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Mount Vernon  
Council  
of Citizens'  
Associations

# Record

Volume LIV, No. 1, January 2021

## FROM THE CO-CHAIRS

- River Farm:** The NV Regional Park Authority and Northern Va. Conservation Trust submitted a bid to buy the property. American Horticultural Society (AHS) board has not responded. AHS has suspended its volunteer gardeners program. The grounds, even though it is winter, need tending to. The invasive plants and vines have destroyed the trees and the wildflower meadow. The volunteers could have worked through the winter to remove the vines and the invasive plants.
- Fire Station and Supportive Housing on Beacon Hill Rd.:** Supervisor Storck has authorized the public to participate in the Fire Station & Supportive Housing advisory committee. Numerous citizens joined the Jan 15th meeting via zoom. Their participation generated many questions about the process and the actual proposed homeless shelter the county wants on the property.
- Changes to the Zoning Ordinance (ZMOD)** are happening. You should pay attention because they will impact you and your community.
- Welcome** to the 2 new member communities. Mount Vee Manor and Quander-Rollins Association.
- Undergrounding:** Senator Surovell is presenting a change to the legislation regarding undergrounding. That change will hopefully ensure the state legislature supports undergrounding throughout the county, and other means of funding. We provided testimony to the 29 state legislators from NV so they understand our position. See Did You Know for the actual testimony.

## MVCCA BOARD

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## MVCCA General Council Meeting Minutes

### MVCCA GENERAL COUNCIL MEETING MINUTES December 16, 2020

Virtual Meeting/Zoom

The meeting was called to order at 7:00 pm.

Presiding: Katherine Ward, Co-Chair

Attending: Co-Chair Lynn Pascoe, Treasurer Sean McCarthy, Secretary Matt Dunne, Transportation Committee Chair Pete Sitnik, Southeast Fairfax Development Corp. Representative Ellen Young, Planning & Zoning Chair Gretchen Walzl, Public Safety Committee Chair William Kane, Environment & Recreation Chair Chris Morgan, Education Chair Judy Harbeck

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

Guest Speakers: Graham Owen, Abdi Hamud, and Bill Mayland, Housing and Community Development, Fairfax County

Mount Vernon Council of Citizens' Associations Website: [www.mvcca.org](http://www.mvcca.org)

# Council Minutes

Members in Attendance: Stratford Landing, Hybla Valley Farms, Wellington, Westgrove, Belle Haven, Mount Vernon, Wessynton, Mount Vernon Manor, Hollin Hall, MV Civic, Belleview, Montebello, Holland Court, Woodlawn Manor Community Assoc., Belle Haven Terrace

## Co-Chair:

-- Minutes from November adopted by consensus, with edits to remove names of association representatives and to reflect discussion of River Farm by Co-Chairs.

-- Held a meeting with Chairman McKay's chief of staff and land use aide re undergrounding of utilities. State legislators are planning to revise the applicable legislation, which may require a MVCCA resolution. Cost estimation and cost allocation are key factors in the ongoing discussions. Sen. Surovell has agreed to introduce a new bill, with co-sponsorship from Sen. Ebbin.

## Presentation on Workforce Dwelling Unit Policy and Housing Element Plan Amendment

-- There is no single policy or strategy for affordable housing in Fairfax County. The County utilizes a diverse mix of policies and programs to provide affordable housing.

-- The Workforce Dwelling Unit Policy was established county-wide in 2007, with a separate policy later established for Tysons. Developers receive density bonuses in exchange for establishing a certain number of WDUs. WDU units were targeted at 80% AMI, 100% AMI, and 120% AMI.

-- WDU Policy Task Force established in 2019, and Comprehensive Plan Amendments are now being considered. Now proposing to focus WDU on 60% AMI, 70% AMI, and 80% AMI because market is providing housing at 100% AMI and 120% AMI levels.

-- Staff Report publication on January 6, Planning Commission public hearing on January 27, and Board of Supervisors public hearing on February 23.

-- Links:

<https://www.fairfaxcounty.gov/housing/>

<https://www.fairfaxcounty.gov/housing/communitywideplan>

<https://www.fairfaxcounty.gov/housing/rentalhousing/adu-and-wdu>

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/he-wdu-policy>

<https://www.effordable.org/affordable-housing-dashboard>

## Beacon Hill Fire Station Development committee:

-- Ray Novitske designated as MVCCA representative.

