



Special Edition

SPECIAL MVCCA GENERAL COUNCIL MEETING:

Date: September 10, 2009

Time: 7:30 PM

Location: Jack Knowles Lecture Hall - Walt Whitman Middle School

The MVCCA is proud to offer our members an opportunity to nominate changes to the Fairfax County South County Comprehensive Plan. This opportunity comes along only every 5 years under the process called the Area Plan Review.

As you know, the MVCCA has been working very hard over the past number of months to formulate our nominations. Our Strategic Planning committee has managed this effort, which in-

cluded representatives from all of the MVCCA's standing and special committees.

We have also had technical support and guidance all along the way from the county staff and our Mount Vernon Planning Commissioner.

MVCCA has sponsored two workshops/Charrette's as a way to gather Mount Vernon District community wide and stakeholder input and thoughts about what nominations should be made. Many of you participated in these events and offered your thoughts on what our Mount Vernon District should look like in the future. MVCCA now has 13 major nominations to offer our members for consideration.

These nominations are divided into 2 categories:

1. Site specific: relate to actual land units.
2. Non-site specific: relate to such items as policy, environment and planning.

HOW TO ACCESS THE NOMINATIONS

1. This Special Edition of the Record contains the resolution and overview document for each nomination.
2. Assigned with each nomination you will find a link to our website that contains all of the applicable nomination data/information required by the county.

continued page 2...

MVCCA BOARD

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	Tom Hook	703-765-6869

Webmaster Karen Keefer 703-660-6699

ANNOUNCEMENTS

Area Plan Review-Comprehensive Plan (APR-CP) Charrette Followup

MVCCA hit another home run on Saturday August 22, 2009. The APR committee briefed citizens, developers and land owners on the final drafts of our APR nominations. Numerous participants asked important questions to clarify issues and offered their suggestions for modifications to the nominations.

The tone was supportive and engaging. Individual after meeting follow-ups were conducted and were very useful for all participants.

THE MVCCA GENERAL COUNCIL MEETING TO VOTE ON THE NOMINATIONS WILL BE SEPTEMBER 10TH

Site Specific Area Plan Review 2009-2010 Nominations

NORTH GATEWAY

LRSP-2009-01: NORTH GATEWAY

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

WHEREAS, the Long Range and Strategic Planning Committee of the MVCCA has facilitated numerous charrettes and gathered input from community stakeholders and MVCCA members,

WHEREAS, nominations for the Area Plan Review Comprehensive Plan have been formulated,

WHEREAS, the Long Range and Strategic Planning Committee has spent the past several months reviewing the current Comprehensive Plan as applicable to the Mount Vernon Magisterial District and adjoining areas and has recommended a change nomination to that Plan for the Area Plan Review 2009-2010, such nomination containing the following features:

North Gateway Nomination Overview Land Units A-1 and A-2

www.mvcca.org/compPlan/compPlanNorthGateway.html

Nomination: North Gateway CBC

Location: North Gateway area along Richmond Highway and Huntington Avenue at the Woodrow Wilson Bridge area Land Units: A-1 and A-2

Vision Overview: To establish a well thought out and urban designed large mixed use development serving Mount Vernon, within close proximity to the Huntington Metro, the City of Alexandria, the Woodrow Wilson Bridge and the Capitol Beltway. This development will house retail, office and full service hotel space. Potentially including a visitor's information center.

The site will serve as a "Gateway" to the Mount Vernon District.

It will be complimented by the A-3 residential complex located on Huntington Ave just west and north of sites A-1 and A-2. Increased FAR and revitalization of A-3 was nominated during BRAC.

Development Conditions Overview :

Increased FAR from .50 and 1.0 to up to 2.0

- A-1: 15 acres
- A-2: 2.5 acres

Substantially consolidate Land units A-1 and A-2

Internal pedestrian, bike and vehicular circulation systems that are

safe, functional and pleasing with connectivity to the sidewalks along Huntington Ave and the Cameron Run

Urban Design Criteria utilized

Retail and restaurants on the ground level near walking streets

Open spaces and urban plazas

Traffic analysis and mitigation required to ensure level of D service or higher is attained. Traffic Demand Management Program implemented to include- shuttle buses, carpool and metro vouchers etc.

