



Mount Vernon
Council
of Citizens'
Associations

Record

Together we make a difference

Volume LI, No. 6, June 2018

FROM THE CO-CHAIRS

WHO ARE WE: The MVCCA was founded in 1969 and is an incorporated 501 c (4) recognized by the State of VA and the IRS. All associations, condos and HOA's within the Mount Vernon Planning/Magisterial District are members of the MVCCA--- however, only those members who are paid up on their dues and voted into the MVCCA by other members are consider members in good standing and eligible to vote.

MVCCA members are to represent the positions of their communities in the General Council and all standing committees. The General Council- is the MVCCA determining body regarding all actions and positions taken by the Council and transmitted to our elected state, local and federal officials etc. Our members do not take their role lightly --- they ensure that they represent their community in whatever vote they are taking.

DUES AND MEMBERSHIP: MVCCA COMMUNITY DUES FOR THE FISCAL YEAR 1 JULY 2018 - 30 JUNE 2019 ARE DUE STARTING 1 JULY 2018. PLEASE GO ON LINE AND COMPLETE THE APPLICATION FORM. PLEASE COMPLETE ALL SECTIONS—DO NOT ASSUME THAT WE WILL OR CAN AUTOMATICALLY REMEMBER WHO YOUR REPRESENTATIVES ARE. THANKS SO MUCH.

Short Term Lodging (aka Airbnb) :

The County is considering the planning and zoning language to accommodate and regulate Short Term Rentals throughout the County. It is important that each community association (condo, homeowner and civic) understand what their covenants say. "Do You Know What Your Covenants Say" about the types of activities, businesses and accessory units are permitted in your community?

MVCCA BOARD

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Council Minutes

MVCCA GENERAL COUNCIL MEETING MINUTES

Wednesday, May 23, 2018

At Mt Vernon Government Center Community Room

PRESIDING: Co-Chair Katherine Ward; Co Chair Mark Viani also attended.

ATTENDING: Committee Chairs: Ellen Young (SFDC), Pete Sitnik (Federation and Transportation), Judy Harbeck (Education). Nominees for Co Chair positions were also in attendance: John Ribble, and Earl Flanagan

Voting Representatives from: Belle View Condominium, Collingwood-on-the-Potomac, Hollin Hall Village, Huntington Community Association, Mount Vernon Civic Association, New Gum Springs Civic Association, Riverwood Home Owners Association, Stratford Landing Citizens Association, Wellington Civic Association, Williamsburg Manor North Citizens Association, and Woodlawn Manor.

Elected and Appointed Officials & Staff: Dan Storck, Fairfax County Board of Supervisors, Mount Vernon District; **The meeting was officially called to order at 8:05 p.m.**

THE AGENDA was approved.

SECRETARY'S MINUTES of the April General Council Meeting held on 4/25/18 were approved

TREASURER'S REPORT for the period ending April 30, 2018 was accepted as published in the April Record.

COMMITTEE REPORTS:

Budget & Finance: No May meeting held. Matt Bell is no longer able to serve as the Chair of the Budget and Finance Committee. Committee is seeking a new chair. Contact one of the Co-Chairs if you are interested.

EDU: As published in the Record. Committee met to discuss equal access and opportunities, report next month. Questions remain regarding the boundaries issues. County staff to seek advice and ideas from other districts regarding their process for making appropriate changes to current boundaries.

E&R: As written in the Record.

P&Z: As written in the record, upcoming joint meeting with transportation regarding 8800 Richmond Hwy. These committees will work with the ER committee to create a joint resolution.

Public Safety: Upcoming tour of the Emergency Management Center on June 7, 2018. Community members encouraged to participate. Need a total of 20 persons in order for the tour to take place. Meeting minutes published in the Record.

Transportation: As published in the Record. Upcoming joint meeting with P&Z regarding the development of 8800 Richmond Hwy. Proposed resolution to be presented at June meeting. Request made for input on Mount Vernon Memorial Hwy. regarding concerns or additional requests for improvements. NOVA transportation authority projects currently will be short funded. The Chair thanked all members who wrote to the Transportation Authority strongly directing MV district transportation projects get funded. He also encouraged the letters continue to be sent until funding is offered. Michael Shor has stepped down as member of the Transportation Advisory Council (TAC) due to health issues; Supervisor Storck will be seeking new appointment to TAC. Let him know if you are interested.

Federation: As published in the Record.

SFDC: As published in the Record. EMBARK design and guidelines will be in two volumes. Vol. 1 to be released in early June, Vol. 2 to be released late summer/early fall. County staff is working on zoning for additional businesses including small craft breweries in the corridor. Potential bus tours of the corridor are being discussed and are in the planning stages.

CO-CHAIRS REPORT

Co-chair Viani testified at the Northern VA Transportation Council on behalf of the MVCCA. Co-Chair Viani took time to thank the MVCCA for their commitment as his term comes to an end as he has served as a Co-Chair of the MVCCA. A special thank you to those he has served with along the way and all the best going forward to those who continue to dedicate their time and efforts to our community.

RESOLUTIONS

Rezoning of the office building on Lafayette Place. A motion to defer the vote on the Lafayette Place Office Building was made by the President of Hollin Hall Village Association to the June 27, 2018 meeting in order for the community to meet with the owner. The motion was seconded by Ellen Young. A brief discussion was held as to the reason for the deferral. The Hollin Hall President stated that his community had not yet had a chance to talk to the owner and they wanted to talk to him about what a C-5 zoning vs the current C-2 zoning would mean to the community. The vote to defer was unanimous, 11/0.

MEMBER TIME

ELECTION OF NEW OFFICERS

Election was held for the following positions on the MVCCA:

Co-Chair(s)

Earl Flanagan
Judy Harbeck
John Ribble

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Treasurer

Stephen Markman

Secretary

Jennifer Molden

All candidates were voted upon and elected unanimously by the representatives in attendance.

SUPERVISOR TIME

- Lord Fairfax Barney Barnwell/Lady Fairfax Cathy Ledec
- Transportation funding; BOS weighed in on three projects: 1) Widening 2) BRT 3) CSX Underpass
- BOS BRT executive committee recommended two contracts be developed. 1) Design Build 2) Operate and maintain
- Discussions within the Rt 1 BRT committee are being held regarding the branding of the BRT project in the Richmond Hwy. Corridor
- Woodlawn Plantation owners National Trust for Historic Preservation has applied for the Special Exception to become a Cultural Site to include expanding its operation and collaborating with Arcadia to develop the old horse farm/stables into a functioning farm, brew pub and restaurant project.
- Thieves Market has filed for demolition and is currently awaiting the utility shut off.
- Mount Vernon Nights at Grist Mill Park on Fridays and at Workhouse Arts Center in Lorton, Saturday nights. This is a free concert series open to the public. A schedule of events can be found at <https://www.fairfaxcounty.gov/sites/parks/files/assets/documents/performances/sesflyers18-mtvernonnights.pdf>
- Brief update of the activities at North Hill- the project was slowed down due to paperwork delays by the developer of the affordable housing section. The Market Rate developer is still hanging in there.

Meeting adjourned at 9:40 p.m.

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BUDGET AND FINANCE

The B&F Committee's next meeting is tbd.

EDUCATION

These minutes report the Education Committee's May meeting; the Committee did not meet in June.

The Education Committee met at 7:30 p.m., May 21, 2018, in Whitman Middle School. Associations represented included Potomac Valley/Riverbend, Huntington, Stratford Landing, Newington Forest and Belleview Condominiums. Members of the public also attended. Dr. Francisco Duran, FCPS Chief Academic and Equity Officer, was the invited speaker.

Two individuals intending to establish a private STEM-oriented school for preschool to Grade 3 presented information about their project. Committee members wished them well while noting that students in local schools are succeeding at County-wide or above levels when scores are disaggregated by demographic data and that in diverse schools average scores do not reflect the quality of learning and do offer social and cultural interaction that will be advantageous in an ever-diversifying work and community environment.

That being said, the Committee has long been interested in assuring that students in our area have the same academic opportunities, particularly at more advanced levels, as students in the rest of Fairfax County.

Dr. Duran noted that FCPS and the County had just such concerns in mind and "Equity" was added to his title and responsibilities to assure equity of opportunity and access irrespective of race, gender, poverty or area of residence.

The Equity portion arose out of the "One Fairfax" joint FCPS and County initiative to identify areas where residents may be underserved in a variety of areas. See <https://www.fairfaxcounty.gov/publicaffairs/fairfax-county-adopts-social-and-racial-equity-policy-called-one-fairfax>

To be supervised by Dr. Duran, the School Board has begun a short and long term process to implement "One Fairfax". For details, see <http://www.boarddocs.com/vsba/fairfax/Board.nsf/goto?open&id=AWESF47269FA>

Briefly, FCPS' approach will involve:

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ENVIRONMENT & RECREATION

(1) Adding positions (currently mostly grant funded) by July 1 to provide 5 regional cultural response specialists, as well as identifying a lead equity lead teacher in each school (stipend provided) to address implementing and connecting pieces related to the achievement and/or opportunity gap. A County-wide Ombudsmen reporting directly to Dr. Duran will also be added to provide information, guidance and support to parents, families and students who have not been satisfied by previous channels

(2) An equity profile of each school will be created to address academic, "caring culture", discipline and staff development, hiring and school assignment.

(3) Policies will be reviewed and changed as needed, and implementation of policies will also be reviewed so as to assure, for example, advanced math is appropriately implemented at every school (which has been a Committee concern for years). Thomas Jefferson HS admissions, hiring of staff, and concerns about IT access would also be addressed.