-- New fire station at Beacon Hill will include affordable housing, supportive housing (affordable housing with wraparound services), and emergency shelter.

-- There will be many opportunities for public input.

## Budget and Finance:

\* Will meet the first Tuesday of the month. Seeking additional committee members.

## Education:

\* Return to school is up in the air.

## Environment and Recreation:

-- New chair Christopher Morgan approved without objection.

## Planning and Zoning:

-- Resolution forthcoming on future building of gas stations along Route 1.

## Public Safety:

-- Had meeting with Office of Emergency Management, which agreed to provide overview briefing of OEM services for committee meeting in March 2021.

-- Will hold a joint meeting in February on Pedestrian Safety with Transportation Committee.

## Transportation:

-- National Park Service will provide a presentation in February or March.

-- Board of Supervisors approved North Gateway plan.

-- 11Y bus service is suspended, but not discontinued.

-- REX bus service is scheduled to be discontinued

-- Jefferson Manor Association asked to work together on North Kings Hwy.

-- Have an airplane noise letter in the Record.

## Treasurer:

-- Treasurer's report as submitted approved without objection.

## Resolutions:

-- 03 Pandemic Recovery Services. Not asking for specific amount of money, but asking for additional funding for recovery services for kids who have fallen behind. Approved unanimously.

-- 04 Teacher Priority in Vaccine Distribution. Approved unanimously.

-- 05 Opposing approvals of special exceptions for multi-pump gas stations and convenience stores along Richmond Hwy. It does not conform with Embark Richmond Hwy vision and planning. Approved unanimously.

## SFDC:

-- Had presentation on Fenton property. It is a good proposal.

Apartments, townhouses, and some amenities.

-- Parklet at Mount Vernon Plaza is on hold.

-- Cedar Knoll is looking to do a food truck.

## Federation:

-- Nothing to report.

### Budget & Finance

Member Time:

-- Wellington - walk through connecting Arcturus and Gladstone, which is owned by the County. It is consistently underwater and muddy, making it unusable by citizens. The contractor did some abatement to mitigate flooding, but the sumps and the drains still cause that walk through to become impassable.

Supervisor Storck:

-- Only property the county could identify for a new Mt Vernon fire station was at Hybla Valley Nursery, and the nursery was looking to exit their business. The nursery required the sale to not be disclosed until the sale was consummated. Once the property was acquired, the planning work has been done to establish a fire station and additional housing. The funding to acquire the property came from bond proceeds which obligates the use of the property not only for a fire station but for other county purposes.

-- Obtained a grant to define the Gum Springs community and obtain historical assessment, which lead to a Gum Springs visioning and preservation plan.

-- 11Y - no news. Metro has published its doomsday budget with dramatic cutbacks in rail and bus service. Metro needs additional funding from Congress.

-- GW Parkway has turned into a speedway with drag racing.

-- River Farms historic overlay district on track for March 2021.

-- Board received a report from Historic Commission. Mt Vernon has zero Confederate names and monuments on county-owned property, but there are elsewhere in the county.

-- Seeking to preserve African-American history, to include Gum Springs and the Quander family.

-- Supervisor Storck has been working for years on the North Gateway. Completed a HATS study. The two primary property owners are Ourisman and Riverside. Great American steak house - a member asked the question about the potential use of the building by a proprietor who wants to add a sex shop. Supervisor Storck confirmed same.

-- Undergrounding. Sen. Surovell will introduce legislation this year. Supervisor Storck has scheduled meetings with Verizon, Cox, etc. He is not focused only on a 3-mile portion that has been the focus of discussions to date, but instead at the whole highway. With BRT, will do the same demolition and right of way as will be doing for the rest of the highway. Utility tax would raise \$5 million per year, but to sell it to the rest of the Board, it would need to include dollars generated locally. Talking about a revolving fund that would benefit their districts as well.

The meeting adjourned at 8:20 pm.

The committee met via Zoom on January 5th at 7:00 p.m. Attending associations were: Holland Court Property Owners Association, Huntington Community Association, Montebello Condominiums Unit Owners Association, Southwood Civic Association, Wellington Civic Association.

