBURSEMENTS</b>	<b>\$7,125.00</b>	<b>\$4,552.85</b>	<b>\$2,572.15</b>
<b>ENDING BALANCE</b>		<b>\$9,756.51</b>	

<sup>1</sup> Unbudgeted item approved by the General Council on 1/23/2008.

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# Council Minutes

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HHS Chair Cleveland asked the Council to note that (1) the proposed use is a "medical care facility" under the County zoning definition (despite the statement in the P&Z report that it is "not a full care facility");

(2) that this Resolution is NOT an MVCCA approval of the project or of re-zoning and special exceptions that will be needed, but rather "no objection" to expanding the Comp Plan to allow land parcel use for a project of this nature; and

(3) that subsequent review by MVCCA should consider Health Services as well as typical P&Z "land use" considerations.

**Resolution as amended passed 22-0-0**

## **E&R-2008-06: Restoration and Management Plan for Dyke Marsh**

Resolution was not published prior to the meeting. Vote to consider this as a matter of urgency passed 20-0-0.

Park Service needs to begin an Environmental Impact Study on restoration of Dyke Marsh. Study will probably take about 3 years; Park Service should advertise options in about one year. Study will be Federally funded. Glenda Booth, President of Friends of Dyke Marsh, described the area as 'from Belle Haven picnic area to just south of Morningside Drive' and extending out into the Potomac River.

**Passed 21-0-0**

## **E&R-2008-05: Marking the Boundaries of Dyke Marsh**

National Harbor, across the Potomac from Dyke Marsh, will be offering boat tours to Old Town Alexandria and rental craft (jet skis, etc.), all of which will prove detrimental to the marshland if they encroach. Therefore it is a matter of urgency that the wetlands be marked NOW and not wait until the end of the EIS (see resolution #06).

Friendly amendment to add "viewshed" to the 8<sup>th</sup> WHEREAS, so it will read "enhance the historic viewshed for the GWMP....."

**Passed 21-0-0**

## **PS&ER-2008-01: Virginia Duck Hunting Regulations, Potomac River Shoreline Adjacent to Dyke Marsh.**

This resolution would support continuation of current regulations.

**Passed 21-0-0**

## **E&R-2008-08: FCPA Development Wish List for North Hill**

After much discussion that only plastic playground equipment will be approved for use in a public area, amendment to remove "no plastics" passed 10-6-5.

After discussion that "small dogs" is unenforceable, removal of words passed 15-3-1.

Friendly amendments were accepted.

List, as amended, now reads:

- > passive
- > walking trails to integrate the community with existing trail networks
- > bike-friendly trails
- > nature trails with bird boxes, signage for plant IDs, play up springs/wetland that are the source of the North Branch of Little Hunting Creek
- > handicapped accessible
- > education learning areas
- > maintain archeological site
- > picnic area

- > exercise stations (natural products)
- > playground for kids (natural products)
- > fenced dog park
- > parking that is not on Route 1
- > restrooms
- > neighborhood/community garden plots --- fenced and rented space for those who live in the area
- > keep the fences that divide the area from Bryant School
- > limited open grass area

**Resolution as amended Passed 19-1-0**

## **MEMBER ASSOCIATIONS' TIME**

President of United Voice stated that their community opposed location of the Chamber of Commerce Carnival on the Kings Crossing site. (President of Spring Bank indicates that their community does not oppose on a one-time basis, largely because it is a fund-raiser for the CofC.)

Hollin Hall president would like to receive, electronically, newsletters from other neighborhoods to share with her neighborhood. kwalzl@yahoo.com

Carol Coyle, Secretary

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# Committee Reports

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## BUDGET & FINANCE

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The Budget and Finance Committee met at 7:30 p.m. on June 4 in the Principal's Conference room at Walt Whitman Middle School. Associations represented were, Hollin Hall, Hollin Hills, Wessynton, Tauxemont and Stratford Landing. The committee reviewed the prior meeting's discussion of issues with State Senator Toddy Puller and Delegate Kris Amundson.

In an effort to diversify the tax base of Fairfax County and reduce the upward pressure on Residential Real Estate taxes, the committee proposed and passed two resolutions. The first resolution addresses an increase in the Hotel Occupancy tax from 2% to 4%. This tax can be increased by an ordinance from the Board of Supervisors. The second resolution addresses a Meals tax which applies to restaurants and other establishments that serve prepared meals. This tax must be implemented by a referendum. The resolution requests that the referendum be placed on the ballot in the November 2008 election.

The next meeting for the Budget and Finance Committee will be on September 3, 2008 at 7:30 p.m. at the Walt Whitman Middle School Principal's Conference Room.

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# Committee Reports

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## CONSUMER AFFAIRS

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The Consumer Affairs Committee did not meet in June, and will not meet during July. Consumer Affairs will reconvene after the Council's summer hiatus in August. The next meeting will be Tuesday, September 2 at 7:30 p.m. at Walt Whitman Middle School in the Principal's Conference Room. Have a fun-filled summer and most of all, be safe while enjoying and spending time with your family!

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## EDUCATION

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The Education Committee was unable to meet on its regular day of June 4, 2008, due to the inclement weather and widespread power outages. As a result, the Committee will meet on July 2, 2008, at 8 pm in the library at Whitman Middle School to consider its plans for the next school year, including handling of budget review and evaluation, possible speakers and issues of interest to be explored.

Members are urged to attend since it will be an excellent opportunity to chart the course of the Committee over the next year and discuss the issues your community is most interested in exploring as we seek to continue progress and improvement in our local schools and in the County as a whole.

