



Together we make a difference

Mount Vernon
Council
of Citizens'
Associations

Record

Volume LIII, No. 9, October 2020

FROM THE CO-CHAIRS

- In 2009, the MVCCA sought the improvements of North Gateway CBC (Rt. 1 and Woodrow Wilson Bridge). The Planning Commission is finally hearing our recommendations on Nov 4th, which are now supported by County staff.
- Committee Liaison's announced: ER, PZ, and EDU: K Ward, Trans and PS — Lynn Pascoe
- Committee Chairs & Representatives Appointments:
 - Education — Judy Harbeck
 - Environment and Recreation [vacant] — Karen has stepped down after many years. We thank her for her excellent leadership. Contact K Ward or L Pascoe if you are interested.
 - Public Safety — William Kane
 - Planning and Zoning — Gretchen Walzl
 - Southeast Fairfax Econ. Dev. Corporation — Ellen Young
- WAMATA removed 11Y bus route from their 2021 budget. Once gone from the budget, it will never come back!!

MVCCA BOARD

Co-Chairs	Katherine Ward	co.chair1@mvcca.org
	Lynn Pascoe	co.chair2@mvcca.org
	open	co.chair3@mvcca.org
Secretary	Matt Dunne	secretary@mvcca.org
Treasurer	Sean McCarthy	treasurer@mvcca.org
Membership	open	chair.er@mvcca.org
Editor	Karen Keefer	editor@mvcca.org
BUDG	open	
EDUC	Judy Harbeck	chair.edu@mvcca.org
E&R	open	chair.er@mvcca.org
PL/Z	Gretchen Walzl	chair.pz@mvcca.org
PS	Dean Sherick	chair.ps@mvcca.org
TRAN	Pete Sitnik	chair.tran@mvcca.org
SFDC	Ellen Young	rep.sfcd@mvcca.org
FCFCA	co.chair1	rep.fairfaxfederation@mvcca.org

MVCCA General Council Meeting Minutes

MVCCA GENERAL COUNCIL MEETING MINUTES
Wednesday, September 23, 2020
Virtual Meeting/Zoom

PRESIDING: Co-Chair Katherine Ward

ATTENDING: Ellen Young, Pete Sitnik, Gretchen Walzl, Judy Harbeck, Co-Chair Lynn Pascoe, Treasurer Sean McCarthy, Dean Sherick, Secretary Jennifer Molden, Karen Pohorylo

Elected and Appointed Officials & Staff: Supervisor Dan Storck, Mount Vernon District, Nick Reinhart, Land Use Aide to Supervisor Storck

Voting Representatives from: Belle View Condominium, Belle Haven Terrace, Civic Association of Hollin Hills, Hollin Hall Village, Engleside CA, Grist Mill Woods, Holland Court Property Owners Association, Hybla Valley Farms Civic Association, Mason Hill, Montebello Condominium Unit Owners Association, Mount Vernon Civic Association, Mount Zephyr, Stratford Landing Citizens Association, Wellington

Council Minutes

Civic Association, Woodlawn Manor Community Assn.,
Riverside Estates, Stratford Landing

Invited Guests: James Patteson, Project Management
Support, Residences at North Hill

The meeting was called to order at 7:04 PM

SECRETARY'S MINUTES: July 22, 2020 meeting submitted
and approved by acclamation.

TREASURER REPORT: Period ending July 31, 2020 accepted
and approved by acclamation. MVCCA was under budget for
the year and this will be reflected in the July treasurer report.

COMMITTEE REPORTS

PS

Two vehicle thefts from the Riverside Estates neighborhood.
Crimes of opportunity continue to be on the rise. Remind
neighbors to lock their doors and be vigilant in keeping their
belongings safe.