Reduced curb cuts onto Richmond Highway

Vacate Old Richmond Highway

Mitigation and Repair of Resource Protection Area at Cameron Run along this site

Installation of walk ways/paths along Cameron Run along this site

LEED Silver or higher encouraged

Mitigation of storm water run off by using innovative storm water management programs and low impact development

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

KINGS CROSSING / PENN DAW

LRSP-2009-02: KINGS CROSSING / PENN DAW

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

WHEREAS, the Long Range and Strategic Planning Committee of the MVCCA has facilitated numerous charrettes and gathered input from community stakeholders and MVCCA members,

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WHEREAS, the Long Range and Strategic Planning Committee has spent the past several months reviewing the current Comprehensive Plan as applicable to the Mount Vernon Magisterial District and adjoining areas and has recommended a change nomination to that Plan for the Area Plan Review 2009-2010, such nomination containing the following features:

Site Specific Area Plan Review 2009-2010 Nominations

Kings Crossing / Penn Daw Nomination Overview

www.mvcca.org/compPlan/compPlanKingsCrossingPennDaw.html

Nomination: Kings Crossing and Penn Daw CBC

Location: Kings Crossing and Penn Daw CBC plus homes on Quander Rd. Located along Richmond Highway, Quander Rd and North Kings Highway.

Land Units: E-1, E-2, E-3, F-2 and G (MV District) and Land Unit H (Lee District).

Vision Overview: To establish a well thought out and urban designed large mixed use development serving both Mount Vernon and Lee Districts within close proximity to the Huntington Metro's North Kings Highway Platform. This development will also contain a rapid transit bus station (similar to that which is located in Shirlington, Arlington Va).

This development will house retail, office, restaurants and residences.

Development Conditions Overview:

Increased FAR from .35 and .50 up to 1.5 on the Mount Vernon District side with land units E consolidated

- 14 acres approx.

Increased FAR from .35 and .50 up to 2.0 on the Mount Vernon District side with land units E and G consolidated

- 41 acres including the 8.3 acres of Quander Brook (Fairchild Property) Park

Increased FAR from .35 and .25 to up to 1.5 on the Lee District side. Land unit H.

- 10.78 acres

Substantial consolidation of above mentioned land units within the Mount Vernon District side

Internal pedestrian, bike and vehicular circulation systems that are safe, functional and pleasing

Retail and restaurants on the ground level next to walking streets and urban plazas

Open spaces of varying sizes throughout area

Integrate the Fairchild Property, recently donated to the County, into the complex with land units E.

Traffic analysis and mitigation required. Traffic Demand Management Program to ensure no less than level of D service.

Reduced curb cuts onto Richmond Highway

LEED silver or higher encouraged

Innovative and industry best practices storm water management programs to be in place with low impact development (LID)

Offer a rapid bus transit station at Land Unit F-2

- Located at intersection of South Kings, North Kings and Richmond Highways
- Approx. 2.0 acres
- Handicapped parking and secure bike parking

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

MOUNT VERNON GOVERNMENT CENTER

LRSP-2009-03: MOUNT VERNON GOVERNMENT CENTER

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

WHEREAS, the Long Range and Strategic Planning Committee of the MVCCA has facilitated numerous charrettes and gathered input from community stakeholders and MVCCA members,

WHEREAS, nominations for the Area Plan Review Comprehensive Plan have been formulated,

WHEREAS, the Long Range and Strategic Planning Committee has spent the past several months reviewing the current Comprehensive Plan as applicable to the Mount Vernon Magisterial District and adjoining areas and has recommended a change nomination to that Plan for the Area Plan Review 2009-2010, such nomination containing the following features:

Mount Vernon Hospital and Government Center Nomination Overview

www.mvcca.org/compPlan/compPlanMtVernonGovmtCtr.html

Nomination: Mount Vernon Mount Vernon Hospital and Government Center and surrounds