Next meeting: July 2, 2008, 8 p.m., Whitman Library

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## ENVIRONMENT & RECREATION

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The committee met on June 11, 2008, 7:00 p.m. at the South County Government Center (Richmond Highway) Room 221C. Present were David Plummer (chair), Katherine Ward (MVCCA co-chair) Collingwood-on-Potomac, Hollin Hills, Mount Zephyr, Riverside Gardens, Spring Bank, Sulgrave Manor, Wellington Heights and Woodley Hills Community Association.

David Plummer called the meeting to order at 7:14 p.m. The intended meeting on June 4 was postponed due to lack of power at the South County Center. A modified agenda was adopted.

### **New Alexandria Flood Control**

Sally Kiefer, vice-president of River Towers, expressed her concern that the committee had not heard from all impacted communities with regards to the proposed flood wall/levee system set forth by the U.S. Army Corps of Engineers (USACE) which may help prevent flooding in New Alexandria and Belleview. (The committee had previously heard from representatives of the New Alexandria community in April.) Part of the proposed USACE levee would take up a good share of the River Towers private property and come quite close to the buildings. Given this fact, she expressed frustration that, from their perspective, River Towers has been given very little consideration from the agencies and government offices they have contacted. Committee members sug-

gested that, since the National Park Service may have similar concerns about the use of their property, River Towers pursue further contacts there, emphasize the possible application of eminent domain, and also consider legal services.

### **Green Initiatives**

Eleanor Whitaker of Riverside Gardens made a presentation about "Mount Vernon Citizens for Sustainable Energy". This new citizen organization is dedicated to sustainable energy policies by encouraging personal energy conservation responsibility and community advocacy. She handed out a useful sheet on things people can do to save energy and their relative impact. The organization is trying to start a distributed energy generation company via installation of solar panels. The most promising sites in terms of solar energy generation are commercial shopping malls, schools or other structures with substantial unshaded roof areas. She was asking for personal contacts and other strategies for promoting such a program. While the solar panels would not replace the need for utility power, their integration into the electrical utility grid would significantly reduce local consumption of utility power.

### **Ozone in Our Environment**

Martin Tillett of Spring Bank presented some fascinating educational videos and slides connected with ozone in the atmosphere, noting the upper levels where we need it and ground levels where it presents problems. At lower levels in the atmosphere, ozone is produced by the action of sunlight on nitrous oxides (NOx) and volatile organic compounds (VOC). Satellite imagery not only demonstrated the strong correlations of ozone concentrations with population centers and electricity generating sites, but also indicated how ozone moves across oceans and around the globe. Further discussions on what actions the committee might promote to reduce ozone pollutions and promote environmentally responsible development in general will take place at future meetings.

### **Pohick Bay Canoe Trip**

David Plummer, chair, announced that the proposed guided 3-hour tour of the Pohick Bay marshes via canoe will be arranged for the first weekend of August. The cost will be only \$15 per person (the non-profit group rate reduced from \$25 pp). Committee members expressed the preference for an early morning tour starting as early as possible, but no earlier than about 6am. Either Saturday or Sunday would be acceptable. The chair agreed to arrange the outing for the first weekend in August, if possible, using those parameters. Participation will be open to all MVCCA member associations and their families, first-come, first-serve, to a maximum of 12. If the response exceeds 12, a second tour will be arranged.

**Next Meeting:** The next meeting of the E&R committee will be held on Wednesday, July 2, in the Mount Hybla room of the South County Government Center at 7:00 p.m. The meeting was adjourned at 9:05 p.m.

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# Committee Reports

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## HEALTH & HUMAN SERVICES

The HHS Committee met Monday, June 2, with South County Regional Director for Human Services Telly C. Whitfield for a tour of facilities and discussion of the array of County services co-located at the South County Center, 8350 Richmond Hwy. Nine MVCCA member associations were represented, with MVCCA Co-chair Pat Rea and two additional citizens also participating: Collingwood on Potomac, Belle Haven Terrace, New Gum Springs, Hollin Hills, Stratford Landing, Stratford on Potomac Sec. 4, Sulgrave Manor, Wellington, and Woodley Hills Estates.

### Coordinating, co-locating services for families

Many citizens have attended public meetings at the South County Center, in the 2<sup>nd</sup> floor Mount Vernon/Lee Conference Center, a complex of meeting rooms of various sizes and configurations that may be reserved for nonprofit use. Others have conducted business with the County in the 1<sup>st</sup> floor "Access Fairfax" center (with free use of phones and internet terminals, and County satellite offices for Environmental Health and Consumer Protection.) Yet few of us have a sense of how much takes place, day and evening, on all five floors, behind those long corridors of doors.

More than a decade ago, "welfare" dependency was set aside for an approach to health and human services that is community-focused, more preventive and collaborative, and aimed at building resilience and self-sufficiency. The creation of four county "regions" for service delivery (Region One is now designated more descriptively as "South County"), the development of a department of "Systems Management for Human Services" (with Regional Directors), and "front door" telephone assistance from a team of professional social workers (Coordinated Services Planning, 703-222-0880) indicate the ongoing effort, in this vast and diverse county, to bring service providers closer to the people served and to coordinate effectively among multiple programs that may touch the lives of a single family or neighborhood. The South County Center, opened in 2002, has enabled "co-location" and new levels of coordination among County agencies: the Department of Family Services (itself a network of public and private programs including Food Stamps, Medicaid, Temporary Assistance for Needy Families, and many more), the Public Health Dept., Community Services Board (CSB) programs for children (from infants to age 18) and their families, and the Juvenile & Domestic Relations District Court.