TRANS/PZ/PS

Presentation by Sophia Fisher, Department of Planning and
Development, the lead presenter of the proposed North
Gateway comprehensive plan amendments. Rachel Flynn,
Deputy Fairfax County Executive presented a number of
reasons why the speed limit on Richmond Highway from Jeff
Todd Way to the Beltway should be reduced from 45 mph to 35
mph. Proposed MVCCA Joint Transportation, Planning and
Zoning and Public Safety Committee resolution Supporting
North Gateway Transportation Study Hybrid Plus(+) option and
the Proposed Comprehensive Plan Amendments PA 2018-IV-
MVS and PA 2018-IV-T1. Vote was unanimous. Presentation of
the proposed MVCCA Joint Transportation, Planning and
Zoning, and Public Safety Committee Resolution Supporting
Reducing the Speed Limit on Richmond Highway Corridor
(From the Capital Beltway to Jeff Todd Way) to 35 Miles Per
Hour (MPH). Resolution passed. Follow-up presentation on the
status of NOVA Petroleum's efforts to secure a Special
Exception to redevelop the 0.93-acre site of an existing gas
station at 8500 Richmond Highway on the northwest corner if
the intersection of Richmond Highway and Frye Road.

ER

No meeting held in July. Update to come on North Gateway.
October meeting to bring a presentation on Z-Mod noting
specific environmental changes. Additional information on
Lorton Landfill and community involvement to be discussed.

EDU

No meeting held in July. FCPS continues to explore ways to
combine students/schools who may wish to take specific
classes however the numbers for each school may be lower.

Plans are underway to discuss the changes to the admission
requirements and procedures for Thomas Jefferson High
School. Discussions include that of a lottery system.

SFDC

SFDC next meeting to vote on the support of the lowered
speed limit.

FFX FED

Continued support for the undergrounding of utilities. Specific
reference to the Richmond Hwy. project.

NOMINATING COMMITTEE

Notice of nominations sent to all nominees. Nominees are as
follows:

Lynn Pascoe – Co Chair
Katherine Ward – Co Chair
Sean McCarthy – Treasurer
Matt Dunne – Secretary

Additional nominations may be taken from the floor as well.
Information and background on each nominee have been sent
to Record for publication.

A special thank you to those who served on the committee,
Jennifer Molden, Rachel Bell, Peter Aliferis, and William Kane.

Vote of New MVCCA Board of Directors

Motion to accept all nominations Sean McCarthy, second Ellen
Young, motion carried unanimous.

Congratulations and thank you to the newly elected MVCCA
Board:

Co-Chair - Katherine Ward
Co-Chair - Lynn Pascoe
Secretary - Matt Dunne
Treasurer - Sean McCarthy

CO-CHAIRS REPORT

- Economic Development Committee update
- North Gateway continues to move forward
- Support for lowering of the speed limit encouraging
patrons to support Richmond Hwy businesses rather
than use as a pass through.
- Discussion in Intensely Developed Areas
- Future presentation planned for public comment and
involvement.
- Co-Chairs to send email to county staff regarding
Intensely Developed Areas
- SSPA in Mason Neck without septic investigating the
use of composting toilets rather than disturbance to
existing mature trees and adjacent neighborhoods.
- Going forward Planning and Zoning should be known
as Land Use/Planning and Zoning Committee.

----- Council Minutes ----- Committee Reports -----

- September 16, 2020 BOS will hear latest on Economic Incentive Program. MVCCA will testify in support.

Reminder to all communities Dean Sherick will not be returning as the chair of the Public Safety committee. Please continue to seek a new chairperson within your community.

Update on River Farm

American Horticultural Society has made the decision to sell the land and consolidate with American Public Gardens Association. The MVCCA is strongly against this decision and send a letter to express their feelings against this move. The MVCCA also encourages its members in the community to also write letters against this decision.

RESOLUTIONS

TRANS/PZ/PS-2020-J01 Resolution supporting the immediate reduction in current speed limit on the Richmond Highway Corridor

Resolution passed.

BOARD-2020-02 Resolution in support of "Hold Harmless" on School Staffing Levels
Resolution passed.

Supervisors Report

- BOD approval of EIP (Economic Incentive Program)
- Approval to ban guns in all county buildings
- Board of Supervisors voted to remove three publicly owned Civil War monuments located at the Fairfax County Judicial Complex.
- Overview of the sale of the River Farm property to the American Horticultural Society
- Early voting begins 10/14/2020 at Mount Vernon Government Center 1-7 PM Monday-Friday and 9 AM-5 PM Saturdays through 10/30/2020.

Meeting adjourned 8:22 PM

Respectfully submitted by Jennifer Molden

Budget & Finance

The Budget Committee did not meet in October.