Committee Chair Zaragoza asked committee for action items to prioritize. Will invite County CFO Joe Mondoro to present FY2022 budget once it is released, likely in March.

William Kane suggested also inviting Parks Authority Comptroller and connecting with Ellen Young about SFDC matters.

Katherine Ward suggested Chair review budget docs related to the undergrounding of power lines on Richmond Hwy.

Lynn Pascoe recommended looking into Landmark redevelopment project for ideas that could apply to Mt. Vernon District.

Howard Soroos named schools and Health and Human Services as a priority.

Committee chair to review Board of Supervisors and county Economic Development Agency websites prior to next meeting.

The next meeting will be by Zoom on Tuesday, February 2 at 7:00 p.m.

### Education

The MVCCA Education Committee met via ZOOM on January 6, 2021. Mount Vernon District Karen Corbett-Sanders met with us to discuss options to address student achievement, particular issues facing students and FCPS from the pandemic and some budget matters in advance of the Superintendent's release of the FY2022 Proposed Budget scheduled for January 7, 2021. Historic events taking place at the Capitol likely diverted member attention: only 2 associations (Mount Vernon and Wellington) were represented.

Corbett-Sanders and the committee discussed concerns about academic losses and social and mental health problems and the need for a robust approach to remediation and recovery which should include focus on students showing "slippage" in achievement and loss of interest as well as on students who are failing, not acquiring skills needed to proceed successfully or otherwise in danger of having educational progress permanently stymied.

# ----- Committee Reports ----- Committee Reports -----

Although everyone is anxious to return to at least some in-person learning, Corbett-Sanders noted that in addition to unsatisfactory virus statistics staffing continues to be an issue. Rollout of in-person instruction has been paused as a result. For example, a number of schools including 6 high schools (some in our area) do not have staff to open. FCPS has been trying to hire “classroom monitors” in hopes some students could return to the classroom setting while the teacher continues to provide virtual instruction. While certainly not ideal, students would get some benefit from the structure and social interactions in the classroom, until teachers are vaccinated or otherwise are comfortable with return to school.

Fortunately, teachers, as we urged in last month’s resolution will have vaccine priority with essential workers such as police and fire. Teachers will be eligible for the vaccine by the week of January 18, 2021.

Corbett-Sanders also shared that FCPS has exhausted reserves and carryforward usually made a part of the next year’s budget and will therefore have no cushion going into the FY2022 cycle. A major cost was providing over \$7M meals to needy children who rely on the school’s nutrition program without recompense. With so many families struggling with food security even before the pandemic, the Committee considered this expense both necessary and laudable.

Since the Superintendent’s proposed budget was not yet released specifics were not discussed.

However, the Council clearly stated the need for robust remediation/recovery in last month’s resolution and has always recognized the need to provide competitive compensation to teachers in order to attract and retain a quality staff and recognize the excellence and importance of their services in maintaining FCPS’ position as a leader and important asset to the County as a whole.

Therefore it was shocking to see remediation programs and principal equalization on the “unfunded needs” lists; it is hard to imagine a more significant need than assuring our students overcome losses (academic, social and mental) so they are ready to progress when normalcy returns. Elementary principals have been waiting for years for pay parity which has long been promised.

Further, no compensation increases for teachers were included at all (not even as “unfunded needs”) for the second consecutive year. Many of our surrounding competitors, which already had higher pay rates, Moreover, the proposal does not even list as “unfunded” any compensation increases for teachers, not even a MSA or COLA. Thus, for the second consecutive year teachers will receive no pay increase even as increased insurance premiums actually reduce net pay for many. Many of FCPS’ competitors in the area, which already

had higher pay scales, did not completely freeze salaries in FY2021 and have already announced increases for FY2022 putting FCPS teachers farther behind, and undoing several years of targeted increases aimed at putting FCPS on more equal footing. Some of the Governor’s teacher pay initiatives currently require matching; our competitors will get that benefit while FCPS leaves money on the table.

It is unconscionable not to include funding for remediation and compensation increases in the proposed budget (which is required by law to state needs of the system) and should be added in by the School Board in its Advertised Budget and presented to the Board of Supervisors as part of the request for funding. Without inclusion of these needs, the public and the Board of Supervisors lack information to make an informed decision on the appropriate balance of needs and revenue, and to clearly understand the ramifications of those decisions.