Committee members toured specialized facilities for programs that have their southeastern home here: the Community Health Care Network that provides primary health care for 500 families, the Alternative School co-sponsored by court and Public Schools, the Hideaway Teen Center that shares space (and some overlapping hours) with the Groveton Senior Center, and the Mount Vernon Adult Day Health Care Center that provides quality care and therapeutic activity for adults with physical and cognitive disabilities (and "respite" for their family caregivers) at sliding scale fees. The South County branch of the Northern Virginia SkillSource Career Center offers job-seekers access to academic and occupational skills education and provides recruitment and placement assistance to employers.

### Neighborhood Enhancement grants

Regional Director Whitfield also briefed the committee on the County's new "Neighborhood Enhancement Partnership Program," open to neighborhood civic organizations and to nonprofits in partnership with them, that will award \$100,000 in small grants, up to a maximum of \$5,000 to one organization, with two application deadlines: 2 p.m. July 2 and Nov. 26. Information is available on the web ([www.fairfaxcounty.gov/admin/cm/solicitations/htm](http://www.fairfaxcounty.gov/admin/cm/solicitations/htm)) and by phone (Sarah Brinkmoeller at 703-324-5551).

### Joint meeting: State changes in Mental Health services

**Monday, June 30, 7:30 p.m., the MVCCA Health and Human Services and Public Safety Committees have invited State Senator Linda (Toddy) Puller, to lead a presentation on major changes enacted in the last General Assembly,** with representatives on hand from the State Office of Mental Health, Fairfax County Chief Magistrate, Fairfax-Falls Church CSB Mental Health services, and Fairfax County Police, to consider how the enacted changes and State requirements are to be implemented in Fairfax County and what improvements the public may look for in funding and delivery of mental health services. This public meeting, on a matter of widely shared concern, will take place in the Mount Vernon Governmental Center (Community Rooms), 2511 Parker's Lane. It is hoped that MVCCA members will be represented and encourage all who are interested to attend. For information, call Chairs Louise Cleveland, 703 780-9151, or Dallas Shawkey, 703-360-2185.

### Other upcoming public meetings on H/HS matters:

**Monday, June 23, 7 p.m., the Route One Task Force for Human Services** will meet at the South County Center (2<sup>nd</sup> floor conf. room), with Deputy County Executive for Human Services Verdia Haywood and Supervisor Gerry Hyland. Convener Anne Andrews, 703-780-1773.

**Wednesday, July 16, 6:30 p.m., the Southeast Health Planning Task Force** will meet with Inova Health System's chief executive officer J. Knox Singleton, on the status of planning for Mount Vernon Hospital and the Lorton Healthplex, at the Mount Vernon Governmental Center (Community Rooms). Secretary Harriet Piper, 703-780-3104.

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## PLANNING & ZONING

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The meeting was held in the Jack Knowles Lecture Hall at Walt Whitman Middle School beginning at 7:38 p.m. and was chaired by Chair Debbie Sell-Pugh. Seventeen member associations attended. (Engleside, Hollin Halls Citizens, Hollin Hall Village, Hollin Hills, Huntington Community Assoc, Mount Vernon Civic, Mt Zephyr, Newington Civic, Riverside Gardens, Spring Bank, Stratford Landing, United Voice at Kings Crossing, Wellington Civic, Wellington Heights, Wessynton Homes Assoc, Williamsburg Manor North, Woodley Hills Civic).

### New Hope Church - SPA 2005-MV-010. 8905 Ox Road

Ms. Sarah Hall presented an SPA that is to be heard by the BZA to increase the number of children at the newly constructed church on Ox Rd from 99 to 250. 250 is the number propped by the county. The

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## Committee Reports

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church understood the number being 99 would be the maximum number of children at the facility at any given time of the day. However, the 99 limit is the total number of children to be at the facility calculated all day. The church will offer before- and after-school care from 6:30—8 a.m. and 3—6 p.m.

From 9 a.m. to 1 p.m. it will operate a pre-school. Bus transportation to and from school will be provided. There is no proposed expansion of the building. The total number of children to be at the facility at any given time of operation is 110.

The next meeting will be July 7, 2008 at the Walt Whitman Middle School, Jack Knowles Lecture Hall, at 7:30p.m.

The meeting was adjourned at 10 p.m.

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### PUBLIC SAFETY

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The Public Safety Committee did not meet in June.

The next meeting is a joint meeting with Health & Human Services on Monday, June 30 at 7:30 p.m. at the Mount Vernon Government Center. *(For details about the joint meeting, please see box on page 5.)*

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### TRANSPORTATION

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The Transportation Committee, MVCCA met on Monday, June 2, 2008, in the Library of the Walt Whitman Middle School. The meeting was chaired by Catherine M. Voorhees. Attending were: Katherine Ward, Co-chair MVCCA; Earl Flanagan (Planning Commissioner) Huntington Avenue proposed BRAC nomination applicant and counsel, Huntwood LLC representatives and counsel and representatives of 16 member citizen associations (Engleside, Hollin Hall Village, Hollin Hills, Huntington, Marlan Forest, Mount Vernon Manor, Montebello, Mt. Zephyr, Riverside Estates, Southwood, Stratford Landing, Stratford on Potomac, Sulgrave Manor, Tauxemont, Wessynton, Williamsburg Manor North).

The May minutes of the Transportation Committee, as written in the Record, were approved.