Education

The Education Committee did not meet in October.

For more details see <https://www.fcps.edu/returntoschool> and included links.

Next meeting: TBD

Environment & Recreation

The Committee heard a presentation from the county staff regarding North Gateway for information only.

The chair advised the committee that she was resigning due to work commitments.

Next mtg: TBD

Planning & Zoning

Minutes, Monday, October 5, 2020

Call to Order: 7:00PM

Presentation:

ZMOD Update with Carmen Bishop & Casey Judge

Clarian & associates has been assisting the county with the Zoning Ordinance Modernization, or ZMOD. The current Zoning Ordinance has not been updated in 42 years and is considered outdated and non-intuitive. This effort will help the County carry out its strategic plan to grow and diversify its economy.

ZMOD will help to accommodate uses that we don't know about today, but will be here in the future. ZMOD will also be more innovative with plain language that is easier for residents to understand. It will also be able to be used on mobile devices using tables and graphs for a better understanding of regulations.

Committee Reports

Some examples of modernizing uses:

- Consolidating Outdoor Commercial Recreation and Home Based Businesses
- Updating Standards for Decks & Ratios and Accessory Living Units (ALU'S)
- Solar Collection Systems
- Food Trucks Expanding to Non-Residential such as Pools and Religious Places
- Angle of Bulk Plane
- Indoor Commercial Regulations for New Businesses currently not covered, i.e. Cat Lounges

Target Date for ZMOD implementation is Early 2021

Planning Commission: October 2020

Board of Supervisors: October 27, 2020

For the full details, visit <https://www.fairfaxcounty.gov/planning-development/zmod>

Presentation: Proposed Development at 8805 A-C Lukens Lane, Alexandria, VA 22309 Tax Map 1101-01-00373

A Special Exception is required for this project for the zoning to be changed from R-2 to R-3.

The developer would provide solar panels on the homes and improved stormwater release with bio-retention basins. The applicant agreed to provide curb and gutter, and sidewalks along the property lines. Applicant also agreed to use native trees and shrubs for the landscaping.

The proposed development is located on the corner of Lukens Lane and Old Mill Road. The applicant stated support for the project among residents around the proposed development.

A motion was made and seconded to support the project. A resolution is at the end of The Record.

Adjourn: 8:20

Next Meeting: November 9, 2020 at 7:00PM by Zoom Conference

Public Safety

Meeting minutes not available.

Transportation

The MVCCA Transportation Committee meeting scheduled for October 5, 2020 was canceled because all agenda items had been resolved or delayed until our next meeting. Transportation Committee Chairman Pete Sitnik communicated several announcements with the cancellation announcement:

The Fairfax County Departments of Planning and Development (FCDPD), and of Transportation (FCDOT) have determined that there are no updates or changes to the Proposed North Gateway CBC, Hybrid plus (+) concept plan and the comprehensive plan amendment/s (PA): PA 2018-IV-MV5 & PA 2018-IV-T1 as presented at our August 31 meeting, so our resolution in support of both will move forward without further committee action.

At the request of the presenter, the Huntington Club presentation scheduled for October 5 has been deferred to a later date. Washington Metropolitan Area Transportation Authority (WMATA) submitted a Site Specific Plan Amendment (SSPA) nomination for development of the Huntington Metro station property, and the Fairfax County staff has asked that plans between the two projects be coordinated.

Our resolution supporting reducing speed on Richmond Hwy corridor (from the Capital Beltway to Jeff Todd Way) from 45 Miles per Hour (MPH) to 35 MPH, unanimously passed the September General Council meeting and has been dispatched.

NOVA Petroleum Realty, 8500 Richmond Hwy @ Frye Rd Tax Map 013-11-0001 & 1013-11-0001B has requested a SE Special Exception (2020-MV-008). This zoning application for a new gas station is going to be deferred for at least 6 months. The applicant and the County planning department could not reach a satisfactory design solution for the layout of the convenience store and the fuel pumps, so the applicant thought it would be best to step back for the time being.

The next Transportation Committee meeting will take place at 7:00 p.m. on Monday, November 9. This and subsequent meetings will be virtual meetings until the COVID-19 health situation is resolved.