While it is to be hoped that some additional funds may be flowing to FCPS and/or the County from the federal government or the Commonwealth, “hope” isn’t a good managerial tool and in the end, it is all County citizens who will suffer if FCPS lacks needed financial support and declines as an important County asset.

Next meeting: February 3, 2021, 7:30 pm (ZOOM)

## Environment & Recreation

Meeting called to order at 7:02pm, January 6th 2021

Christopher Morgan gave an introduction about himself and outlined Chair Goals for 2021:

1. Continue our Digital Transformation.
2. Increase Committee participation from Member groups.
3. Focus on a proactive agenda.

Chair asked for volunteers for two open Vice Chair Positions.

- Vice Chair for Policy and Process. Larry Zaragoza volunteered.

- Vice Chair for Secretarial Affairs. Volunteer still needed.

Roll Call Conducted and participants were surveyed as to how they connect to the Zoom meetings.

- Following member organizations were represented:

-- Stratford Landing Citizens' Association, Sulgrave Manor, Wellington, Engleside, Holland Court, Belleview Condominiums, Belle Haven Terrace, Hollin Hall Village, Hollin Hills, Wessington, Riverside Estates

Active Committee Items were Discussed:

- Sale of River Farm

-- NVCT has made an offer to purchase the property



## ----- Committee Reports ----- Committee Reports -----

-- District Attorneys from VA and DC have opened an investigation.  
-- Ellen Young volunteered to draft a letter to the AHS Board requesting a controlled burn and vine maintenance on heritage hardwood trees and meadow gardens on the property.

- EMBARK Route 1 Project  
-- The representative from the Supervisor's Office stated a branding meeting will be held in January.

- 8724 and 8726 Stockton Pwky Development  
-- The representative from the Supervisor's Office stated that the family has decided to put this project on hold, per their attorney.

- Gateway Project  
-- County will present the parks plan at the February E&R meeting.

- Penn Daw Fire Station / Co-Location Supportive Housing  
-- County has purchased a lot for the purpose of constructing a new Penn Daw Fire Station with co-location of both Affordable and Supportive Housing.  
-- E&R has purview over opinions of green space, parks, watershed, stormwater runoff and should weight in before the planning phase of this project.  
-- PZ and Transportation Committees will be discussing on 1/11/21. PS may also discuss. The ER committee members are invited to attend.

- Little Hunting Creek Fuel Spill  
-- On Dec. 18th, approximately 50-gallons of diesel fuel was spilled from the county pumping station at Londonderry & Stockton Pkwy.  
-- The fuel spilled onto an adjacent lot owned by Northern VA Conservaion Trust and preserved as parkland, where it entered Little Hunting Creek.  
-- The county has reacted to the spill, though we had concerns with the process and repeatability in the process.

Mr. Charles Smith, Chief Watershed Projects, Implementation Branch - Central presented on current stream restoration projects in the Mount Vernon District.

Katherine Ward asked about Quander Road projects and Rte 1. coordination and Mr. Smith offered to be available for assistance.

Larry Zaragoza asked, "Is there a place to see the current status of projects? Can a project help the flooding at Dogue Creek and Richmond Hwy?"

Mr. Smith responded that the projects are listed on the county website. His program is not immediately concerned with flooding on private lots, but they will continue to look at it.

Upcoming Events Calendar was presented.

Meeting adjourned at 8:30pm.

The next meeting will be at 7:00 PM via Zoom on Feb 3, 2021.

## Planning & Zoning

The P&Z Committee minutes are joined with the Transportation Committee minutes. It was a joint meeting. The next meeting of the MVCCA P&Z Committee is Monday, February 1, 2021 at 7pm via Zoom.

## Public Safety

The committee met via Zoom at 7:30 pm on January 7, 2021. Attendees were: Mason Hill, Mount Vernon Civic, Potomac Valley River Bend, Riverside Estates, Wellington Civic, and both co-chairs. Guests in attendance were Assistant Chief Joe Knerr, Fairfax County Fire and Rescue, and Battalion Chief Dave Barlow, Executive Assistant to the Chief, Fairfax County Fire and Rescue.