#### **FUTURE of ROUTE 1 – Proposed BRAC Nominations for West side of Route 1**

Mount Vernon District Planning Commission Earl Flanagan presented several slides showing what proposed significantly increased intensity uses if the Heritage Chrysler/Jeep dealership, restaurant and Dodge dealership were redeveloped according to a BRAC Nomination application. The original application for redevelopment of this land requested an increase from 0.5 FAR to 3.0 FAR (e.g., from a one story building on half an acre to a 6 story building on half an acre). The County Planning Commission objected to the requested 3.0 FAR, and the Board of Supervisors and the Planning Commission requested deferral of implementation of this rezoning application until BRAC was

underway. The project was nominated in April 2008 requesting a 2.0 FAR. Thus, the current BRAC nomination for this land could result in high-rise office buildings (2.0 FAR translates to a four story building on half an acre to an eight-story building on a quarter of an acre) that would replace the vacated car dealerships and restaurant.

The Comprehensive Plan currently states that Fort Hunt Road is to be extended across Richmond Highway if the car dealership's land is redeveloped. Currently, the residential high rises behind the car dealership and restaurant have a single gated entrance/exit point that must go out at the Heritage Chrysler/Jeep traffic light. If Fort Hunt Road is extended, then the residents of the current high rises could exit at the Fort Hunt light or go west on Huntington Avenue to Telegraph Road.

Thus, the future could bring a significant revision to the US1-Ft Hunt intersection with the vehicle volume increases substantially both from the additional cars travelling to Fort Belvoir and to the proposed high rise office buildings. In addition, the high rise apartment area is now 0.5 and a BRAC nomination increased that to 1.6 FAR (basically doubling the units and cars). Another nomination is to remove the motel and the adjacent buildings on the west side of Route 1 and incorporate that strip of land into the redevelopment of the car dealerships. The Southeast Fairfax Development Corporation (SFDC) supports these proposed plans.

Currently, the traffic light at the intersection of US1 and Fort Hunt has a 190 second cycle (e.g., every 190 seconds, each corner has a green light). With more vehicles going to and exiting the office/apartment high rise complex, the amount of time needed to accommodate the increased traffic to the west side of Route 1 will complicate the light timing, traffic queues at this intersection and probably result in signal time taken from the east side of US 1 and Fort Hunt Road. Hence, longer queues on Fort Hunt Road east of Route 1. With vehicles already using the curb cut on US 1 adjacent this intersection to avoid the traffic light, longer queues may exacerbate the use of the "short cut" to avoid the traffic light.

On August 5, the Planning Commission will meet to approve these BRAC nominations as is or to request a further FAR reduction.

With respect to the Pedestrian/Bike path, such is approved on the S side of Hunting Creek from US1 to Telegraph Road. According to Alex Lee of the Woodrow Wilson Bridge (WWB) Project, the Pedestrian/Bike path from the WWB goes along Route 1 and then crosses at the Huntington Avenue/US 1 intersection. In addition, a bike path from the George Washington Memorial Parkway/WWB deck extends to US 1/ Fort Hunt on the S side of US1. There is clearance under the bridge-work to allow a bike path to go under US1 along Hunting Creek/ Cameron Run. Trail south of Cameron Run goes through the River-view Apartments. If any redevelopment occurs the approved trails must be built or waived. Some committee members believe going under US 1 is safer than a bike travelling adjacent the traffic on US 1.

**BRAC APR Nomination for Transit Oriented Density/ mixed use**  
Stuart Mendelsohn presented the applicants nomination to transfer a 1 block area along Huntington Avenue into a mixed use/apartment com-

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## Committee Reports

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plex. The proposed project is 325 feet from the new Metro Garage being built on the Huntington Avenue side of the Huntington Metro. Wide sidewalks are to be added around the complex to encourage walking to the Huntington Metro. In addition to the apartment dwelling units, the applicant envisions first floor retail along Huntington Avenue so that walkers to the Metro can grab a bite to eat and/or coffee before traveling on Metro.

Since the apartments are close to Metro, residents will walk to the station for their commutes to work alleviating traffic congestion due to residents driving to work. That is, the applicant expects that most of the apartment residents will walk to Metro so that vehicle traffic is reduced compared to today's traffic from the block. The apartment building will have parking in garages with entrances on side streets so as to avoid conflict with traffic on Huntington Avenue.

While the building designs are not detailed at this time, the planned size of the apartments are small about 850 square feet and bicycle racks will be provided in the apartment garage. This BRAC nomination is scheduled to be heard on June 16, 2008 to obtain rezoning from C5 and C8 to PRM.

### **Discussion of transportation issues relating to Huntwood LLC development**

Based on e-mail correspondence from Committee members since the drive-in facility was presented at our May Transportation Committee there are two traffic problems to address: cut through traffic from Fort Hunt Road through the curb cut adjacent the development to US1, and the proposed drive-in facility.

Committee members felt that closing the curb cut from the parking lot of the developed property onto US 1 and keeping the Fort Hunt access only as the means for traffic flow into the businesses between Fort Hunt Road and I-95 north of Route 1 would facilitate the harmonious traffic flow that VDOT indicated was needed to avoid accidents at our March meeting. While the County Planner asserted that the curb cut was the Hampton Inn's only access when speaking to the Committee chair, the committee seemed to agree that the VDOT built frontage road should provide sufficient access to Hampton Inn. It was noted that tour buses probably already use the Huntington Avenue/ Fort Hunt traffic light to access the Hampton Inn, as it would be difficult for tour buses to make the 90° turn from US 1 with cars from the drive-in blocking the passageway.

The travel lane adjacent the curb cut is the ramp to the Woodrow Wilson Bridge and traffic. after stopping at the intersection, may not be aware that they will need to slow for vehicles turning into the curb cut. The slowing down of traffic when not expected is the cause of accidents according to the VDOT Speed Study. According to VDOT, the best conditions are when traffic is flowing freely.