Mount Vernon District Campus: Incorporating the existing Mt Vernon Government Center, Mount Vernon Hospital, Fire Station, Library, Walt Whitman Middle School, Gas Station, Burke and Herbert Bank, Nursing Facility and Medical Offices

Site Specific Area Plan Review 2009-2010 Nominations

Location:

Quadrangle of Sherwood Hall Lane, Parkers Lane, Hinson Farm Road and Holland Road, as well as adjacent properties on North side of Sherwood Hall Lane and East side of Parkers Lane

Vision Overview:

Create a "green" Campus incorporating and connecting the Mount Vernon Government Center with the Mount Vernon Hospital and the surrounding area. To expand the green space, provide structured parking in support of hospital, government center and medical offices. The expanded green space, attention to environmental concerns and with walking paths and bike paths will provide a Campus-like atmosphere. On a long-term basis, the gas station and bank can be replaced with retail space, a restaurant or café to support the local workforce and visitors to the Campus. Additionally, it is hoped that an increased ability for local governmental services can be placed into an expanded Government Center to facilitate court appearances for the citizens of the Mount Vernon District.

Development Conditions Overview:

- * Increase the FAR from .35 to .50, to permit the construction of future retail facilities, an upscale restaurant/cafe and increased governmental services.
- * Connect structured parking by means of walkways and bike paths with the Hospital and Government Center, as well as other adjacent facilities.
- * Create a transportation hub to service hospital and government center.
- * Ascertain need for traffic mitigation caused by projected modest traffic increase due to future expansions.
- * Satisfy the requirements posed by the Little Hunting Creek Watershed Management Plan.

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

JUSTICE SNOWDEN FARM

LRSP-2009-04: JUSTICE SNOWDEN FARM

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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Justice Snowden Farm Nomination Overview

www.mvcca.org/compPlan/compPlanJusticeSnowdenFarm.html

Nomination: Justice Snowden Horse Farm

Location: 2405 Parkers Lane, Alexandria, VA 22306

Vision Overview:

A total of 6.9 acres of the 11.3 acre-Justice Snowden Farm and stable must be preserved as open space, to satisfy the open space requirement of the adjacent Briary Farms subdivision. But this area could accommodate active and passive recreational facilities in support of the adjacent hospital, as well as events sponsored by the Mount Vernon Supervisor. The remaining 4.4 acres is envisioned to be ultimately developed for elderly or workforce housing. It is intended that the boundary between the horse farm and the Campus becomes indistinguishable, as green space, with walkways and bike paths, connect the facilities on both entities, providing a cohesive Campus-like atmosphere.

Development Conditions Overview:

- Assure smooth integration of green space, walkways and bike paths between Justice Snowden Farm and the Mount Vernon District Campus.
- If the current owner is unable to sell the undivided 11.34 acre farm, then an option is for the 6.9 acres of open space, to be transferred or conveyed to the County. As an additional option, the residual 4.4 acre tract could be developed, preferably with elderly housing at market rates, zoned PDH-5.
- Accommodate provisions of the Little Hunting Creek Watershed Management Plan.

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

Site Specific Area Plan Review 2009-2010 Nominations

SMITTY'S

LRSP-2009-05: SMITTY'S

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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Smitty's and Trailer Park Sites Land Unit/Areas 3 and 6 Nomination Overview

www.mvcca.org/compPlan/compPlanSmittys.html

Nomination: Smitty's and Trailer Parks

Location:

Smitty's and Engleside/Ray's Trailer Parks' areas along Richmond Highway north of Forest Place

Vision Overview:

To create a mini-village town center, comprised of residential, office and retail space and with public/open space and landscaped native plantings near the South County Govt. Center.

Development Conditions Overview:

Current conditions:

- 23 acres with a Smitty's lumberteria, a large garden center (Hollywood and Vines) and two trailer parks, owned by 7 different owners.