After introductions, Chief Knerr started an overview briefing on the composition, operation and performance metrics of the Fire and Rescue department. There are currently about 1,500 personnel deployed in six battalions, each with 5 to 6 stations, for a total of 38 stations across the county. Each station has at least one engine (pumper) and ambulance. There are a total of 38 engines, 42 ambulances, 14 ladder trucks, 8 rescue (special equipment) units, and one boat. They expect to go to 8 battalions in the near future. They use the standards in NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, to monitor and benchmark their operating metrics. The annual Standards of Cover report (go to <https://www.fairfaxcounty.gov/fire-ems/> and see link under Department Resources) provides a detailed description of the department's organization, finances, risk assessment methodology, resource deployment, and performance analysis. The Standards of Cover report provides a detailed description of operations in each of the 38 Service Demand Areas that correspond to each of the 38 stations. The data for Demand Area 409 (Mount Vernon station) begins on page 174, Demand Area 411 (Penn Daw station) begins on page 179, and Demand Area 424 (Woodlawn station) begins on page 193. Fairfax County has a daily minimum staffing of 356 full time positions that staff 128 pieces of rolling stock to provide primary first response to the community. An additional 62 pieces of specialty apparatus are strategically positioned based on risk or regional deployment.

## ----- Committee Reports ----- Committee Reports -----

In 2019, FCFRD met or exceeded benchmark performance standards 97% of the time while responding to 12,500 incidents. Response times for EMS services is just under 5 minutes and response times for fire is just under 6 minutes. Fairfax County utilizes Intergraph Corporation's Computer Aided Dispatching System (I/CAD) to address everything from call handling and dispatching to remote access and mobile data. When Computer Aided Dispatch is functional, units are dispatched based on their actual vehicle location via a GPS monitoring device. Recruiting is strong -recently there have been about 4,000 applicants/year resulting in 50 to 100 hires. Retention is good with compensation remaining competitive. Recent COVID needs have made it challenging to keep medics on staff. FCFRD personnel in treatment/quarantine for COVID at any given time is minimal, about 3% of the force. The department works with development/construction projects to ensure fire and emergency operations are built in or accommodated. The new construction project at Penn Daw was discussed. MVCCA requested that FCFRD representatives at planning meetings continue to participate and articulate any needs or concerns.

The next meeting of the Public Safety committee will be by Zoom at 7:30 pm on February 4, 2021.

### Transportation

The MVCCA Transportation Committee met at 7:00 p.m. on January 11, 2021 in a virtual gathering hosted on Zoom. This was a joint meeting with the Planning and Zoning Committee. Participating in the meeting were: Tom Burke, Senior Transportation Planner, and Walter Clarke, Planning Commissioner; Meghan Van Dam, Chief, Fairfax County Department of Planning and Zoning; Katherine Ward and Lynn Pascoe, MVCCA Co-Chairs; Carey Needham, Tom Barnett, Tom Fleetwood, Vrushali Oak, Tiya Raju, and Danilo Nunez, Fairfax County's briefing team on the Penn Daw Fire Station Relocation; Nick Rinehart and Christine Morin, Supervisor Storck's Office; Tim Fenton, owner of the property to be developed; Malcom Van Der Riet II and Stuart Cain, Lennar Group (LNC) owners; Lynne Strobel, Attorney and Lennar project briefer; and Earl Flanagan. Transportation representatives of the following Mount Vernon Council of Citizens' Associations (MVCCA) member associations were in attendance: Belle Haven Terrace, Belle View Condominium, Civic Association of Hollin Hills, Engleside, Holland Court, Hybla Valley Farms, Mason Hill, Mount Vernon, Riverside Estates, Spring Bank, Stratford Landing, Sulgrave Manor, Waynewood, Wellington, Wellington Heights, Williamsburg Manor North, and Woodlawn Manor. Total attendance, including both committees and several interested citizens, was 62.