Overall, the Committee was heartened by these new initiatives but it is early days and implementation will need scrutiny. While FCPS has recognized the challenges of our schools by providing staffing consideration, in some areas FCPS has been somewhat oblivious. This is particularly notable in the areas of access to high speed internet and to appropriate hardware where many students are adversely affected as reliance on e-books and materials increases. More consideration to geographic location of remedial and enrichment programs also needs to be given; too often programs for students and families are located where they are not readily accessible for our residents. Additional staffing consideration may be needed specifically to address situations where small numbers of eligible students may make it difficult to offer some high level or specialized courses without unfairly impacting other students. Another Committee concern has been that in the zeal (and budget necessity) to reduce central staff numbers FCPS may have gone too lean so that support and training needed, particularly in our area, is not effectively available to help overwhelmed local staff directly and/or through information and training.

In accordance with usual practice, the Committee will not meet in July or August unless an important issue (such as boundaries) becomes active.

Next meeting: September 5, 2018 Place and time TBD

The Environment and Recreation Committee (E&R) met on June 6, 2018 at 7:15 p.m.

Communities represented included Belle Haven Terrace, Belle View Condominium, Collingwood-on-the-Potomac, Engleside, Hollin Hall Village, Mount Zephyr, Pavilions at Huntington Metro, Riverside Estates, Spring Bank, Stratford Landing, Tauxemont (non-voting), Wellington Civic, Wessynton, and Williamsburg Manor (non-voting), and Woodlawn Manor. Also attending were guests from Northern Virginia Conservation Trust; Friends of Little Hunting Creek; Stanley Martin Companies, LLC; Bean Kinney & Korman P.C.; Land Design and Consultants; TNT Environmental; Landmark Atlantic; Fairfax County Park Authority Staff, and County Staff as noted below for a guest total of 22. Also present was the E&R Chair who also serves as Tree Commissioner for the Mount Vernon District.

Announcements were sent by email to Committee members.

1. Fairfax County Park Authority: We welcomed a team from the Fairfax County Park Authority (FCPA) that included Dave Bowden, Paul Shirey, Liz Cronauer, and several consultants who presented on two projects.

A. Mount Vernon Recreation Center Expansion/Renovation Project: An update was provided on the Mount Vernon Recreation Center Expansion and Renovation Project. Staff presented previously on this project to the Committee after the feasibility studies were completed. See pages 3-4 of this edition of The Record for the May 2016 meeting minutes : http://www.mvcca.org/record/record_2016-05.pdf

A citizen meeting on this project was held in May 2018. A summary of the project and the schedule is noted here, including tonight's presentation slides: <https://www.fairfaxcounty.gov/parks/planning-development/mount-vernon-recenter> (page down for the project schedule and click the "View Document" link next to the May 2018 citizen meeting). A second point of access to the site is being considered and the MVCCA's Transportation Committee Chair invited the team to present on this to determine this impact. The consultants noted that another goal of the project is to increase natural light inside the building; windows will be located higher up, so as not to cause reflections on the surface of the pool. A Committee member asked about the reflectivity of exterior windows and requested that the team work to reduce window reflections to reduce bird collisions. The consulting team noted that this will be addressed and may include angling of the windows or using coatings. A Committee member asked if consideration was given to adding diving platforms since competitive divers from our area travel to the Oak Marr facility for this. The team replied that this was asked during the survey process several years ago, which identified those recreational features that residents wanted at a renovated or expanded facility and there was limited response to this.

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Committee members should note that the next citizen input meeting is on the schedule for December 2018. Stay tuned to the project web site for updates.

B. Sustainable Trail plan for Mount Vernon District Park: Ms. Cronauer of FCPA presented to us on this project. A previous discussion was had on this in January 2017. Minutes from that meeting can be found here: http://www.mvcca.org/record/record_2017-01.pdf A citizen walk led by the FCPA was also held earlier in 2018. A natural surface, sustainable trail system is being installed. Ms. Cronauer said that this sustainable trail system will protect park resources including cultural resources; streams; Resource Protection Area; locally significant trees, seeps, and plant communities; and the area impacted by the Quander Road Outfall Restoration Project. Unsustainable trails will be closed and re-vegetated. A total of 3.5 miles of sustainable natural surface trails will be installed (using existing sandy and gravelly coastal plain soils, supplemented by some stone or gravel where necessary) with 780 linear feet of jumping line for mountain bikes. This project will also close and restore over 1.2 miles of unsustainable trails, and all trails will be multi-use. The project will improve safety by eliminating steep slopes, improve sight distances, include specific design elements to reduce speeds, and improve maintenance – monitoring and maintenance will be performed by local volunteers. A Committee member asked if a wildlife inventory has been done. FCPA staff noted that Mount Vernon District Park is part of Fairfax County's Deer Management program. The Chair noted that there was work being done to include this park in citizen science activities that would contribute to knowledge of wildlife using or passing through this park. A Committee member asked if the rare "ridge gravel terraces" and their vegetation and other biota had been noted in the inventory. Staff did not know. It was also noted by a Committee member that this park has locally important intact forest. Also, were water quality studies being done? These were recently done nearby and streams flowing out of the park were noted with impaired status. A Committee member asked about mapping trails by putting them into "open street maps" (www.openstreetmaps.com) which feeds into Google maps. Mr. Bowden noted that the FCPA maps these trails to the County's GIS system first, and then into trail buddy. Trail buddy is the FCPA's web-based mapping tool that includes the extensive network of Fairfax County Park trails (see here: <https://www.fairfaxcounty.gov/parks/trails/trail-buddy>) though this does not feed into Google maps. A committee member asked if closing social trails was working. Staff replied that some social trails are easier to close than others, and that this is a continuing process.

Next steps for this project include (1) a public meeting on Monday, June 25, 2018 at 7 p.m. in Clubroom 2 of the Mount Vernon Recreation Center, located at 2017 Belle View Blvd., Alexandria, VA; (2) beginning in FY 2019, a plant community inventory and classification will be done to supplement the initial review performed during trail development; (3) native vegetation will be re-established on eliminated social trails; and (4) the Natural

Resources Branch would welcome and work with volunteers interested in starting an Invasive Management volunteer program at this park. The project web page is here: <https://www.fairfaxcounty.gov/parks/park-news/2018/z-ir076>.

Northern Virginia Conservation Trust: We next welcomed Alan Rowsome, President of the Northern Virginia Conservation Trust. NVCT is a regional nonprofit land trust, founded in 1964. They are nationally accredited by the Land Trust Accreditation Commission and work with private landowners and local governments. Protecting nearly 7,000 acres in Northern Virginia, they currently hold 100 conservation easements and own 21 parcels in urban and rural areas ranging in size from one half acre to 400 acres. They also engage the community in conservation and advocate for public lands and good land use.

The primary land tool is the conservation easement, which is a legally binding tool that is considered to be a charitable donation with the associated federal and state tax benefits for most participating landowners. A conservation easement is a legal agreement between a landowner and a qualified conservation organization that permanently limits certain uses of the land to protect its conservation value. NVCT holds the conservation easement in perpetuity and stewards the land through annual monitoring. Benefits of conservation to the landowner: (1) Permanently protect the land you love; (2) retain the right to own and operate the property; (3) extract some of the land's cash value now without having to sell; (4) maintain the ability to sell the property later (subject to easement restrictions); (5) assist in estate planning; and (6) ability to take direct action that can benefit the entire community. A committee member directed a question to Marianne Gardner of the FC Department of Planning and Zoning, asking about properties that had been developed where land was put under a conservation easement as part of the development process. Ms. Gardner replied that the conservation easement is noted on the deed for these properties and Mr. Rowsome confirmed that there is a list of properties that have conservation easements where they are the holder of the easement. Some local properties of note include Pohick Bay Regional Park expansion; Crow's Nest Natural Area Preserve, Stafford County; Ivy Hill Cemetery, King Street, Alexandria; Alden Hill/Piney Glen, Fairfax; Battery Heights HOA, North Quaker Lane, Alexandria; and properties on Little Hunting Creek. More information can be found here: www.nvct.org and Mr. Rowsome invited inquiries or follow up questions on their work at any time.

3. 8800 Richmond Highway: Before beginning this next presentation, disclosures of conflict of interest were requested by the E&R Chair. Mark Viani noted that he is a current MVCCA Co-chair and has been working on this project through his employer, Bean Kinney & Korman, P.C. Pete Sitnik is 1/3rd property owner and also serves as current MVCCA Transportation Committee Chair and MVCCA Rep to the Fairfax Federation. Following these disclosures, these members chose to continue participating in the meeting.

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Minutes from prior E&R meetings on this property can be found here: http://www.mvcca.org/record/record_2015-04.pdf and http://www.mvcca.org/record/record_2015-05.pdf and http://www.mvcca.org/record/record_2018-05.pdf.

Staff Presentation: A team of Fairfax County (FC) Staff led by Marianne Gardner and Michael Burton of the Department of Planning and Zoning and others presented to us on the proposed 8800 Richmond Highway Project. This proposed project would involve the construction of about 43 townhomes, along with other works intended to improve on-site environmental quality. Enabling this project to proceed would require a Comprehensive Plan Amendment to add Residential as a zoning option for this property. The history of uses of the site were briefly described, as was an overview of the environmental context of the site with regard its location within the Environment Quality Corridor (EQC), Resource Protection Area (RPA), and Flood plain (FP). Ms. Gardner also talked about the Chesapeake Bay Act, its purpose and how this is applied in Fairfax County with respect to EQCs, RPAs and FPs. She then indicated that EQCs, as approved by the FC Board of Supervisors, pre-date the Chesapeake Bay Act and noted that these were put in place to reduce pollution, protect water quality, connect green spaces throughout the county, provide wildlife habitat, cleaner air, and other environmental benefits. The basis for the EQCs is stream valleys and it was noted that the County's EQCs also include FPs. The County's environmental policies provide that disturbances to EQCs, in general, should be considered only in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit to most if not all of the EQC purposes. Ms. Gardner noted two projects that staff research identified that met these standards, including an Aerospace company and the Vulcan Quarry in Lorton. It was noted that the Vulcan Quarry project (with multiple phases that continue to 2080) will relocate an entire stream to provide an emergency water supply to the region.