As Commissioner Flanagan brought up in his presentation on the Future of Route 1, if the proposed BRAC APR nominations are approved, the Route 1 (Richmond Highway)/ Fort Hunt Road intersection will increase in traffic volume making the US1-WWB traffic flow more stop

and go. Thus, the committee indicated that US1 should be primarily for thru traffic and curb cuts limited. It was noted that the motel and bank on the W side of US 1 had an extra lane for decelerating and accelerating traffic visiting the businesses. With the increased number of jobs to Fort Belvoir due to BRAC, without the BRAC nominations, the increased traffic on US 1 should require all curb cuts to have their own extra lane or auxiliary lane as stated in the VDOT Speed Study. Visitors objected to not having an opportunity to express their concerns as the curb cut the committee was discussing was access to their office building complex.. The Chair explained that the Transportation was looking at the broader picture of traffic flow on Route 1 and not individual projects.

Part 1: The Transportation Committee took a vote concerning the above sentiments to close the curb cut on US 1 on the east side, north of the intersection with Fort Hunt Road. The motion to address a resolution to our congressman, Virginia legislators and the Fairfax County Board of Supervisors to recommend that VDOT close the curb cut overwhelmingly passed. See the attached Resolution: Closure of Curb Cut Adjacent Ramp to Woodrow Wilson Bridge.

Part 2: The transportation committee sense on the drive-through facility depended upon whether access was available from US 1. The Chair explained that the Applicant does not have the authority to close the curb cut so that the only access is off of the side street as required by 9-608 of the Zoning Ordinance. The motion to oppose the drive-in facility passed. Committee members noted that the formal resolution on this topic should include the history of the office building in the WHEREAS sections. See the attached Resolution: Transportation Issues Relating to SEA 84-V-035

Note: Alexander Lee will be leaving the WWB project in mid-July 08.

### **Resolution on VDOT Speed Reduction for US1**

Discussion followed by vote on Resolution with changes suggested. The Resolution unanimously passed. See attached Richmond Highway Corridor Speed Reduction Resolution.

### **Other Business**

Mount Vernon circle will start construction of a path from the main gate of the Estate thru/beside the East parking lot in July, with the project expected to be completed in October. Buses will no longer unload at the main gate. (This project was discussed at the Transportation Committee's January 2008 meeting.)

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## SPECIAL COMMITTEE ON AFFORDABLE AND WORKFORCE HOUSING

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The Committee met at the May 29 Community Meeting that RHA arranged at the Woodley Hill Estates Community Center. Community organizations represented were: Collingwood on the Potomac, Spring Bank, Stratford Landing, Stratford on the Potomac Sec. IV, United Voice at Kings Crossing and Woodley Hill Estates. Also present were

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## Committee Reports

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David Dale Co-chair MVCCA, Elisabeth Lardner MV Distr. Member of the FC Regional Housing Development Authority (RHA) and Ronald Fitzgerald of the MV District Supervisor's Office.

Cynthia Ianni of the Fairfax County Housing and Community Development office opened the meeting and introduced the consultant team that gave a brief overview of the preliminary work accomplished on the North Hill project thus far. The floor was then opened to the members of the community who filled the meeting hall. The consultants asked for comments and suggestions about the type and configuration of the manufactured housing that the North Hill development should have. A lengthy exchange followed on the desirable internal and external features that should be considered. Several attendees suggested that those who qualify for housing in this new development be given choices in selecting their model of a home. Other suggestions included:

- Vehicle traffic should be limited to residents – not allowing through vehicular traffic
- Homes should have heavy skirting around the base of the home
- Plan should include playground for children
- Homes should be designed to accommodate wheelchairs with pocket doors where possible
- Floor plan should accommodate full-size major appliances, with space for upright freezer
- Kitchens should have good quality cabinets
- Homes should be well insulated.
- Baths should have standard, not oversized tubs, some with showers.

Suggestions presented at the meeting were recorded for consideration by the development team. A concept plan for the North Hill development is planned for the fall of 2008.

The next meeting of the committee is scheduled for Thursday, June 26 at 7 p.m., in the Mount Vernon Government Center.

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### SPECIAL COMMITTEE FOR STRATEGIC PLANNING

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The Committee met at 6 p.m. on June 3, 2008 in Room B-42 of the Walt Whitman Intermediate School. Present were Katherine Ward, Co-Chair, MVCCA; Earl Flanagan, Planning Commissioner, Mount Vernon District; and members of the Committee: John Byers, Bill DeMaso, Sheldon Hoenig, Pat Rea and Frank Cohn.

Bill DeMaso provided a draft of the process surrounding the development and niche of a Vision Statement designed to encompass the 'Vision' for the future of the Mount Vernon Magisterial District, as well as a draft statement. With minor changes, his wording was adopted as an operational draft for the Committee:

#### **Draft Vision Statement**

An enduring multi-generational Magisterial District, bound by the common values of community, security and prosperity, focused on quality of life, historical character and charm preservation, integrated solutions to density, transportation and education and within a rational balanced tax base.

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## Committee Resolutions

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Katherine Ward suggested that the Committee first become acquainted with the Comprehensive Plan, a document which will be open for recommended changes next year. Earl Flanagan volunteered to provide an overview and John Byers volunteered to provide an historical perspective of the plan's development over the past 30-40 years. Recommended changes to the Comprehensive Plan need to be formulated by March of 2009. All Committees of the MVCCA should be alerted of this very important opportunity, by the Chair. Committees may be provided with mission statements from their respective County planning documents.

Rail and mass transport will certainly be one of the more important goals to be addressed. One option, which so far has eluded all rail planning within the Commonwealth, is Monorail which holds fiscal and footprint advantages. Katherine Ward will approach a friend involved in the Tyson's Corner Metro planning and suggest the Monorail option for consideration, should fiscal and/or site development planning pose grave obstacles.