Planning and Zoning Chair Gretchen Walzl opened the meeting and introduced Carey Needham the head of the Fairfax County team presenting the concept for relocating the Penn Daw fire station and co-locating with it a number of other facilities. The joint committees were advised that the county is hosting a task force on the Penn Daw fire station and supportive housing. County staff had been asked to present to the MVCCA because our representatives to this task force were concerned that the county staff had already made all planning decisions. The current fire station is at the corner of Hulvey Terrace and Beddoe Street. It was constructed in 1967, and has only three equipment bays instead of the five needed now and for the foreseeable future. The current station is inefficient in design and access, and does not provide adequate facilities for female fire fighters. The County has purchased the 3.5 acre Hybla Valley Nursery property to host the relocated fire station on Beacon Hill Road close to Richmond Highway. Funding for this project is from bond issues authorizing additional County debt approved by voters in recent elections. Because the 3.5 acre Hybla Valley Nursery is larger than what is required for the fire station, County Staff offices are seeking to add supportive housing to the site reflecting Board of Supervisor approved county-wide priorities including emergency shelter capacity, permanent supportive housing and low-cost housing. The need for emergency shelter space reflects the inadequacies of the Eleanor Kennedy Shelter on Richmond Highway south of Fort Belvoir's Tulley Gate near the end of the Fairfax County Parkway. This former pumping station was built in 1918 and was converted to homeless shelter use when the Army made it available. Because of its original purpose it has served only marginally as a shelter. Location, age, type of construction and the fact that it is on the register of historic buildings compromise its continued use as a shelter. Relocating the homeless shelter to a modern structure to the Hybla Valley Nursery site nearer the homeless population reflects a County priority. Permanent supportive housing for those who are not able to live independently is another function that County staff views as fitting for that site. County low-income housing advocates see in the Hybla Valley Nursery site the potential for affordable housing ranging from single room apartments to senior citizen apartments to family-sized apartments and houses for a County-wide population that cannot afford local housing costs. The staff foresees the new facilities to provide 20,000 sq. ft. for the fire station, about 27,000 sq. ft. for emergency shelter, 50,000 to 70,000 sq. ft. for permanent supportive housing, and 30,000 to 50,000 sq. ft. for affordable housing. There will be approximately 150 parking spaces on this property as well as the buildings. The briefers promised more community outreach and creation of a Citizens' Advisory Committee among next steps. They anticipate three years before final design and construction begin. This presentation launched a spirited question and answer session. Lynn Pascoe pointed out that some 450 units of affordable housing are going up in the Mount Vernon District now and asked "is

## ----- Committee Reports ----- Committee Reports -----

that being considered as county-wide priorities are being focused here?" Katherine Ward commented that from the detailed briefing we had just received, it looks like decisions have already been made. "The fire station relocation has long been considered as needed, but these other functions don't necessarily fit." The Mount Vernon District needs work force housing, not even mentioned. One particularly telling comment was to ask how occupants of the planned dwellings could live normal lives in the same or adjacent buildings with a fire station with alarms sounding, fire engines starting and then heading out with sirens blaring at all hours day and night. Pete Sitnik suggested that the present Hulvey Terrace and Beddoo Street site of the fire station be considered during this planning and community outreach period as an optional location for the various housing functions. The President of the Spring Bank community asked that their community be on the task force since both the proposed and existing fire station sites are within their community. He suggested this to Supervisor Storck's chief of staff.

Planning and Zoning Chair Gretchen Walzl then introduced Lynne Strobel, presenter for the Lennar Group. Lennar is contract purchaser of 16 parcels (6 ½ acres) of land between Richmond Highway and Quander Road north of Shields Avenue. This property was long known as the Fenton Property. The Lennar proposed redevelopment of the property, to be called Alexandria Crossing, would include 385 multi-family units in a 6 and 7 story building oriented to Richmond Highway. Included would be 48 two-over-two units (essentially one two story apartment over a second), and 39 single family attached dwelling units. The multi-family building will be served by a 6 story 460 car parking structure while remaining units would have individual parking garages. Lennar presents the development as complying with the Embark Comprehensive Plan specifications; it is in land unit E of the Penn Daw Community Business Center. This development proposal was presented to our committees for information and discussion as its rezoning application has not yet been submitted to Fairfax County. Malcom Van Der Riet II, one of Lennar's (LNC) owners described LNC's nation-wide full-service development portfolio. Tim Fenton, former property owner, expressed his support for the project and regret that his earlier efforts to develop the property had been at a time when the County didn't voice the flexibility now possible with the Embark initiative. Lennar plans to file its rezoning application in mid-February. Lennar was hoping for a letter endorsement from our two committees. Questions from committee members explored the street grid which seemed appropriate, linear green spaces that hardly warranted claims of being park space, willingness to underground utilities, and contacts with neighboring communities. A straw-vote was taken, and the vote resulted in unanimous support for this development. While it was felt that it was premature to put our support in writing, Katherine Ward pointed out that since Meghan Van

Dam, of the Planning Division of Fairfax County's Department of Planning and Zoning, and Walter Clarke, Planning Commissioner, were both participating in this meeting, they would both be well aware of our support for this development. Katherine Ward also brought to the attention of Lennar and Lynne Strobel that the MVCCA was interested in having proffers made that would create larger park development on the adjacent Quander property that is now owned by the county.