Recommended Conditions:

- Substantial consolidation of its 14 parcels and enhancement with newer uses, including retail, office and residential.
- Retain currently-planned .35 FAR with an option to increase to a .50 FAR
- Increase proposed residential density from 8-12 dwellings per acre to 16-20 dwelling units per acre
- Retail and/or office on ground
- Upper floors to be condo/apartments-over-the-store style residential units

- Complex tapered down towards the existing residential communities
- Parking areas to be bermed and planted with native plants to buffer the community from Richmond Highway traffic and noise
- Interparcel access for pedestrian and bike traffic
- Urban-style internal town/village square/plazas to allow for creation of pleasing open gathering spaces/plazas for such things as farmers' and landscapers' markets, open-air cafes & gazebos.
- Market rate properties with a reasonable % of work-force housing rate units.
- LEED silver or above design standards to be encouraged.
- Transportation Demand Management guidelines sought that will encourage a rapid-bus transit station (possibly in association with nearby SC Govt. Center Complex) to ensure Service Level D or better along this section of Richmond Highway
- Reduce curb cuts onto Richmond Highway
- Innovative Stormwater management systems with Low Impact Development highly recommended

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

ISA - FORMER MOUNT VERNON HIGH SCHOOL

LRSP-2009-06: ISA—FORMER MOUNT VERNON HIGH SCHOOL

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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ISA—Former Mount Vernon High School Nomination Overview

Site Specific Area Plan Review 2009-2010 Nominations

www.mvcca.org/compPlan/compPlanISA-OldMtVernonHS.html

Nomination: Former Mount Vernon High School

Location: Former Mount Vernon High School

Vision Overview:

The ideal use of the Former Mount Vernon High School is to retain the property for higher education use while providing approximately 25,000 square feet for non-profit uses. This would be accomplished through locating non-profit uses in the buildings located on the periphery of the main school building.

Silver LEED standards and other third party green building certification for any major renovations that may done to the buildings.

Assemblage of the existing retail site located at the corner of Rt. 1 and Mohawk Lane with the campus is encouraged to improve pedestrian connections including to existing sidewalks and trails that surround the property.

Assemblage would also provide space for additional parking on the campus, along with improving access and circulation throughout site.

The ball fields in the rear of the property will be retained along with the additional attached open space as usable public open space.

Development Conditions Overview:

For Major Renovation To Buildings On Site:

- Achievement of Silver LEED certification or higher
- Design is compatible with the historic nature of the Old Mount Vernon High School
- Building orientation creates a sense of place
- Site design should provide pedestrian connections to improve access and circulation.
- Increased parking spaces for entire campus

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

DOGUE CREEK PUMPING STATION

LRSP-2009-07: DOGUE CREEK PUMPING STATION

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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Preserve Open Space in Dogue Creek Treatment Plant Site Nomination Overview

www.mvcca.org/compPlan/compPlanDogueCreek.html

Nomination Subject: Dogue Creek Treatment Plant

Location: 5408 Old Mill Rd.

Vision Overview:

- Revise current comprehensive plan language to reflect conversion of facility from sewage treatment plant to pumping station and its continued use for that purpose.
- Delete references to future development and density.
- Expand the current Comprehensive Plan's description of possible "community serving public facilities" for which it might be used.

This 6.1 acre parcel lies almost entirely within the floodplain and the RPA along and between Dogue Creek and the North Fork of Dogue Creek.

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports uses that draw on its special historical and environmental character. It contains portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, North Fork of Dogue Creek, and Washington's Grist Mill.

Development Conditions Overview:

- Assure preservation as open space of all portions of tract not used by DPWES.

Site Specific Area Plan Review 2009-2010 Nominations

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3((02))A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands.

LITTLE HUNTING CREEK PUMPING STATION

Development Conditions Overview:

- Assure preservation as open space of all portions of tract not used by DPWES.