In view of the relative short time available before input for Comprehensive Plan changes must be developed, the Committee agreed to receive the above indicated briefings on June 17 and hold its next meeting designed to address 'Goal' selection and formulations on July 1; each at 6 p.m., in the Mount Vernon Government Center on Parkers Lane.

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## Committee Resolutions

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### BUDGET & FINANCE

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#### **BUDGET & FINANCE 2008-01: Implementation of the Hotel Occupancy Tax**

**1 WHEREAS** Fairfax County is limited in its taxing authority causing most of the revenue to come from real estate taxes; and

**2 WHEREAS** the Virginia Legislature has passed a bill authorizing Fairfax County to increase the Hotel Occupancy Tax to 4% from 2%; and

**3 WHEREAS** this tax rate is relatively low in comparison to the Hotel Occupancy Tax levied by other jurisdictions and not at a rate that would serve to impede business in Fairfax County.

**THEREFORE BE IT RESOLVED** that the Mount Vernon Council of Citizens' Associations urges the Fairfax Board of Supervisors to apply the Hotel Occupancy Tax to its fullest 4% rate with proceeds to be used to reduce residential real estate taxes.

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## Committee Resolutions

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### **BUDGET AND FINANCE 2008-02: Referendum for the Implementation of a Meals Tax**

**1 WHEREAS** Fairfax County is limited in its taxing authority causing most of the revenue to come from real estate taxes; and

**2 WHEREAS** a meals tax is authorized to the extent that a meals tax and the state sales tax do not exceed 8.5% provided such a tax is approved by the Fairfax County Board of Supervisors and a referendum by Fairfax County; and

**3 WHEREAS** cities adjoining Fairfax County charge a meals tax at least a rate of 4% in addition to the state sales tax of 4.5% or such a combination so that the 8.5% combined level is not exceeded;

**THEREFORE BE IT RESOLVED** that Mount Vernon Council of Citizens' Associations urges the Fairfax County Board of Supervisors to place this initiative to impose a meals tax to the highest authorized percentage on the ballot in November of 2008 with the proceeds to be used to reduce residential real estate taxes.

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### **ENVIRONMENT & RECREATION**

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#### **E&R 2008-4: Developing a Passive Public Nature Park in the Spring Bank Community to Protect and Conserve Quander Brook**

**1 WHEREAS**, the land parcel known as the Fairchild property located on nine acres of woodlands contains several headwater branches and springs of the Fairfax County watershed named Quander Brook;

**2 WHEREAS**, the Quander Brook headwaters and springs are in the Belle Haven watershed and Fairfax County is establishing a watershed strategy for the Belle Haven Watershed and the best strategy for protecting the water quality of a watershed is to protect it at its headwaters;

**3 WHEREAS**, the Fairchild property had previously been shown on Fairfax County planning maps as future parkland;

**4 WHEREAS**, the Fairfax County Comprehensive Plan calls for the use of this property to be part of a land consolidation in an effort to join several adjoining properties to create a large Town Center development to be called Kings Crossing which is now dead;

**5 WHEREAS**, the demise of the Kings Crossing Town Center development has left the existing shopping center land parcel in the hands of a new developer named JBG Rosenfeld and they have submitted a "by-right" development plan that does not include the consolidation of the Fairchild parcel thus negating future consideration for the expressed use of trading development density rights leading to the stream valley preservation as a community nature park;

**6 WHEREAS**, Fairfax County has embarked on several environmental initiatives to preserve forest areas to help improve air quality, protect and enhance our water quality and to combat the heat island impacts of paved and concrete surfaces;

**7 WHEREAS**, the Needs Assessment Final Report of the Fairfax County Park Authority lists small community parks as the top need for recreational facilities according to its household survey, with natural areas not far behind;

**8 WHEREAS**, the ecological services provided by the use of this property as a park in this location far outweigh the economic cost with taxpayer dollars to clean up at a later time;

**9 WHEREAS**, the Mount Vernon Planning District has the 2nd lowest percentage of Parkland compared to all other Fairfax County Planning Districts and the Mount Vernon Planning District has the highest percentage of low- to moderate-income families and a higher percentage of underperforming schools as compared to other Fairfax County Planning Districts;

**10 WHEREAS**, The Mount Vernon Planning District has the 4<sup>th</sup> highest percentage of population density compared to all other Fairfax County Planning Districts;

**11 WHEREAS**, Fairfax County citizens from low- to moderate-income families are as entitled to park and recreation facilities as are any other Fairfax Citizen income groups.

**THEREFORE BE IT RESOLVED**, that the MVCCA ask that the Fairfax County Planning Commission and Board of Supervisors:

- Preserving this land parcel known as the Fairchild property as a passive Community Natural Resources Park as they begin their next parks planning cycle,
- Actively investigate and apply a creative strategy (land swap, tax incentives, bond proceeds or other measures) for allocating the requisite financial resources to purchase this land parcel,
- Work with County Staff to assess the environmental conditions of the stream and incorporate strategies to mitigate damages as part of the Belle Haven Watershed plan,
- Establish a pilot cooperative project between County Staff that will assist the JBG Rosenfeld Developers in mitigating the storm water runoff from the impervious surface areas to Quander Brook of the by-right shopping center redevelopment adjacent to the stream valley.