Fairfax Federation

The federations legislative agenda for 2021 draft issues:

1. Improve environmental policy so communities can get involved when a NEPA study is not required
2. Increase the tree canopy and leaf cover requirements
3. Add more money to free and reduced meals
4. Make diversity a priority when admitting students to the Governors Schools
5. Gun Purchasing regulations- improve tracking by police agencies of weapons used in crimes and increase public safety without second amendment rights infringements
6. Remove plastic pollution- put a burden on plastic manufacturers

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

SFDC

Join us on Thursday, October 22 at 5 pm for the annual Richmond Highway Beautification Awards. The awards will be live on our YouTube channel and our Facebook page - look for Southeast Fairfax Development Corp and watch the fun!

There will be a report on other news at the General Council meeting on October 28.

Committee Resolutions

Planning & Zoning

PROPOSED MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) PLANNING & ZONING RESOLUTION 2020-PZ-01 FOR 8805 A-C LUKENS LANE, ALEXANDRIA, VA 22309 TAX MAP: 1101-01-00373

1. **WHEREAS** the property at 8805 A-C Lukens Lane is designated R2;
2. **WHEREAS** Applicant requests a zoning change to R3;
3. **WHEREAS** Minimum lot size required for R-3 is 10,500 square feet; Lot 2 proposed sizes are 15,863 and 14,860 square feet respectively
4. **WHEREAS** Divided lots will meet the R-3 minimum width requirements of 80ft and 105 feet respectively. Setbacks are: front yard - 30 feet; side yard - 12 feet; and rear yard - 25 feet;
5. **WHEREAS** Applicant would provide green house and improved stormwater release with bio-retention basins;
6. **WHEREAS**, Applicant has stated they would use native trees and shrubs around said development.
7. **WHEREAS**, Applicant agrees to provide curb and gutter along with sidewalk along property lines;
8. **WHEREAS**, Applicant has plan support from surrounding neighbors;

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens Association does hereby support this application for 8805 A-C Lukens Lane, Alexandria, VA 22309 - Tax Map: 1101-01-00373.

END PROPOSED RESOLUTION 2020-PZ-01

JOINT Transportation Planning & Zoning Public Safety

PROPOSED MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) JOINT RESOLUTION (TRANSPORTATION, PLANNING & ZONING, AND PUBLIC SAFETY) JOINT (PZ, TRAN, PS) 2020-04

SUPPORTING NORTH GATEWAY TRANSPORTATION STUDY HYBRID PLUS (+) OPTION AND THE PROPOSED COMPREHENSIVE PLAN AMENDMENT/S (PA): PA 2018-IV-MV5 & PA 2018-IV-T1. This study was previously known as the Huntington Area Transportation Study (HATS).

1. **Whereas:** The MVCCA nominated North Gateway in 2009 for an amendment to the comprehensive plan, which was approved by the Fairfax County Board of Supervisors (BOS), and;
2. **Whereas:** This subsequent study, which proposes the transportation Hybrid Plus (+) Option and amendments to the comprehensive plan, seeks solutions to current congestion and future traffic growth due to increased land use density from 1.65 to 2.0 Floor Area Ratio (FAR), and;
3. **Whereas:** The study addresses four intersections key to the North Gateway development: (1) Richmond Highway and Huntington Avenue, (2) Richmond Highway and Fort Hunt Road, (3) Huntington Avenue and Fort Hunt Road, and (4) Huntington Avenue and Old Richmond Highway, and provides updated Comprehensive Plan language, and;
4. **Whereas:** This Hybrid Plus (+) Option will channelize traffic seeking Bridge and Beltway access into two lanes well before the beginning of the Beltway/Bridge access ramps. Signage and barriers such as bollards would direct drivers into the correct lanes well before their turns. Analysis showed that this Hybrid Plus (+) Option would raise the Level of Service (LOS) performance of all four intersections to an acceptable level.

THEREFORE, BE IT RESOLVED, that the Mount Vernon Council of Citizens' Associations (MVCCA) supports the Hybrid Plus (+) option and the proposed comprehensive plan amendment/s, PA 2018-IV-MV5 & PA 2018-IV-T1.