Transportation Committee Chairman Pete Sitnik then made several announcements that:

- Advised the committee that our North Kings Highway resolution supporting improving the current and planned design of the roadway, sidewalks, and safety aspects on North Kings Highway, between Jamaica Drive and the Huntington Metro Station was passed by December General Council and has been distributed to the appropriate recipients.
- Advised that our airplane noise letter requesting the hiring of technical experts to pursue more detailed development of our previously identified options, at an approximate cost of \$250,000, was passed by December General Council and has been distributed to the appropriate recipients. This request responds to our situation where the FAA is now our only source of relevant expertise.
- Announced that we will tentatively receive the National Park Service presentation of the latest "Safety Study" update on the George Washington Memorial Parkway at our March 1, 2021 meeting.
- Informed everyone of a GAO study by Lori Aratani that examines the impact of long-distance flight limits at Washington Reagan National Airport. He provided the link. [https://www.washingtonpost.com/local/trafficandcommuting/reagan-national-flights/2020/12/30/dfe6c5c0-453a-11eb-a277-49a6d1f9dff1\\_story.html](https://www.washingtonpost.com/local/trafficandcommuting/reagan-national-flights/2020/12/30/dfe6c5c0-453a-11eb-a277-49a6d1f9dff1_story.html)

The next Transportation Committee meeting will take place at 7:00 p.m. on Monday, February 1. This and subsequent meetings will be virtual meetings until the COVID-19 health situation is resolved. Subsequent Transportation Committee meetings for 2021 are planned for March 1, April 5, May 3, June 7, July 12, August 30, October 4, November 8, and December 6.

# ---- Committee Reports ----- Committee Resolutions ----

## Fairfax Federation

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

## SFDC

No meeting this month

## --- Committee Resolutions ---

### Straw poll vote on Housing and Workforce Dwelling Unit Policy

**ACTION REQUIRED:** We are requesting member input at the upcoming MVCCA General Council meeting for a resolution to be drafted by the MVCCA P&Z Committee for discussion and approval to be sent to the BOS before their February 23, 2021 meeting. After the discussion, will send a message to our Planning Commissioner, Walter Clarke, letting him know the Council's thoughts on the proposed changes. Thank you.

On behalf of the chair of the MVCCA P&Z Committee, please see below for the current Comprehensive Plan Announcements for review from County Staff. As you may recall, staff presented at our last General Council meeting in December. Unfortunately, time got away from us and we didn't agree whether to support the changes. The first 14 pages of the staff report review the background and substance of the proposed plan amendments. Page 112 is Mt. Vernon District specific proposed inclusions and subsequent deletions.

### COMPREHENSIVE PLAN ANNOUNCEMENTS

Message #567

Date: January 15, 2021

Source: Fairfax County Department of Planning and Development (DPD), Planning Division

Subject: Plan Amendment 2020-CW-2CP Housing Element and Workforce Dwelling Unit Policy Plan Amendment – Staff Report - Corrected PC Date

The following Staff Report has been posted on the Department of Planning and Development Website, Proposed Comprehensive Plan Amendments page:

**2020-CW-2CP: Housing Element and Workforce Dwelling Unit Policy Plan Amendment-** On July 14, 2020 the Board of Supervisors authorized the consideration of a Countywide plan

amendment to consider changes to the Housing and Land Use elements of the Policy Plan; the Glossary; and the Area Plans volumes of the Comprehensive Plan related to rental Workforce Dwelling Units (WDUs). The plan amendment considers revisions to the text based on the policy adjustments recommended by the WDU Policy Task Force and would revise WDU levels and the income tiers served under the rental WDU program. Proposed countywide policy changes include a reduction in the rental WDU commitment level from 12% to 8% of the total dwelling units, and a reduced maximum household income tier for rental WDUs from 120% to 80% of the Area Median Income (AMI). Additional revisions may be considered to guidance regarding the income tiers and/or bonus density associated with wood and masonry building construction types (Type V construction) in rental developments subject to the provision of both ADUs and WDUs.