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### **PLANNING & ZONING**

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#### **P&Z 2008-01: Drive In Bank, Richmond Highway and Ft Hunt Rd. SEA 84-V-035**

**1 WHEREAS**, the proposed bank with a drive-thru is within the Comp Plan for neighborhood retail use with FAR of 0.25:

**2 WHEREAS**, the proposed development is supported by the following nearby communities and businesses: Southeast Development Corp; Montebello Civic Assoc.; Huntington Community Assoc.; Belle Haven Country Club; Belle Haven on the Green Homeowners Assoc.; Belle View Condominium Assoc.; New Alexandria Citizens' Assoc.

**3 WHEREAS**, the proposed parcel has an intensity of 0.11 FAR ;

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## Committee Resolutions

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**4 WHEREAS** the proposed bank poses no additional increase in likelihood of stormwater runoff and there is no increase of impervious surface proposed;

**5 WHEREAS**, landscaping will improve the existing parcel making it more aesthetically pleasing;

**6 WHEREAS** the replacement of the gas station and mini mart are proposed to reduce traffic impact;

**7 WHEREAS**, the parcel is in the 100 year flood plain and there are no anticipated problems of erosion and flooding either upstream or downstream of the property;

**THEREFORE BE IT RESOLVED** that the MVCCA does not oppose approval of SEA 84-V-035.

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### TRANSPORTATION

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#### **TRANS 2008-01: Richmond Highway Corridor Speed Reduction Study**

**1 WHEREAS**, the Fairfax County Board of Supervisors applied the Highway Corridor Overlay District to the land along Richmond Highway upon concluding that the major purpose of the Richmond Highway was to carry through traffic; and

**2 WHEREAS**, the Mount Vernon Council passed a Richmond Highway Traffic Congestion Resolution in July 2004 and reaffirmed the July 2004 Resolution in resolution passed in January 2007 and forwarded the same to the Mount Vernon District Supervisor requesting appropriate cost statistics and guidelines to charge developers for required transportation costs, create a separate Richmond Highway Development Fund to pay for improved transportation and traffic safety needs in the Richmond Corridor; and require a trip generation analysis for each additional housing construction to indicate how many vehicles will be generated to determine proffer amount for transportations improvements; and

**3 WHEREAS**, the Transportation Advisory Commission on April 1, 2008 briefed the public on Public Transportation initiatives (engineering improvements to Richmond Highway, including pedestrian improvements at 29 intersections, 5.6 miles of sidewalks, and bus stop improvements) that have been funded and are scheduled to begin by the end of 2010; and

**4 WHEREAS**, Virginia Department of Transportation (VDOT) has implemented a Strategic Highway Safety Plan to reduce injuries by 10% by 2010 and, while Richmond Highway does have two out of the 20 primary crash corridors, the data indicates that approximately 50% of the accidents occur when a vehicle is stopped or moving under 5mph; and

**5 WHEREAS**, VDOT has recommended lowering the speed limit on Richmond Highway: 1) from 45 mph to 35 mph from the Alexandria City limits to .24 mile south of Old Mill Road; and 2) from 50 mph to

45mph from .24 mile south of Old Mill Road to .3 miles north of Furnace Road; and

**6 WHEREAS**, the reduction of speed will slow already congested traffic and result in a reduction in capacity of vehicles carried through the corridor per minute, thereby impacting adjacent neighborhoods as vehicles "cut-through" adjacent streets; and

**7 WHEREAS**, already funded engineering solutions, such as key sidewalks and raised medians are scheduled to take effect around the 2010 cut-off date; and

**8 WHEREAS**, the 29 improved intersections with bus service will have improved access for bus stops that are out-of-the main flow of traffic thereby reducing rear end collisions, and the synchronization of traffic signals should improve the flow of traffic on Richmond Highway; and

**9 WHEREAS**, the Mount Vernon Council of Citizens' Associations by resolution 2001 has been requesting development of transit improvements in the Richmond Highway corridor;

**1 THEREFORE BE IT RESOLVED** that the Mount Vernon Council of Citizens' Associations urges Fairfax County Board of Supervisors to fast track improvements to Richmond Highway; and

**2 BE IT FURTHER RESOLVED** that VDOT improve traffic light signalization and delay any consideration of implementation of speed reduction at least until 2010 so that traffic light signalization changes can be assessed and funded intersection improvements can be built; and

**3 BE IT FURTHER RESOLVED** by the MVCCA that Senator Toddy Puller and Delegate Kris Amundson request that a rail transit study including the merits and costs of alignment for light rail and monobeam/monorail be conducted in coordination with MVCCA representation.

#### **TRANS 2008-02: Closure of Curb Cut Adjacent to Ramp to Woodrow Wilson Bridge**

**1 WHEREAS**, businesses on the land between Fort Hunt Road and I-95 north of Richmond Highway have access via both a frontage road and a service drive from Fort Hunt Road; and

**2 WHEREAS**, the frontage road was recently built by VDOT; and

**3 WHEREAS**, Richmond Highway (Route 1) north of Fort Hunt Road does not have an auxiliary lane to safely accommodate vehicles entering and exiting the curb cut at that location, as noted in the September 19, 2007 VDOT Speed Study; and

**4 WHEREAS**, the multiple vehicle statistics from the April 2008 VDOT Presentation to the Mount Vernon Council of Citizens' Associations Transportation Committee showed that over 50% of the accidents occurred when one vehicle was travelling at 5 mph or less; and

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## Committee Resolutions

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**5 WHEREAS**, the VDOT Presentation to the Mount Vernon Council of Citizens' Association Transportation Committee showed that the hundreds of openings along Route 1 have been one of the causes of accidents on this roadway; and

**6 WHEREAS**, Richmond Highway is designated a Highway Corridor Overlay District to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets,

**7 WHEREAS**, the two travel lanes adjacent the curb cut are ramps to cross Woodrow Wilson Bridge (WWB) and head south on I-95 respectively, and vehicles exiting and entering the curb cut would impede traffic going through to I-95 resulting in hazardous road conditions and potential accidents; and