The presentation included the key statement that FC Staff do not support the proposed Plan Amendment that would add Residential as an option for this site, because they consider it to be contrary to the Comp Plan's environmental guidance. Staff emphasized that their review of projects has to be consistent with the policy guidance that they are given. Staff also noted that any Plan Amendment, if approved, should lead to minimum environmental disturbance as well as (1) restoration of at least a 100-foot vegetated buffer on all stream channels and connected wetland features and (2) a baseline inventory to develop a restoration plan and monitor this going forward. Staff also noted that the extraordinary circumstances that might warrant disturbance to the RPA are evaluated on a case by case basis and this is part of the review that staff are doing.

Discussion: Questions and comments made by Committee members during the ensuing wide-ranging discussion included the following key issues:

Existing Environmental Conditions: Several Committee members noted that, despite its location within an EQC, RPA, and FP, the proposed project area is already environmentally degraded and largely built over, with extensive impervious surfaces and compacted soils. In this key respect, this site differs from many others (within EQCs, RPAs, and FPs) that comprise mostly natural habitats. The developer and several Committee members stated that the proposed project would improve upon the existing, degraded environmental conditions at the site.

Open Space Land Acquisition: The issue of whether the proposed project site could be protected and restored as open space generated considerable discussion. A Committee member stated that the option of maintaining the property as open space has not received adequate consideration. However, several participants indicated that no specific sources of funding to acquire this land for open space preservation have yet been identified, nor are any likely to be found. The property owner noted that his family has been looking to sell this land for many years and that donating this property to the FCPA would not be a financially viable option for them.

Economic Impacts: The President of the Engleside Community noted that they--along with Woodlawn Clusters and the owners of the Sacramento Center, Woodlawn Shopping Center, and the IMP Building-- support this project since it will bring an economic boost and could stimulate revitalization to this area and improve some of the environmental features of the property. She noted that redevelopment activities in our district are concentrated in the north while this area of the Richmond Highway Corridor suffers from blight and gang activity. It was also brought to the Committee's attention that other C8 commercial land uses in the area include businesses that do not support higher end retail or business uses that could attract additional redevelopment opportunities for this area of Richmond Highway. In the context of EMBARK, this proposed project could help jump-start redevelopment of this area. Several Committee members expressed their agreement with the communities located near the site that support this proposed development.

Project Impact Questions: One Committee member asked the developer to respond to a series of technical, project impact-related questions that were sent to the developer and shared with Committee members by email in advance of the meeting [<https://www.dropbox.com/home/E%26R%20Meeting%20Docs>]. The Developer team responded to specific questions on storm water and parking calculations, along with the impacts of dedicating land to the planned VDOT road-widening upon the stated storm water and nutrient calculations. Although most of the other specific questions in this list were not answered during the meeting, it was noted that the level of detail in these questions will be appropriate for the re-zoning stage of this project application, rather than the current Plan Amendment stage.

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MVCCA Resolution Timing: A Committee member questioned the need for a resolution on this project at the June meeting. The E&R Chair noted that the Planning Commission Public Hearing is set for July 19, 2018. Working back from this date, the MVCCA's General Council would need to vote on a resolution at the June 27 General Council Meeting. As such, MVCCA Committees need to have resolutions completed from the June committee meetings. A Committee member asked about needing more time to review the project material, due to the complexity of the project and the value of seeing the Staff Report in advance of passing a resolution. The Chair stated that the project schedule is set by the County's process and we need to work our review within these time constraints. Specifically, since the Planning & Zoning and Transportation committees had already passed a joint resolution supporting the project (without addressing the environmental aspects), the E&R Committee needs to make its position known in June to have a voice in this process.

Resolutions: The E&R Chair made a motion to introduce a resolution in support of the project, which was seconded. The Chair noted that this resolution seeks to promote environmental restoration of this site in a way that is also economically feasible at this time. During the ensuing discussion, two proposed amendments were separately motioned and seconded. One amendment was to increase the RPA buffer size to 100 feet. During discussion of this motion, several speakers stated that this requirement would kill the project, although others noted that this provision (as stated in the resolution) was not mandatory. A vote was taken and the result was 5 in favor and 8 opposed, so this amendment failed. The second amendment was to add the word "possible" to the Be It Resolved section (part D) so that it reads "public access to the *possible* FCPA property...". A vote was taken and the result was 8 in favor and 1 opposed, so this amendment passed. The Committee then voted on the resolution, as amended, and the result was 7 in favor, 4 opposed, and 1 abstaining. Thus, the resolution passed as amended. In response to a Committee member's question, the E&R Chair said that the next steps will be for this resolution to be brought to the MVCCA Board, where the Committee Chairs will work to try and combine the E&R Resolution with the Joint resolution of the Land Use and Transportation committees. This will then be published in the June edition of The Record for consideration by at the June 27, 2018 MVCCA General Council meeting.

Other Matters: It was brought to the Chair's attention that one community's dues for the membership period July 1, 2017-June 20, 2018 were not current. Based on the recommendation of an MVCCA Board member who advises on parliamentary matters, the Chair determined that the E&R Rep for that community could therefore not vote, nor speak during most of the meeting. Although a community member offered a personal check as dues payment, this could not be verified during the meeting. The time for communities to ensure that their membership dues are paid up is well before (not during) any MVCCA meeting, as noted here:

<http://www.mvcca.org/general-information/membership-information-application>

With no further business, the Committee meeting was adjourned.

Our next meeting will be *July 11, 2018 at 7:15 p.m. (rescheduled from July 4) at the Mount Vernon Governmental Center, 2511 Parkers Lane, Alexandria, VA.*

Future E&R meetings: Aug. – no meeting; Sep. 5, 2018; Oct. 3, 2018; Nov. 7, 2018; Dec. 5, 2018; Jan. TBA, 2019; Feb. 6, 2019; Mar. 6, 2019; Apr. 3, 2019; May 1, 2019; Jun. 5, 2019; Jul. 10, 2019.

PLANNING & ZONING

The joint meeting of the P&Z and Transportation Committees began on Monday, June 4, 2018 at 7:06 p.m. at the Mt. Vernon Government Center, Room #1 with the following communities represented: Hollin Hall Village CA, New Gum Springs CA, Riverwood HOA, Pavillions at Huntington Metro Community Association, Wellington CA, Huntington Community Association, Belle View Condominium, , Mt. Zephyr, Engleside CA, Wellington CA, Woodlawn Manor CA, Montebello Condominium, Mt. Vernon CA, Waynewood CA, Potomac Valley River Bend CA, Stratford Landing CA, William Randall Estates and Huntington Club Condominium. In addition two co-chairs were in attendance, Katherine Ward and Mark Viani, as well as Earl Flanagan (Planning Commissioner Emeritus), John Ribble and Judy Harbeck the 3 new Co.Chairs Elect, and the MV District Tree Commissioner and ER Chair. Guests included Tauxemont CA, Scott Adams of McGuire Woods LLP and Katherine Malone-France of the National Trust, five members of the Planning Division of the Fairfax County Department of Planning and Zoning, Sara Mariska, Attorney, Liz Nicholson, Applicant, Northpoint/Huntington Cross, and Susan Langdon, Agent, Jane Kelsey & Association, Inc., Matthew Roberts, Bean, Kinney & Korman; Matthew Marshall, Land Design Consultants; Avi Sareen, TNT Environmental; Christopher Spahr, Stanley Martin Homes; Frank Talbert, Stanley Martin Homes; Scott Herrick, Landmark Atlantic; and John Thillmann, Consultant Landmark Atlantic.

The June meeting of P&Z was held jointly with the Transportation Committee in relation to two of our four presenters: Woodlawn/The National Trust for Historic Preservation and members of the Fairfax County Planning Division. Please see Transportation Meeting Minutes for precise notes on these presentations. After the presentations, the committees separated for additional presentations and for discussion of resolution to 8800 Richmond Highway.

Our third presenter for the evening was Sara Mariska, representing Northpoint/Huntington Cross regarding application no. RZ/FDP 2018-MV-006. They gave a brief overview of the property located

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at 2426 Huntington Avenue. They are requesting to rezone approximately 6.32 acres from the C-3 District to the PDH-12 District to permit up to 62 multifamily dwellings. In October 2016 the Board of Supervisors adopted an out-of-turn site specific Comprehensive Plan amendment to allow an option for up to 360 units on the subject site. The property was then subsequently sold and the new applicant now proposes to implement the adopted Plan recommendation. Proposed plan is designed to avoid impacts to the adjacent floodplain and Resource Protection Area as well as providing a trail connection and passive recreation area. These are designed for owner occupied units with two over two or integrated condominiums. The applicant goes before the Planning Commission September 20 and Board of Supervisors on September 25. They will come back to the P&Z committee at our July 9 meeting for final questions and request for approval/resolution.

Our final presenter of the evening was the Tukong Academy. Susan Landon, Agent, Jane Kelsey & Association, Inc. gave the presentation of application no. SE 2017-MV-012. The academy is requesting a special exception request to permit a private school of special education for a tae kwon do school and waiver of minimum district size for a C-8 lot reduced in size from road takings. A two story studio building with a cellar is proposed to be located at the front of the site. Access to the site is proposed from Richmond Highway with 25 parking spaces located toward the side and rear of the building. The Academy offers before and after school classes, a Saturday program and a summer program. Their plans include Leed certification and have proffered \$40,000 to improve trail conditions at front of property, dedicating 89 ft. of frontage. After the presentation a great of discussion ensued. The Tukong Academy had several persons in attendance supporting their efforts and indicated they had gone door-to-door asking neighbors about the possible academy. They said they had a positive response of 96%. On the other side, the communities of New Gum Springs and Hybla Valley Farms are opposed to the development. They are more in favor of a residential presence. They are concerned about traffic issues Fordson/Boswell. Mr. Flanagan said that in the case of special exceptions there are eight points that must be addressed, which includes the comprehensive planning with a 70% residential requirement (spot zoning). Because of the lateness of the hour, it was decided that the issue would be deferred to our July 9 meeting. The applicant will be meeting with the New Gum Springs community again on June 12.