LRSP-2009-08: LITTLE HUNTING CREEK PUMPING STATION

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

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Preserve Open Space in Little Hunting Creek Treatment Plant Site Nomination Overview

www.mvcca.org/compPlan/compPlanLittleHuntingCreek.html

Nomination Subject: Little Hunting Creek Treatment Plant

Location: 8600 Stockton Parkway (Stockton and Londonderry)

Vision Overview:

- Revise Plan language to reflect conversion of facility from sewage treatment plant to pumping station and its continuing use by Fairfax County for that purpose.
- Delete references to future development and density.

This 9.6 acre site lies mostly in the RPA, on the eastern shore of the main stem of Little Hunting Creek. It includes freshwater tidal wetlands.

Portions not in use by DPWES should be preserved as open space. Consideration should be given to consolidating portions of

— Non-Site Specific Area Plan Review 2009-2010 Nominations —

— RICHMOND HWY CORRIDOR —

LRSP-2009-09: RICHMOND HIGHWAY CORRIDOR

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Offer Incentives to Reduce Stormwater Runoff in Richmond Hwy Corridor Nomination Overview

www.mvcca.org/compPlan/compPlanRichmondHwy.html

Nomination Subject: Storm Water Runoff Reduction- Richmond Highway Corridor

Location: Richmond Highway Corridor from Cameron Run to Fort Belvoir.

Vision Overview:

Consistent with Fairfax County watershed management plans, add the following land use recommendation to the Comprehensive Plan for Richmond Highway Corridor:

- Offer incentives for development and redevelopment projects to reduce imperviousness and achieve better control of stormwater runoff in the Richmond Highway Corridor.

Incentives that might be offered include:

- Zero setbacks on one side of a building
- Reduced parking requirement minimums for commercial developments
- Provide for an additional story on a building by way of FAR and bulk plane provisions
- If a stormwater user fee is initiated, provide reduced rates to Low Impact Development sites and others.

Modify the transportation recommendations for Richmond Highway Corridor as follows:

- Road widening projects should better control runoff from existing paved areas that lack stormwater management controls.
- Consideration should be given to removing service drives that are no longer used in order to reduce imperviousness, and to converting them into bioretention or vegetated and treed swales to reduce stormwater runoff.

These changes might be adopted by creating an overlay district for the Richmond Highway Corridor.

Development Conditions Overview:

The Comprehensive Plan contains an option for high intensity uses in Penn Daw and Beacon/Groveton Community Business Centers if conditions are met. Incentives for developers to reduce stormwater runoff should be actively pursued, especially in these CBCs, to reduce imperviousness, control stormwater runoff, and reduce impacts on the three watersheds that drain the Richmond Highway Corridor (Dogue, Little Hunting Creek, and Belle Haven) and on the Chesapeake Bay.

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

— POLICY GUIDANCE —

LRSP-2009-10: POLICY GUIDANCE

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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Policy Guidance “Planning Objectives” and “Environment” Nomination Overview

www.mvcca.org/compPlan/compPlanPolicyGuidance.html

— Non-Site Specific Area Plan Review 2009-2010 Nominations —

Nomination Subject: Updates to “Planning Objectives” and “Environment” sections of the Comprehensive Plan’s policy guidance for the Richmond Highway Corridor Area.

Location: Richmond Highway Corridor

Vision Overview: Update and clarify the existing policy language to increase its accuracy. We envision increased pedestrian safety, tree cover, trails and sidewalks, implementation of watershed management plans, and low impact development.

Development Conditions Overview: Current 2007 Comprehensive Plan language is out-of-date and inaccurate in places. Current plan language to change to include applicable watershed management plan guidance and low impact development practices.

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

— HYBLA VALLEY / GUM SPRINGS —

LRSP-2009-11: HYBLA VALLEY / GUM SPRINGS

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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Implement Low Impact Development Practices in Hybla Valley/Gum Springs Community Business Centers Nomination Overview

www.mvcca.org/compPlan/compPlanHyblaValleyGumSprings.html

Nomination Subject: Hybla Valley/Gum Springs Community Business Center
Implement Low Impact Development Procedures.

Location:

Mt. Vernon Plaza, South Valley Shopping Center, Hybla Plaza, Hybla Valley Center, Wal-Mart and the Multiplex site all located along Richmond Highway.