**8 WHEREAS**, minimization of the variance in speed due to vehicles slowing to make the 90° turn through the curb cut will keep traffic flowing and reduce accidents; and

**9 WHEREAS**, the WWB project has a bike trail along Richmond Highway from the bridge crossing Fort Hunt Road to Huntington Avenue and the vehicles exiting the business through the curb cut will endanger bikers and pedestrians on the bike trail; and

**10 WHEREAS**, BRAC APR nominations for the land on the west side of Richmond Highway are requesting significantly higher intensity uses of the land (current 0.5 FAR to 2.0 FAR) that would result in increased traffic volume from the west side of Richmond Highway; and

**11 WHEREAS**, increased traffic due to Fort Belvoir BRAC related jobs will exacerbate the use of Route 1 by commuting employees of government contractors and military personnel traveling to/from the WWB at the intersection of Fort Hunt Road and Richmond Highway;

**THEREFORE BE IT RESOLVED** by the Mount Vernon Council of Citizens' Associations that Mount Vernon District Supervisor, the Fairfax County Board of Supervisors and our Virginia legislative representatives act appropriately to have VDOT close the curb cut between Fort Hunt Road and the WWB ramp on the east side of Route 1 to improve safety and ensure the flow of traffic on Route 1 and to reduce accidents as per the September 19, 2007 VDOT Speed Study.

### TRANS 2008-03: SEA 84-V-035 Drive-in Bank

**1 WHEREAS**, Huntwood LLC has filed an application for an amendment to a Special Exception to allow the construction of a drive-in facility at the intersection of Fort Hunt Road and Richmond Highway; and

**2 WHEREAS**, the Board of Supervisors approved Special Exception 84-V-035 in 1985 for the office building height increase on parcels 8, 10, and 11 of subject property providing the following development conditions were adhered to 1) Automobile-oriented retail uses "shall not be permitted in the office building or on this site" and the 2) "applicant shall provide a two-way service drive" between the frontage road or easement; and

**3 WHEREAS**, the proposed drive-in uses portions of parcels 8 and 10, which include the above requirements that "run with the land" and were required in order to meet citizens' objections to the building's effect on transportation and to resolve transportation problems (see December 1984 and January 1985 Record of Mount Vernon Citizens' Associations); and

**4 WHEREAS**, free flow of traffic on Richmond Highway and access to the four business parcels are needed; and

**5 WHEREAS**, Richmond Highway is a Highway Corridor Overlay District, where Article 7-603 of the Zoning Ordinance regulates automobile-oriented retail uses such as drive-in facilities, fast food restaurants, quick-service food stores, service stations and service station/mini marts so that the regulated uses will not have an adverse impact on level of service, increase danger and/or congestion in the streets; and

**6 WHEREAS**, the September 19, 2007 VDOT Speed Study for Richmond Highway states "many of the commercial entrances do not have auxiliary lanes to accommodate vehicles entering and exiting the highway" and the "safety of traffic is adversely impacted by the lack of control" due to interruption of the traffic flow caused by reduced speed of vehicles exiting and entering the highway; and

**7 WHEREAS**, the Woodrow Wilson Bridge project has a bike trail along Richmond Highway from the bridge to Fort Hunt Road and the proposal does not provide clear and delineated traffic patterns for pedestrian and vehicular traffic thereby endangering riders and pedestrians on the bike trail; and

**8 WHEREAS**, there is no controlled access on Richmond Highway to the proposed site which would result in impeded traffic going to the Woodrow Wilson Bridge (against Article 9-608 of the Zoning Ordinance); and

**9 WHEREAS**, contrary to Article 9-006 of the Zoning Ordinance, the proposed use shall **not** be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood; and

**10 WHEREAS**, the Comprehensive Plan states that the Richmond Highway Corridor Overlay District increases the County's control over the further construction of drive-in banks within a thousand feet of either side of the centerline of Richmond Highway; and

**11 WHEREAS**, the proposed use at the specified location is not in harmony with the adopted comprehensive plan text: "Strongly discourage freestanding uses with drive-through facilities and uses that create high traffic volumes to and from and along the corridor and that contribute to the strip-commercial character of Richmond Highway"; and

**12 WHEREAS**, the amendment to the 1984 Special Exception deletes two transportation conditions: automobile-oriented uses on the site; and the two-way service drive connecting the frontage road;

**THEREFORE BE IT RESOLVED** that Mount Vernon Council of Citizens' Associations opposes the amendment to SEA-84-V-035 and opposes a drive-in facility at that location.

## NEXT COUNCIL MEETING

Wednesday, June 25, 8 p.m.  
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-Chair's Report on Board Actions

#### Published Items and Resolutions

#### New Business

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

#### Adjournment

## COMMITTEE CALENDAR

MVCCA Board—July 10, 7:30 p.m. at MVGC—SUPV

Comm	Date	Time	Place	Chair
AWH	6/26	7:00	MVGC	Jeszenszky/McCormick
BUDG	9/3	7:30	WWMS	D. Voorhees
COAF	9/2	7:30	WWMS	Cox
EDUC	7/2	8:00	WWMS-MC	Harbeck
E&R	7/2	7:00	SCGC-Hybla	Cleveland, Acting Chair
H/HS	6/30	7:30	MVGC	Cleveland
PL/Z	7/7	7:30	WWMS-LH	Sell-Pugh
PSAF	6/30	7:30	MVGC	Shawkey
SP	7/1	6:00	MVGC	Cohn
TRAN	7/7	7:30	MVGC	C. Voorhees

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