The final item of the evening was the presentation and discussion of the proposed joint resolution of P&Z/Transportation for 8800 Richmond Highway. Ellen Young moved to approve and Karen Porhorylo seconded. The draft resolution was presented with a few changes from the Transportation discussion. The resolution passed 12/0 and is in the Record. (Note: As previously proposed at the May GC the PZ chair will work with ER Chair to include them in the MVCCA resolution on 8800 Richmond Highway.)

The next Planning and Zoning Committee meeting will meet Monday, July 9 at 7:00 p.m. at the Mt. Vernon Government Center, Room #1. The presenters will include Northpoint/Huntington Cross development, DRAFT Volume 1 Urban Design Guidelines, finalizing the Tukong Academy discussion and the owner of property located at 8728 Lukens Lane is coming back regarding his request for a school (K-3).

Meeting adjourned at 10:43 p.m.

The next P&Z meeting is July 9 at 7:00 p.m.

PUBLIC SAFETY

The Mount Vernon Council of Citizens' Association's Public Safety Committee meeting was scheduled to be a tour of the Fairfax County Emergency Operations Center on Thursday, June 7, 2018. Due to insufficient numbers, the tour was cancelled but will be scheduled for another meeting.

The next meeting of the Public Safety Committee will be on Thursday, September 6, 2018 at 7:30 pm.

TRANSPORTATION

The MVCCA Transportation Committee met in joint session with the Planning and Zoning Committee at 7:00 p.m. on the evening of June 4, 2018 in the Community Rooms of the Mount Vernon Government Center on Parkers Lane to hear an informational briefing on development plans for the Woodlawn Plantation and the position of the Planning Division of the Fairfax County Department of Planning and Zoning on the 8800 Richmond Highway Towne House project. The joint session was called to order by Planning and Zoning Chairman Gretchen Walzl. Following these two presentations, Transportation met separately under the chairmanship of Peter Sitnik. Among the over 50 participants in the meeting were: MVCCA Council Co-Chairs Katherine Ward and Mark Viani; Earl Flanagan, Mount Vernon Planning Commissioner Emeritus; newly elected MVCCA Co-Chairs Judy Harbeck and John Ribble; representatives of Woodlawn and the National Trust; representatives of the proposed development at 8800 Richmond Highway; and members of the MVCCA Planning and Zoning Committee. Transportation representatives of the following citizens' associations were in attendance: Belle View, Montebello, Mount Vernon Manor, Stratford-on-the-Potomac IV, Waynewood, Wellington, Wellington Heights, West Grove, Williamsburg Manor North, and Woodlawn.

The National Trust for Historic Preservation, owner of the Woodlawn Plantation, has recently filed a special exception application requesting that Woodlawn's zoning be changed from "Public Use" to "Cultural Center". Scott Adams of McGuire Woods

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LLP and Katherine Malone-France of the National Trust presented an informational briefing on the rather sweeping changes in activities anticipated at Woodlawn once this zoning change is approved. Now that the historical components of the site have largely been unified by the relocation of the Richmond Highway, The National Trust, in cooperation with the Acadian Center for Sustainable Food and Agriculture and the Veterans Farmers Program, plan to expand and add to activities hosted at Woodlawn. The guiding vision is to build on an expanded view of the full history of Woodlawn from the era of slavery through the period of Quaker ownership, on up to the current period of sustainable agriculture, including social justice and story-telling themes and do all this in a financially sustainable manner. "Shared use" will be achieved through a phased expansion around a historical core and accompanying special events, a restaurant core with teaching kitchen, a special events-lodging core, restoration and re-use of the old frame Sharpe Barn and Otis Mason home, and a green house and agricultural fields expansion. The Pope-Leighey house will be retained as a core focus. Trails will be constructed and maintained throughout the site. In spite of the need to maintain the financial sustainability of Woodlawn, free and open access to the trails and free parking will continue to be the rule. What lodging is built will serve to host the talent needed to support programs, perhaps a farmer-in-residence or an artist or historian leading some Woodlawn programs. The timing of new program implementation and supporting construction will depend on how quickly funding can be obtained. The MVCCA has received numerous informational presentations on this project and has consistently supported the concept of a renewed Woodlawn Plantation and looks forward to more details when the zoning change is obtained and fund-raising begins.

Last month (May 7) our committees received an update on the 8800 Richmond Highway project for a residential town house development on the west side of the Richmond Highway along Dogue Creek between the IMP Building and Sacramento Center. This project would provide for 43 townhomes on 3.96 acres of the 8.14 acre site. The remainder of the site would remain green space and would be offered to the Fairfax County Park Authority for inclusion in its public park system. If this offer is not accepted, it would be private green space for the residents of the development. The unique challenges of this site stem from its location within the 100-year Dogue Creek flood plain, a Resource Protection Area and an Environmental Quality Corridor and the fact that the property is covered with remnants of debris from a range of prior industrial and commercial uses. Invasive plant species have infiltrated the property over the years. The willingness of the developers to rectify these challenges and clean up the site is welcomed by neighbors and the MVCCA at large and was well received by both the Transportation and Planning and Zoning Committees.

This month a five-person team of representatives of the Planning Division of the Fairfax County Department of Planning and Zoning briefed their views of why the requested Comprehensive Plan

Amendment for the projected 8800 Richmond Highway development should be turned down. They cited Fairfax County policy that discourages residential development of land in a 100 year flood plain. They described the importance to wild life, bio-diversity and water quality in the Chesapeake Bay of the Environmental Quality Corridors and maintenance of a 100 foot buffer between EQC and new structures and said that the only way an EQC can be changed is for a "clear and substantial environmental benefit". The Planning Division speakers also pointed out how the recently completed Embark study emphasized the reduction of impervious surfaces. They maintained that the VDOT plans regarding the channeling of Dogue Creek under Richmond Highway have not yet been determined, but that the new Richmond Highway bridge over Dogue Creek to accompany the highway's widening will replace the existing structure with one 11 feet high and several hundred feet long. Staff also stated that the property in its current condition is better than a restoration created by the new development which would have to include storm water management and removal of impervious surfaces that currently exist.

MVCCA Planning and Zoning and Transportation Committee representatives and other interested citizens then offered their reactions and insights. More than one person in attendance had walked the property in question this last week, after the torrential rains we have been having. They found the part of the property intended to host new construction to be high and dry. When the question of why opening up the downstream flow of Dogue Creek by construction of a new bridge would not lower the 100 year flood plain came up, they stated that they did not yet know what VDOT intended to do. A citizen who is very knowledgeable on all matters concerning EQCs, RPAs and flood plains stated that when this property was placed in a flood plain there was no technical manner of determining the 100 year flood plain but staff had simply taken core samples of the earth, and when they found a specific soil type that indicated past flooding, it was deemed to be in the flood plain regardless of any past or subsequent terrain changes. Questioners also pointed out that the parts of the intended site to host construction are now largely covered by impervious pavements and much of the rest of the property strewn with rubble all of which would be cleaned up by the requested development. Reportedly, the history of efforts to redevelop this property goes back some five decades, and each attempt was frustrated by County staff. This history compromises the likelihood of future development more acceptable to the local community if this initiative is not approved. Katherine Ward pointed out that Supervisor Hyland and the BOS in 2014 directed staff to analyze "residential as an option" language expeditiously. When asked by a citizen if Staff thought the property in its current condition is better than a restoration created by the new development, which would have to include storm water management and removal of impervious surfaces that currently exist, staff said "Yes." The citizens present protested very loudly in shock and dismay. Staff went on to say that they could be sued by other developers wanting to build in RPAs, EQCs and flood plains.

Committee Minutes

The citizens continued to state that the county has already approved similar projects in places like Reston as long as the developer made improvements to the land. This project developer, as deemed by the citizens, is willing to make major improvements including removal of impervious surfaces and invasive species and the installation of storm water management systems.

The president of the neighboring citizens' association declared that this is her community and, this end of Richmond Highway deserves the opportunity to be revitalized. That without this project, no matter what Embark says, there will be no improvement in this part of the corridor for many years to come.

The citizens present felt that the staff is being overly concerned about being sued and is therefore afraid to act appropriately to give the citizen what they want and deserve.

Once the Transportation Committee reconvened it considered and passed Resolution (Trans) 2018-03 Supporting Improved Safety for Drivers, Pedestrians and Bicyclists along the Mount Vernon Memorial Highway. The vote was 8 to 0.

The Transportation Committee then considered and passed a joint Planning and Zoning and Transportation Committee Resolution in Support of the proposed development at 8800 Richmond Highway. The vote was 7 to 0 with Pete Sitnik abstaining because of his involvement with that project.

The Northern Virginia Transit Authority (NVTA) staff has voted to support Richmond Highway widening, Bus Rapid Transit and replacing the CSX bridge over Richmond Highway. So, this effort is evidently moving forward toward funding.

Fairfax County is studying how to facilitate small-scale manufacturing and where to locate such production efforts. All interested Fairfax County residents are invited to attend a "Made in Fairfax" Forum on Monday, June 18, 2018 at 6:30 p.m. at the Fairfax County Government Center, 12000 Government Center Parkway, Conference Rooms 9/10.

The next Transportation Committee meeting will take place at 7:00 p.m. on Monday, July 9th, 2018 in the Community Rooms at the Mount Vernon Government Center on Parkers Lane. Subsequent Transportation Committee meetings are scheduled for September 10, October 1, November 5 and December 3, all starting at 7:00 p.m.