Vision Overview:

Consistent with the Little Hunting Creek Watershed Management Plan, commercial Low Impact Development (LID) practices should be used in the shopping mall areas to better control stormwater runoff (land units D1, D2, D4).

The stream and riparian buffers of North Little Hunting Creek to the west and north of Mt. Vernon Plaza (in land units C and D1) should be restored.

Development Conditions Overview:

Add the following to the list of development conditions for increasing FAR in development or redevelopment projects in land units D1, D2, D4, of the Hybla Valley Gum Springs Community Business Center:

- Provide mitigation of existing stormwater impacts

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

— BEACON / GROVETON —

LRSP-2009-12: BEACON / GROVETON

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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— Non-Site Specific Area Plan Review 2009-2010 Nominations —

Implement Low Impact Development Demonstration Project in Beacon / Groveton Community Business Center Nomination Overview

www.mvcca.org/compPlan/compPlanBeaconGroveton.html

Nomination Subject: Beacon/Groveton Community Business Center

Location:

Beacon Mall and commercial areas to the west and east of Richmond Highway.

Vision Overview:

Consistent with the Little Hunting Creek Watershed Management Plan, a commercial Low Impact Development (LID) demonstration project should be created in Beacon Mall and the area north of it (sub-units A1 and A2).

Better control of stormwater runoff should be achieved in the CBC.

Development Conditions Overview:

Add the following to the list of development conditions for increasing FAR in sub-units A-1 and A-2, land units B, D, and E of the Beacon/Groveton Community Business Center

- Provide mitigation of existing stormwater impacts.

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

— URBAN DESIGN —

LRSP-2009-13: URBAN DESIGN

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

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the Area Plan Review 2009-2010, such nomination containing the following features:

Urban Design Nomination Overview

www.mvcca.org/compPlan/compPlanUrbanDesign.html

Nomination: Urban design criteria changes page 79 Comprehensive plan

Location: Relates to all of Mount Vernon District – Scale and Sitings of buildings

Vision Overview: The use of green building designs such as those established by the US Green Building Councils' LEED certification program provides for enhancements and improved building design, materials and techniques. It is important that the value of these criteria is not disrupted by county policy requiring buildings to be sited at the street/roads in all cases. There are oversights or land use related inequities in the adopted Comprehensive Plan that affect the area of concern. The current plan text regarding where buildings are sited and their scale has been an obstacle to implementing the County Policy to encourage the LEED certification of buildings by dictating building orientation.

Development Conditions Overview:

- The change to current comprehensive plan text to include the following under lined wording:
 - ⇒ Unless required for Green Building Certification, commercial buildings should be orientated toward the road with a parking lot to the side or rear.

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.

SPECIAL COUNCIL MEETING

Wednesday, September 10, 7:30 p.m.
Walt Whitman Middle School
Jack Knowles Lecture Hall

AGENDA

Call to Order

Strategic Planning Committee Report

Published Items and Resolutions

Adjournment

NOTE: The Regular September Council Meeting will be September 23rd, 8:00 P.M. at Walt Whitman Middle School.

The Record for that meeting will be distributed in the middle of September.

COMMITTEE CALENDAR

MVCCA Board—Sept. 17, 7:30 p.m., MVGC Comm. Rm 1

Comm	Date	Time	Place	Chair
AWH	9/24	7:00	MVGC-Rm1/2	Jeszenszky
BUDG*	10/7	7:30	WWMS	D. Voorhees
COAF	9/1	7:30	WWMS	Cox
EDUC	9/2	7:30	WWMS/Lib	Harbeck
E&R	9/2	7:00	SCGC-Rm217	Plummer
H/HS	9/8	7:30	IMVH-Engl	Cleveland
PL/Z	9/8	7:30	WWMS-LH	Dale, Acting Chair
PSAF	9/3	7:30	MVGC	Shawkey
LRSP	TBD			Dhillon
TRAN	9/8	8:00	WWMS-Lib	C. Voorhees

*BUDG Sept. meeting cancelled

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