END PROPOSED MVCCA JOINT RESOLUTION (TRANSPORTATION, PLANNING & ZONING, AND PUBLIC SAFETY) JOINT (PZ, TRAN, PS) 2020-04



JEFFREY C. MCKAY
CHAIRMAN

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chairman@fairfaxcounty.gov

September 10, 2020

Katherine Ward
Co-Chair, Mount Vernon Council of Citizens Association
P.O. Box 203
Mount Vernon, VA 22121

Dear Ms. Ward:

Thank you for your letter and support of our continuing efforts to identify potential funding sources for the undergrounding of utilities along Richmond Highway.

As you and the Mount Vernon Council of Citizens Association (MVCCA) know, Supervisor Storck and I have been working hard with the state and our own Department of Transportation to evaluate options that we may have available. I have another meeting with Supervisor Storck, as well as state and County officials, in the coming weeks to discuss those efforts.

I also appreciate your continued engagement with Deputy County Executive Flynn and your comments about heat island effects. Environmental protections and enhancements are absolutely a priority of this Board, and I am confident we will continue to make major strides in these areas moving forward, especially as part of Embark Richmond Highway.

Thank you again for your letter.

Sincerely,

Jeffrey C. McKay
Chairman



Dan Storck

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



Mount Vernon

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September 2, 2020

Ms. Katherine Ward, Co-Chair
Mount Vernon Council of Citizens Associations, Inc.
P.O. Box 203
Mount Vernon, VA 22121

Dear Katherine,

Thank you and the MVCCA for your continued ardent support and advocacy to help us find creative funding mechanisms to underground utilities on the Richmond Highway corridor.

Your points on the creation of heat island effects are well-taken. As a leader of the Board of Supervisors' Environmental Committee and the Joint Environmental Taskforce, I am committed to sustainable, environmentally conscious urban design as the Embark Richmond Highway project moves forward. The many benefits of trees are indisputable.

This resolution and your outreach are helpful as we continue to find ways to creatively fund this objective. I encourage you and all the members of the Mount Vernon Council to stay engaged and keep advocating with me, Chairman McKay, Supervisor Lusk, and other Board members, county staff and the community on this critical goal. It is one that we must all remain focused on until achieved.

Respectfully yours in public service,

Dan Storck
Mount Vernon District Supervisor

----- Treasurers Report -----

Mount Vernon Council of Citizens' Associations, Inc.

Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget

Periods Ending September 30, 2020

(amounts are round)

	September	Total July 1 to September	2020-2021 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
Cash Receipts (including deposits in-transit):				
Dues - Current Members	\$ 300	\$ 1,767	\$ 3,145	
Money Market Interest	0	1	8	
Total Cash Receipts	300	1,768	3,153	\$ (1,385)
Cash Disbursements (including outstanding checks):				
Administrative	25	131	450	319
Insurance Premium	-	-	844	844
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	-	120	800	680
Web Site	-	82	2,200	2,118
Total Cash Disbursements	25	333	4,294	3,961
Net Budget - Receipts in Excess(less than) Disbursements:	275	1,435	(1,141)	\$ 2,576

Other Sources/Changes in Cash:

Cash at Beginning of Period	9,877	8,717	8,717	Note 2
Total Cash at End of Period	\$ 10,152	\$ 10,152	\$ 7,576	

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

Burke & Herbert - Checking		\$ 4,088	
Burke & Herbert - Money Market		6,064	
Total Cash		\$ 10,152	

Respectfully
Submitted,
Sean McCarthy,
Treasurer
October 13, 2020

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, 2020.

NEXT COUNCIL MEETING

Wednesday, October 28, 2020, 7:00 p.m.
Virtual

AGENDA

- Call to order
- Members Time
- Committee reports
- Treasurer report
- Co-chairs report
- Resolutions
- Elected Officials Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—October 28, 7:00 p.m., Virtual
MVCCA Board—November 10, 7:00 p.m., Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD			<i>open</i>
EDU	TBD	8:00		Harbeck
E&R	TBD	7:00	Virtual	<i>open</i>
PL/Z	11/9	7:00	Virtual	Walzl
PS	TBD	7:30	Virtual	Kane
TRAN	11/9	7:00	Virtual	Sitnik

*The Record is published monthly except August by the
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