FAIRFAX FEDERATION

Respectively submitted by Peter Sitnik, June 12, 2018:

My Report:

- The latest Federation Board meeting, Thursday, 24 May, 7:30 p.m. Location: Dunn Loring Governmental Center, 2334 Gallows Road, Dunn Loring, VA. **NVTA funding** of much needed projects in the Mount Vernon area was discussed (written report on Fed. Website). The Board then voted to support the push for funding for a number of major transportation projects including the **top three (3) in the Mount Vernon District**: 1. Richmond Highway widening 2. The BRT both phases 3. CSX underpass in South County. Another hot topic was a **resolution in support of C-PACE** that after much discussion the board voted to support. **Short term rentals** discussed and Board supports the same general positions that the MVCCA adopted. Example: There was no support for a non-resident representative be on call for issues.
- The latest Federation Member Meeting: Thursday, 17 May 2018, at 7:30 p.m. Mason Governmental Center, 6507 Columbia Pike, Annandale, VA 22003. Public Safety lead an interesting program on Restorative Justice & Alternative Accountability Program with multiple agencies. The election of New Officers featured a hotly contested election for President decided by just two (2) votes.

Congratulations to the new Federation Officers-elect

President: **Bill Barfield** (current Second Vice President)
First Vice President: **Matt Dunne** (new to the Federation)
Second Vice President: **Alejandro Mattiuzzo** (current Treasurer)

Treasurer: **Leslie Braun** (new to the Federation)
Corresponding Secretary: **Erika Yalowitz** (new to the Federation)

Recording Secretary: **Flint Webb** (current Board Member) & (Rep. Providence District Council & Co-Chair, Environment Committee)

Upcoming meetings & events:

- **June 19:** Federation will give short-term lodging testimony before the Board of Supervisors.
- **June 21:** Next Federation Member Meeting/**Annual Federation Picnic**, June 21, 6:30 PM until last light! Mason District Park, 6621 Columbia Pike, Annandale 22003. Shelter #1.
 - ⇒ Celebrate the start of summer and installation of the new Federation Officers.
 - ⇒ **Resolution** urging the board of supervisors to enact an ordinance to establish a **Commercial Property Assessed Clean Energy (C-PACE)** program in Fairfax County. This resolution was written by the Environment

Committee Minutes

Committee and on May 24 approved by the Federation's board for consideration by the membership.

⇒ Featured Speaker: Sharon Bulova, Chair, Board of Supervisors.

- **June 28:** Next Federation Board meeting: June 28, Dunn Loring Center, Room 108, 2334 Gallows Road, Dunn Loring, VA 22027.

More information: All things related to the Fairfax County Federation of Citizens Associations (FEDERATION/FED) can be found on the Federations Website (www.fairfaxfederation.org).

SFDC

The Starting Your Business series continues on Thursday, June 28 with Part 2: Legal Aspects. This is a FREE workshop co-sponsored with Bean, Kinney & Korman and Britepaths. This will be held from 6:30 p.m. to 8:00 p.m. at the South County Government Center, 8350 Richmond Highway, Room 221 A/B. To register call 703-704-6101, or email info@FECSoco.org.

The County has published the draft Urban Design Guidelines for Commercial Revitalization areas (Richmond Highway!). The public comment period is open until July 1, and you can read the document at <http://www.fcrevite.org/programs/download/Volume1-UDG-FullDraft-June1-2018.pdf>. The Volume 2 guidelines for our area will be published in late summer or early fall.

Committee Resolutions

PLANNING & ZONING

Deferred from May 2018 General Council meeting

Proposed MVCCA P&Z Resolution 2018-01

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATION (MVCCA) PLANNING & ZONING COMMITTEE RESOLUTION P&Z-2018-01:

LAFAYETTE CENTER, 1300-1302 LAFAYETTE DRIVE

1. **WHEREAS**, owner of property located at 1300-1302 Lafayette Drive in Hollin Hall Village has applied for a zoning change from C-2 to a C-5;
2. **WHEREAS**, C-5 requires a 40,000 sq. ft. lot area and this property has 20, 332 sq. ft. and a C-5 requires at 200 ft. setback and this property has a 50 ft. setback;
3. **WHEREAS**, the proposed rezoning will not change the existing development or nature of the property and further the building has not changed since its initial approval;
4. **WHEREAS**, the proposed rezoning of the subject parcel is in compliance with the adopted comprehensive plan;
5. **WHEREAS**, owner wishes to provide opportunities for person services establishments;
6. **WHEREAS**, property owner has also applied for a waiver for stormwater management as there is no measurable existing stormwater from this site;
7. **WHEREAS**, site is located within the Resource Management Area;
8. **WHEREAS**, site will include additional native plantings along Ft. Hunt Road as an additional site buffer;

BE IT RESOLVED that planting choices have been offered for the site to support a buffer screening.

THEREFORE BE IT FINALLY RESOLVED that the MVCCA P&Z Committee does support proposed zoning change from C-2 to C-5.

END: PROPOSED RESOLUTION 2018-01 (P&Z)

Committee Resolutions

BOARD

Requires General Council ratification

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION BOARD 2018-04 TO DENY FAIRFAX COUNTY PROPOSED ZONING ORDINANCE AMENDMENT REGARDING SHORT TERM LODGING

1. **WHEREAS**, recently popular online firms such as AirBnB, Vacation Rental by Owner, HomeAway, TripAdvisor, and FlipKey (generally called AirBnBs hereafter) have encouraged many homeowners and renters nationwide to offer their homes for transient lodging within part or all of their dwellings for Short-Term Lodging (STL) of up to 30 days with a firm management fee shared with the owner or renter, and
2. **WHEREAS**, as a result, the Commonwealth of Virginia legislature in 2017 adopted a statute, section 15.2-983 of the Code of Virginia, that enables, local jurisdiction to deny or provide for the registry and regulation of STL after July 1, 2018; and
3. **WHEREAS**, Fairfax County does not permit transient use of dwellings except by Special Exception for Bed and Breakfasts (BNBs), but a recent survey revealed about 1500 illegal STL dwellings Countywide and known as Air Bed and Breakfasts (AirBnbs) because they sometimes use air mattresses to supplement existing beds, and
4. **WHEREAS**, as a result of the survey and legislation the Fairfax County Board of Supervisors in 2017 directed staff to draft for their consideration changes to the zoning ordinance/regulations for Fairfax County that would allow STL of any residential property for fewer than 30 days in all neighborhoods of Fairfax County; and
5. **WHEREAS**, the Fairfax County Planning Commission and the Fairfax County Board of Supervisors are considering in this proposed regulation whether, during a STL, that neither the homeowner or the long-term tenant be required to live in the residential property during rental by transients and that, instead, either the homeowner or the long-term tenant can establish an agent not living in the residential property and available only by phone to resolve neighborhood problems; and
6. **WHEREAS**, the proposed regulation has no effective enforcement mechanism to prevent a homeowner or STL renter from violating the regulation; and
7. **WHEREAS**, the proposed regulation limits occupancy to 6 adults in a STL, but there is no limit to the number of children that may accompany the adults; and

8. **WHEREAS**, the proposed regulation has no limit to the number of STL dwellings in any given neighborhood; and
9. **WHEREAS**, the proposed regulation for a STL would limit the number of days for such rental in a calendar year to 90 days with the potential for the Fairfax County Board of Supervisors to increase this limit to 180 days; and
10. **WHEREAS**, the proposed regulation would not allow a STL in work force housing or affordable housing; and ;
11. **WHEREAS**, under section 15.2-110 of the Code of Virginia, a homeowners' association and Condominium Associations can restrict an STL if the association's covenants contain such a restriction before the Board of Supervisors has voted in favor of the proposed regulation; this section of the Code of Virginia, however, does not apply to Civic Associations with or without covenants, and
12. **WHEREAS**, the proposed regulation does not address the type of insurance that an operator of the STR business must have depending on whether an operator is the owner, tenant or absentee agent, and
13. **WHEREAS**, the proposed regulation does not address the type of vehicle that may be parked by the STL renters or any restrictions on where any vehicles may park, and
14. **WHEREAS**, the proposed regulation does not require the STL applicant to provide written evidence that demonstrates any restriction such as covenants on the use of STL in a dwelling.

THEREFORE, BE IT RESOLVED that the MVCCA requests that the Planning Commission and the Board of Supervisors deny the Proposed Zoning Ordinance Amendment regarding Short-Term Lodging for many defects in addition to those listed in the preceding 14 Whereas, and

FURTHER BE IT RESOLVED since the current 1500 illegal AirBnb uses in Fairfax County is .004% of existing dwellings and a similar number Bed and Breakfast uses, the MVCCA requests that AirBnbs if permitted at all should not be a by-right use but a Special Exception use as now required for any Bed and Breakfast (B and B), and

FINALLY BE IT RESOLVED that the MVCCA requests all presently illegal AirBnBs be required to file for a Special Exception when made a requirement.

END: RESOLUTION 2018-04 (BOARD)

**UNANIMOUSLY APPROVED BY THE MVCCA BOARD
JUNE 12, 2018***

*Board approved due to Planning Commission Decision date of June 14 for a General Council Ratification vote.

Committee Resolutions

TRANSPORTATION

Proposed MVCCA TRAN Resolution 2018-03

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION (TRANS) 2018-03 SUPPORTING IMPROVED SAFETY FOR DRIVERS, PEDESTRIANS, AND BICYCLISTS ALONG THE MOUNT VERNON MEMORIAL HIGHWAY (MVMH) AN APPROXIMATE 3.4 MILE ROAD FROM RICHMOND HWY TO THE INTERSECTION WITH MT. VERNON HWY AT GEORGE WASHINGTON'S ESTATE.

1. **WHEREAS:** Many Mount Vernon District residents live along the Mount Vernon Memorial Highway and are deeply concerned with traffic challenges along this important commuting route that threaten the safety of drivers, pedestrians, and bicyclists and advocate a better understanding of traffic volume, accident statistics, and options for safety improvements to make this important artery safer for all users, and;
2. **WHEREAS:** Citizens are very concerned that excessive speed and distracted driving has resulted in a significant increase in crashes involving both vehicles and pedestrians on the MVMH, and;
3. **WHEREAS:** Citizens are worried that the current safety signage and line of sight at all pedestrian crossings and intersections along the MVMH are not adequate as demonstrated by a recent tragic traffic accident involving a 15 year old jogger, who was first hit by one car and then run over by a second, all while in a crosswalk, causing significant injuries, and;
4. **WHEREAS:** Citizens believe it may be time to reduce the speed limit on the MVMH due in part to increasing traffic volumes due to many factors including the increased workforce at Fort Belvoir which is projected to have yet another major workforce increase in the 2025 time frame, and;
5. **WHEREAS:** Citizens have compiled and attached a detailed list of Safety Concerns and Proposed Improvements to aid in the addressing of the safety issues on the Mount Vernon Memorial Highway.

A. THEREFORE, BE IT RESOLVED: That the Mount Vernon Council of Citizens Associations ask Supervisor Dan Storck, Delegate Paul Krizek, Delegate Kathy Tran, State Senator Scott Surovell, to encourage the Virginia Department of Transportation in conjunction with the Fairfax County Department of Transportation to conduct a safety study of Mount Vernon Memorial Highway at the earliest possible time, and;

B. BE IT FURTHER RESOLVED: When the safety study is completed that the results be shared with the Supervisor Storck, the MVCCA, and the citizens of the Mount Vernon District, and;

C. BE IT FINALLY RESOLVED: After the completion of the safety study VDOT and FCDOT develop and implement a corrective action plan to improve safety drivers, passengers, pedestrians, and bicyclists on all of the Mount Vernon Memorial Highway.

END: PROPOSED RESOLUTION 2018-03 (TRAN)

"Citizen List of Safety Concerns & Proposed Improvements for the Mount Vernon Memorial Highway (MVMH)", a supporting document for this resolution, can be found on page 18 and 19 of this Record.

Committee Resolutions

ENVIRONMENT & RECREATION

Proposed MVCCA Resolution: (E&R 2018-02)

SUPPORT WITH RECOMMENDATIONS FOR 8800 RICHMOND HIGHWAY COMPREHENSIVE PLAN AMENDMENT

1. **WHEREAS**, on March 6, 2018 Supervisor Storck authorized County Staff to "evaluate a Comprehensive Plan Amendment (PA) for residential uses up to 8 dwelling units per acre for Tax Map Parcels 109-2 ((1)), 18C, 19, and 20 totaling 8.14 acres" at 8800 Richmond Highway (property), reiterating Supervisor Hyland's October 2014 request, and requested that staff process the rezoning application "...in an expedited manner with the Plan Amendment";
 2. **WHEREAS**, while the property is entirely within the Board of Supervisors (BOS) approved Environment Quality Corridor (EQC), Resource Protection Area (RPA), and mostly within the 100-year floodplain, it does not have the expected environmental functions due to prior commercial use, and without intervention and investment will not fulfill these environmental functions;
 3. **WHEREAS**, allowing the property to remain in its current environmentally degraded condition where no restoration investment is planned by the owner could result in continued decline, with possible future adverse impacts to the health of the EQC and RPA including risk to downstream communities;
 4. **WHEREAS**, a private developer has proposed a residential project that includes investment to restore environmental function on the property (see #8 below), achieve parcel consolidation, include 43 town homes, and this is supported by adjacent communities including Woodlawn Clusters, Engleside, and the owners of the Sacramento Center, Woodlawn Shopping Center and the IMP Building;
 5. **WHEREAS**, this proposed project presents an economic and environmental improvement opportunity with expected economic boost and would stimulate revitalization to this area, consistent with the redevelopment goals of EMBARK;
 6. **WHEREAS**, while Comp Plan policy guidance recommends against new residential development within flood impact hazard areas including EQCs and RPAs, staff have noted that "some flexibility to achieve other development goals may be necessary and appropriate given the degraded nature of the EQC/RPA areas and the opportunity the site presents for restoration";
 7. **WHEREAS**, a balanced approach to residential development on the disturbed portion of this site would bring needed economic benefit and redevelopment, simultaneously bringing needed private investment to restore, improve and protect important environmental resources of the EQC and RPA in this area;
 8. **WHEREAS**, this project is under the threshold for TIA (Transportation Impact Assessment) and the right in and right out improves traffic flow in the area and a proposed dedication of 55 feet of road frontage land to VDOT to accommodate the future Richmond Highway widening project;
 9. **WHEREAS**, the project as presented proposes positive environmental aspects including:
 - A. Best Management Practices (BMP) in storm water management to the site, where currently there are none,
 - B. Removing concrete, macadam, and other debris from prior commercial uses, to reduce impervious surfaces on the property by an estimated 46% from 3.9 to 2.1 acres,
 - C. Water quality improvements, expected to reduce phosphorus runoff from 9 to 4.6 lbs./year (51% less),
 - D. A storm water culvert that is a water flow bottleneck for Dogue Creek before it reaches Richmond Highway will be removed and removal of other storm water culverts will likely improve water flow on and throughout the property,
 - E. Flooding hazards to the proposed future residential development will be reduced through the addition of fill in the flood plain,
 - F. Reduced RPA encroachment through planning to 3.96 acres and providing for a 50-foot vegetated buffer along the edge of Dogue Creek,
 - G. Donation of a parcel of restored land to the Fairfax County Park Authority (which would supplement the 1980s donation of 17 acres donated to the FCPA by this property owner),
 - H. Approximately 46.7% of area will remain as passive recreation space, with a tot lot proposed of 1.2 acres with combined open spaces of 62% of the site.
 10. **WHEREAS**, although the Staff have suggested the proposed project may be precedent setting with respect to residential development in flood impact hazard areas including EQC's and RPA's, the degraded condition of this site indicates that such decisions should be made on a case by case basis.
- BE IT RESOLVED**, that **the MVCCA recommends** that the Mount Vernon District Planning Commissioner and Supervisor **support the Plan Amendment and consider:**

Committee Resolutions

JOINT PLANNING & ZONING TRANSPORTATION

Proposed MVCCA Resolution: (TRAN/P&Z 2018-J01)

MT. VERNON COUNCIL OF CITIZEN'S ASSOCIATION (MVCCA) JOINT RESOLUTION, (TRAN/P&Z 2018-J01) SUPPORT WITH RECOMMENDATIONS FOR 8800 RICHMOND HIGHWAY CPA, REZONING & SE

- A. The BOS motion of March 6, 2018 limits staff and developer's ability to further concentrate density on the site outside of the floodplain. The PA should consider more concentrated density and flexible design that could result in residential units not being located in the flood plain, while maintaining the economic viability of the project,
- B. The proposed development project should minimize disturbance in the RPA and proposed RPA buffer, monitor this during construction, and protect stream quality to the maximum extent possible,
- C. If and where possible, the RPA buffer area should be increased (even if the boundary is not a straight line and to some odd number of feet) to provide the greatest protection for natural resources and provide the minimize the footprint of the project,
- D. Public access to the possible FCPA property through the future residential development should be provided,
- E. Green corridors within the interior of the site should include large shade trees and native understory plantings to reduce the urban heat island effect and to restore some of the wildlife habitat function of the EQC to the interior of the residential development (use of turf grass should be minimized).

BE IT FINALLY RESOLVED, that the MVCCA supports Supervisor Storck's March, 6, 2018 motion that requests that, where possible, staff and the Planning Commission process the rezoning application "...in an expedited manner with the Plan Amendment."

END: PROPOSED RESOLUTION 2018-02 (E&R)

ATTACHMENTS:

- MVCCA Resolution P&Z-2014-02
- Letter to Supervisor Gerald Hyland, dated August 18, 2014 re: MVCCA Resolution P&Z 2014-02
- Letter to Supervisor Gerald Hyland, dated May 18, 2015; follow up to letter of August 18, 2014
- Board of Supervisor's Board Matter, October 28, 2014 -Request to Authorize a Plan Amendment for the Woodlawn Community Business Center
- Board of Supervisor's Board Matter, March 6, 2018 -Motion for Comprehensive Plan Amendment for 8800 Richmond Highway

Supporting documentation for this resolution is located at the end of this Record.

1. **WHEREAS**, on March 6, 2018 Supervisor Storck authorized County Staff to evaluate a Comprehensive Plan Amendment (PA) for residential uses up to 8 dwelling units per acre for Tax Map Parcels 109-2 ((1)), 18C, 19, and 20 totaling 8.14 acres" at 8800 Richmond Highway (property), reiterating Supervisor Hyland's October 2014 request, and requested that staff process the rezoning application "...in an expedited manner with the Plan Amendment";
2. **WHEREAS**, while the property is entirely within the Board of Supervisors (BOS) approved Environment Quality Corridor (EQC), Resource Protection Area (RPA), and mostly within the 100-year floodplain, it does not have the expected environmental functions due to prior commercial use, and without intervention and investment will not fulfill these environmental functions;
3. **WHEREAS**, allowing the property to remain in its current environmentally degraded condition where no restoration investment is planned by the owner could result in continued decline, with possible future adverse impacts to the health of the EQC and RPA including risk to downstream communities;
4. **WHEREAS**, a private developer has proposed a residential project that includes investment to restore environmental function on the property (see #8 below), achieve parcel consolidation, include 43 town homes, and this is supported by adjacent communities including Woodlawn Clusters, Engleside, and the owners of the Sacramento Center, Woodlawn Shopping Center and the IMP Building;
5. **WHEREAS**, this proposed project presents an economic and environmental improvement opportunity with expected economic boost and would stimulate revitalization to this area, consistent with the redevelopment goals of EMBARK;
6. **WHEREAS**, while Comp Plan policy guidance recommends against new residential development within flood impact hazard areas including EQCs and RPAs, staff have noted that "some flexibility to achieve other development goals may be necessary and appropriate given the degraded nature of the EQC/RPA areas and the opportunity the site presents for restoration";

Committee Resolutions

7. **WHEREAS**, a balanced approach to residential development on the disturbed portion of this site would bring needed economic benefit and redevelopment, simultaneously bringing needed private investment to restore, improve and protect important environmental resources of the EQC and RPA in this area;
8. **WHEREAS**, this project is under the threshold for TIA (Transportation Impact Assessment) and the right in and right out improves traffic flow in the area and a proposed dedication of 55 feet of road frontage land to VDOT to accommodate the future Richmond Highway widening project;
9. **WHEREAS**, the project as presented proposes positive environmental aspects including:
 - A. Best Management Practices (BMP) in storm water management to the site, where currently there are none,
 - B. Removing concrete, macadam, and other debris from prior commercial uses, to reduce impervious surfaces on the property by an estimated 46% from 3.9 to 2.1 acres,
 - C. Water quality improvements, expected to reduce phosphorus runoff from 9 to 4.6 lbs./year (51% less),
 - D. A storm water culvert that is a water flow bottleneck for Dogue Creek before it reaches Richmond Highway will be removed and removal of other storm water culverts will likely improve water flow on and throughout the property,
 - E. Flooding hazards to the proposed future residential development will be reduced through the addition of fill in the flood plain,
 - F. Reduced RPA encroachment through planning to 3.96 acres and providing for a 50-foot vegetated buffer along the edge of Dogue Creek,
 - G. Donation of a parcel of restored land to the Fairfax County Park Authority (which would supplement the 1980s donation of 17 acres donated to the FCPA by this property owner),
 - H. Approximately 46.7% of area will remain as passive recreation space, with a total lot proposed of 1.2 acres with combined open spaces of 62% of the site.
10. **WHEREAS**, although the Staff have suggested the proposed project may be precedent setting with respect to residential development in flood impact hazard areas including EQC's and RPA's, the degraded condition of this site **and the site being a county designated Revitalization Area** indicates that such decisions should be made on a case by case basis. **This site requires approval of a Special Exception for environmental reasons thus avoiding a precedent being set.**

BE IT RESOLVED, that the **MVCCA** recommends that the Mount Vernon District Planning Commissioner and Supervisor support the Plan Amendment, and the Rezoning **and Special Exception, as proposed by the developer, with the following recommendations for consideration within the process of evaluating and improving the site plan for the property:**

- A. The BOS motion of March 6, 2018 limits staff and developer's ability to further concentrate density on the site outside of the floodplain. The PA should consider more concentrated density and flexible design that could result in residential units not being located in the flood plain, while maintaining the economic viability of the project,
- B. The proposed development project should minimize disturbance in the RPA and proposed RPA buffer, monitor this during construction, and protect stream quality to the maximum extent possible,
- C. If and where possible, the RPA buffer area should be increased (even if the boundary is not a straight line and to some odd number of feet) to provide the greatest protection for natural resources and provide the minimize the footprint of the project,
- D. Public access to the possible FCPA property through the future residential development should be provided,
- E. Green corridors within the interior of the site should include large shade trees and native understory plantings to reduce the urban heat island effect and to restore some of the wildlife habitat function of the EQC to the interior of the residential development (use of turf grass should be minimized).

BE IT FINALLY RESOLVED, that the MVCCA supports Supervisor Storck's March 6, 2018 motion that requests that staff and the Planning Commission **process the rezoning application concurrently with the Plan Amendment.**

END: PROPOSED RESOLUTION TRAN/P&Z 2018-J01

ATTACHMENTS:

- MVCCA Resolution P&Z-2014-02
- Letter to Supervisor Gerald Hyland, dated August 18, 2014 re: MVCCA Resolution P&Z 2014-02
- Letter to Supervisor Gerald Hyland, dated May 18, 2015; follow up to letter of August 18, 2014
- Board of Supervisor's Board Matter, October 28, 2014 -Request to Authorize a Plan Amendment for the Woodlawn Community Business Center
- Board of Supervisor's Board Matter, March 6, 2018 -Motion for Comprehensive Plan Amendment for 8800 Richmond Highway

Supporting documentation for this resolution is located at the end of this Record.

Treasurer's Report

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Periods Ending May 31, 2018

(Amounts are rounded to nearest dollar)

	May	Total July 1 to May 31	Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 2,835	\$ 3,300	
Dues - Collected in 2015-16 Fiscal Year ³	-	54	-	
Money Market Interest	1	9	10	
Total Cash Receipts	1	2,898	3,310	(412)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	164	300	136
Insurance premium	-	835	835	-
Outreach/Town Hall Meets	-	102	500	398
"Record" Production	110	1,020	1,390	370
Web Site	104	630	900	270
Total Cash Disbursements	214	2,752	3,925	1,173
<u>Net Budget-Receipts in Excess(less than) Disbursements</u>	(213)	147	(615)	\$ 762
<u>Other sources/changes in cash</u>				
Cash at Beginning of Period	12,224	11,816	11,816	Note 2
Plus - 2018-2019 Dues collected in current fiscal year	-	102	-	Note 4
Dues - Collected in 2016-17 for 2017-18 Fiscal Year	-	(54)	-	Note 3
Total Cash at End of Period	\$ 12,011	\$ 12,011	\$ 11,201	

End of Period Cash Balances by Account (adjusted for outstanding items):

Burke & Herbert - Checking	\$ 1,967
Burke & Herbert - Money Market	10,044
Total Cash	\$ 12,011

Respectfully
Submitted,
Stephen Markman,
Treasurer
June 12, 2018

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 The "Annual Budget" and "Total" columns reflect actual Beginning of Period cash as of July 1, 2017.
- 3 Note dues collected in 2016-17 fiscal year for 2017-18 fiscal year are included in "Cash Receipts" above; therefore, must be deducted from "Cash at Beginning of Period".
- 4 Dues that are currently collected for the next fiscal-year are separated from budgeted transactions but are included in the cash balances reported.

NEXT COUNCIL MEETING

**Wednesday, June 27, 8:00 p.m.
Mount Vernon Government Center
Parkers Lane, Alexandria**

AGENDA

Call to Order

- Approval of Agenda
- 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 Time
- Mount Vernon Supervisor Time
- Other Elected Officials and Public Time

Adjournment

COMMITTEE CALENDAR

**MVCCA Council—June 27, 8:00 p.m., MVGC Comm. Room
MVCCA Board—July 10, 7:30 p.m., MVGC Comm. Rm 3**

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	TBD	<i>open</i>
EDU	9/5	TBD	TBD	Harbeck
E&R	7/11	7:15	MVGC Comm Rm	Ledec
PL/Z	7/9	7:00	MVGC Comm Rm	Walzl
PS	9/6	7:30	MVGC Comm Rm	Sherick
TRAN	7/9	7:00	MVGC Comm Rm	Sitnik

*The Record is published monthly except August by the
Mount Vernon Council of Citizens' Associations,
P.O. Box 203, Mount Vernon, VA 22121-0203.*

Committee Resolutions – Supporting Documents

Supporting document for MVCCA Transportation Resolution 2018-03. If resolution is approved, this document will be added to the resolution.

Citizen List of Safety Concerns & Proposed Improvements

Mount Vernon Memorial Highway (MVMH)

Richmond Hwy to the intersection with Mt. Vernon Hwy at George Washington's Estate
Approximately 3.4 miles

Citizen Safety Concerns:

Residents are being severely injured on and along this road: A tragic example is a recent accident when a middle school-age jogger while in a cross walk near Southwood Drive was hit by one car and then run over by a second. This accident triggered action and a demand to look at this entire road for ways to make it safer.

1. Dangerous pedestrian crosswalks across the MVMH at Southwood Drive, Forest Haven Drive, Grist Mill Park, Cherrytree Drive, and Patton Blvd all have safety issues:
 - a. Poor line of sight at Southwood Drive
 - b. Road markings inadequate or non-existent
 - c. No safety lighting
2. Increased and still increasing volume of traffic
 - a. Witnessed all day but severe level at morning and evening rush
 - i. Increased by years of gradual population growth
 - ii. Dramatic increase after BRAC and is due for another increase
 - iii. Increased recently when the National Geospatial Agency consolidated its several locations to move some 5,000 personnel to that location and many had come from locations in Maryland where they had their homes.
3. Speeding and tailgating
4. Distracted driving
 - a. Weaving and near head-on are often observed
5. Cut through traffic increases
 - a. Old Mill Road is a favorite
 - i. SB segment from the light on MVMH leading to Lukens Lane
 - ii. SB segment from the light near Grist Mill Park to Cooper Road
6. Passing on right in right turn only lanes
 - a. North Bound: at Patton Blvd
 - b. South Bound: before Peartree Landing
7. Bureaucracy is slow to respond: When VDOT, FCDOT and the Fairfax County Public Schools must work together to solve a safety problem. Example: When asked about a request for a marked cross walk that took eight months to succeed.

Action requested:

Conduct a "Traffic Safety Study" along this corridor including all of its intersections and crosswalks and then fund and implement needed improvements.

Proposed improvements:

1. Make the Pedestrian crossings safer (all need upgrades):

Committee Resolutions – Supporting Documents

- a. Install flashing pedestrian crossing signs to all:
 - i. Particularly at the Washington Mill Elementary School
 - b. Repair all line of sight issues especially at Southwood Drive
 - c. Improve street signage and markings
2. Lower the speed limit
 3. Add traffic calming measures on cut through streets
 4. Add more enforcement.
 5. Remark and retime the MVMH intersection with Richmond Highway (see following attachment)

Attachment:

Reference: Suggested specific improvements #5

Traffic backups and safety concerns on Mount Vernon Memorial Highway

UPON approach to Richmond Highway

Currently:

The two left lanes are designated left turn only onto Richmond Highway South towards Fort Belvoir.

The single right lane is (both) straight through the intersection onto Jeff Todd Way and right turns onto North Richmond Highway towards Alexandria.

Problem:

The right lane often backs up to a point that stops all traffic trying to approach Richmond Highway and at other even worse times the backup is to the Grist Mill.

This in turn pushes drivers to take all sorts of unsafe maneuvers including driving through all of the local businesses ... one of which is a school. It also causes drivers to divert earlier and cut through neighborhoods using Old Mill Road.

Suggested Solution:

Keep far left lane as a left turn only.

Change center lane to straight through only (or) straight and left.

Change far right lane to right turn only.

Re-time lights as needed.

Committee Resolutions – Supporting Documents

Supporting documents associated with the 8800 Richmond Highway Resolutions

These supporting documents are exactly the same for both proposed resolutions E&R 2018-02 and TRAN/P&Z 2018-J01.

NOTE: After the MVCCA General Council votes on the Resolutions, these documents will be part of the Resolution forwarded to the PC and BOS.



MOUNT VERNON COUNCIL OF CITIZEN'S ASSOCIATIONS

August 18, 2014

The Honorable Gerald Hyland
Mount Vernon District Supervisor
2511 Parker's Lane, Alexandria, Virginia 22306

Dear Supervisor Hyland:

On behalf of the Mount Vernon Council of Citizens' Associations (MVCCA), I am forwarding to you the attached resolution for your consideration.

Resolution P&Z - 2014-02, which is entitled "Recommendation for a 'Residential Option' in the Woodlawn Community Business Center, Sub-Units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3" was approved by the MVCCA's General Council on July 23, 2014.

We respectfully request that you present and support our resolution at the upcoming public hearing before the Board of Supervisors.

Respectfully,

A handwritten signature in black ink that reads "Ron Fitzsimmons". The signature is fluid and cursive, with the first name "Ron" being particularly prominent.

Ron Fitzsimmons, Co-Chair, MVCCA

Cc: Brett Kenney, Chief Aide, Earl Flanagan, Mount Vernon Planning
Commissioner, Tim Sargeant, At-Large Planning Commissioner
Attached: Resolution P&Z- 2014-02

P.O. Box 203, Mount Vernon, VA 22121-9998

Committee Resolutions – Supporting Documents

Resolution P&Z-2014-02

Recommendation for a “Residential Option” in the Woodlawn Community Business Center, (CBC), Sub-Units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3

Whereas: During previous Comprehensive Plan (CP) changes, (2008 and 2009), the Mount Vernon Council of Citizens Associations (MVCCA) had the full support of the Mount Vernon Supervisor, Planning Commissioner, and the Mount Vernon Visioning Task Force;

Whereas: There has been no movement by the development community to redevelop these sub-units and parcels as they are currently planned;

Whereas: The Urban Land Institute May 17, 2012 study and Virginia Polytechnic Institute and State University July 2010 study recommended mixed use development to include, community- serving retail, and residential, in these sub-units and parcels of Richmond Highway;

Whereas: New residential communities would create a larger pool of disposable income and markets for higher quality retail;

Whereas: The MVCCA understands that mass transit will come to this area only when residential population increases;

Whereas: The MVCCA supports the concept of communities that offer retail, residential, open space and commercial development combined as appropriate to the area, and to obtain the vision of a mixed-use, revitalized community on the west side of the Woodlawn CBC and south-west Suburban Neighborhood areas, a “**residential option**” needs to be added to the current CP language;

Therefore Be It Resolved: That the Mount Vernon Council of Citizens Associations requests that Mount Vernon Supervisor Hyland, Planning Commissioner Earl Flanagan, and At- Large Planning Commissioner Tim Sergeant support our request for:

- A. An out of turn plan amendment to the CP for sub-units A-1, A-2, A-3 in the Woodlawn CBC , and parcels 1 and 3 of the Suburban Neighborhood Area outside the CBC, to add a “**residential option**” to the current CP language.
- B. Authorize concurrent Comp Plan language changes and rezoning applications for developers who are ready to proceed under the “**Just in Time**” process for these sub-units and parcels.

Further Be It Resolved: The MVCCA requests that Supervisor Hyland ask the Board of Supervisors to have the county staff take the appropriate and immediate action to amend the current CP language as stated in A and B above.

Committee Resolutions – Supporting Documents



Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121

www.MVCCA.org

May 18, 2015

Supervisor Gerald W. Hyland
Mount Vernon District Supervisor Office
2511 Parkers Lane
Alexandria, VA 22306

Dear Supervisor Hyland;

In July 2014, the Mount Vernon Council of Citizens Associations (MVCCA) adopted Resolution P&Z 2014-02 entitled "Recommendation for a 'Residential Option' in the Woodlawn Community Business Center, (CBC), Sub-units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3". (attached). The Resolution sought expedited consideration of an amendment of the Comprehensive Plan to add the residential option and allow for "Just in Time" concurrent rezoning.


We understand that the request has not been implemented because County staff did not wish to interrupt normal proceedings with an expedited process absent an actual development proposal.

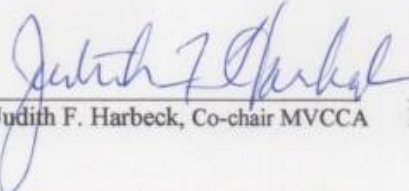
Therefore, since we understand there is now a residential proposal under consideration for 8800 Richmond Highway, Staff requirements appear to be met.

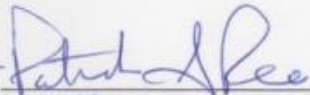
Accordingly, we reiterate the concerns and requests in our attached Resolution and ask that action be taken at this time to expedite the process for adding a residential option.

We do not at this time express any opinion with regard to the referenced proposal and fully reserve our rights to comment on all aspects of this or any other project as the process unfolds.

Sincerely,


David Dale, Co-chair MVCCA


Judith F. Harbeck, Co-chair MVCCA


Patrick L. Rea, Co-chair MVCCA

cc: Earl Flanagan, Planning Commissioner, Mount Vernon District
Tim Sergeant, Planning Commissioner, At-Large
Brett Kenney, Chief Aide to Supervisor Hyland
Karen Pohorylo, Chair, MVCCA Planning and Zoning Committee
Katherine Ward, MVCCA Planning and Zoning Committee, Strategic Planning Subcommittee
Catherine Ledec, Chair, MVCCA Environment and Recreation Committee
Catherine Voorhees, Chair, MVCCA Transportation Committee

Committee Resolutions – Supporting Documents

To : Fairfax County Board of Supervisors

From : Gerry Hyland, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for October 28, 2014

For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.



2. Request to Authorize a Plan Amendment for the Woodlawn Community Business Center

Background

Two land use studies by the Urban Land Institute (ULI) in 2012 and the Virginia Polytechnic Institute and State University (Virginia Tech) in 2010 examined the Woodlawn Community Business Center (CBC) and recommended mixed use development, community serving retail and residential uses in sub-units A-1, A-2, A-3 and suburban neighborhood parcels 1 and 3. This area is undergoing positive change as Richmond Highway is being widened, Jeff Todd Way is open to Telegraph Road, the National Trust and Arcadia are positioned to bring forward a new vision for Woodlawn Plantation, Wegmans is slated to open next year and the new Springfield Town Center is open for business. The Woodlawn CBC is the new crossroads where history meets new opportunities.

In order to leverage the new infrastructure, the Mount Vernon Council has endorsed a resolution that asks the Board of Supervisors to authorize a Plan Amendment to would authorize a residential option in this CBC. I ask that my colleagues endorse the following motion so staff in the Department of Planning and Zoning may evaluate their proposal and bring language before the Planning Commission and Board of Supervisors.

Proposed Action

Therefore, Madam Chairman, I move that the Board of Supervisors authorize a Plan Amendment for the Woodlawn Community Business Center and direct staff to prepare and evaluate language based on the ULI and Virginia Tech studies.

Committee Resolutions – Supporting Documents



Dan Storck
Mount Vernon District Supervisor
Fairfax County Board of Supervisors
2511 Parkers Lane
Mount Vernon, VA 22306

Telephone: (703) 780-7518 E-mail: mtvernon@fairfaxcounty.gov



To : Fairfax County Board of Supervisors

From : Dan Storck, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for March 6, 2018

For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

• • •

3. Motion for Comprehensive Plan Amendment for 8800 Richmond Highway

• • •

Committee Resolutions – Supporting Documents

3. MOTION FOR COMPREHENSIVE PLAN AMENDMENT: 8800 RICHMOND HIGHWAY

Background

The 8.14 acre property located at County Tax Map Parcels 109-2 ((1)) 18C, 19, and 20, along the north side of Richmond Highway immediately west of the Woodlawn Community Business Center, is located largely within the 100-year floodplain of Dogue Creek. A substantial portion of the site has been disturbed with fill in the floodplain, and the site has hosted a range of industrial and commercial uses over the past five decades. Today, a welding operation and several trailers remain on the site.

The Comprehensive Plan indicates that the site is planned for private open space. A request has been made that the Comprehensive Plan for these properties be amended to provide for the consideration of residential use on the properties, including the disturbed portion. A rezoning application, RZ 2016-MV-018, and an associated Special Exception application have been submitted for a townhouse development on the site.

THEREFORE, I MOVE THAT THE BOARD:

Authorize Staff to evaluate an amendment to the Comprehensive Plan for residential uses up to 8 dwelling units per acre for Tax Map Parcels 109-2 ((1)) 18C, 19, and 20. Particular elements to be considered by the Plan amendment include evaluating the proposed density for the ability to: achieve full parcel consolidation; conformance with Policy Plan guidance that addresses disturbances to Environmental Quality Corridors, including the demonstration of an circumstances meriting disturbance to the EQC; and that mitigation/compensation measures would be provided to result in a net environmental benefit to the parcels and net benefits relating to most, if not all, of the purposes of the EQC policy that are applicable to the proposed disturbances. Furthermore, the proposed redevelopment of the property would need to be consistent with VDOT's proposed widening of Richmond Highway.

Furthermore, consistent with Board policy for concurrent processing of plan amendments and rezonings in revitalization districts, I move that RZ 2016-MV-018 be processed in an expedited manner with the Plan Amendment.