The amendment considers updates to the Housing element of the Policy Plan to ensure consistency between this policy with other related Board policies, including the 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County, the 2017 One Fairfax Policy, and the 2018 Community-wide Housing Strategic Plan. Revisions to the Board of Supervisors' WDU Policy Administrative Guidelines will also be presented to ensure consistency between the Administrative Guidelines and the Comprehensive Plan recommendations.

The Staff Report for this amendment has been posted on the Department of Planning and Development web site at: <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/complanamend/he-wdu-policy/2020-cw-2cp-staff-report.pdf>

**Planning Commission public hearing:** Wednesday, January 27, 2021 at 7:30 P.M.

**Board of Supervisors public hearing:** Tuesday, February 23, 2021 at 4:00 P.M.

More information can be found at the project website: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/he-wdu-policy>

For information concerning the Plan Amendment process or the Comprehensive Plan, contact the Planner of the Day for the Planning Division at the Department of Planning and Development at 703-324-1380, TTY 711 (Virginia Relay), Monday – Friday from 8:00 a.m. to 4:30 p.m. The DPD offices are currently closed to members of the public. More frequent updates on planning activities can be received by liking and following the [Fairfax County Land Use Planning Facebook page](#).



## Did You Know?

### How to recycle in Fairfax County

- Recycling information can be found at: [Trash collection services changes and reminders](#)
- Sign up for the Fairfax Recycler Newsletter here: [Recycling Information for Fairfax County Residents – Fairfax Recycler Newsletter](#)
- Sign up for Fairfax County E-mail subscriptions to receive newsletters, updates and alerts on various topics here: <https://www.fairfaxcounty.gov/maillinglist/>. For recycling information, scroll down to the *Public Works & Utilities* section.

Testimony before the Fairfax County General Assembly Legislative Delegation  
from the Mount Vernon Council of Citizens Associations

Jan 9, 2021

My name is Katherine Ward, I live in the Mount Vernon District. As the elected co-chair of the Mount Vernon Council of Citizens Associations (MVCCA), I am providing this testimony on behalf of the MVCCA in support of Senator Scott Surovell's proposed legislation to amend and reenact section numbered 15.2-816.1 of the Code of Virginia to establish a program to place utility distribution lines underground in areas of transit-oriented development in certain localities.

The MVCCA has been working for many years with the Fairfax County Federation of Citizen's Associations, the Mount Vernon – Lee Chamber of Commerce as well as our local elected officials including Chairman McKay's office, regarding the issue of ensuring the undergrounding of electrical and communications utilities are place underground.

Our members see the need for undergrounding throughout the county as a means of protecting the grid, ensuring less disruption of utility and communications services due to weather or other disasters and providing equity for all citizens no matter what income level.

Having the opportunity and legislative authority for Fairfax County to have Dominion Energy and the communications companies to put their lines underground, when road widening projects or other public service improvements to roadways are made, is the necessary way to achieve an improved quality of life and economic enhancements through the county. Data from around the country has shown that the undergrounding of utilities and communications lines has been a major factor in improving and enhancing the economies and revitalization of areas.

Furthermore, it is far more cost effective to do the undergrounding when roadways are being disturbed or widened than it is to take poles down move them and put them back up again awaiting a later date to then put them underground.

Revitalization areas throughout the county deserve these improvements now so we can gain equity now.

The MVCCA requests that your delegation strongly support Senator Surovell's Act to amend his previous bill. Thank you for your support.

# ----- 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 December 31st, 2020

	December	Total July 1 to December	2020-2021 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<b><u>Cash Receipts (including deposits in-transit):</u></b>				
Dues - Current Members	\$ 97	\$ 2,549	\$ 3,145	
Money Market Interest	0	2	8	
Total Cash Receipts	97	2,551	3,153	\$ (602)
<b><u>Cash Disbursements (including outstanding checks):</u></b>				
Administrative	-	241	450	209
Insurance Premium	-	-	844	844
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	-	370	800	430
Web Site	-	164	2,200	2,036
Total Cash Disbursements	-	775	4,294	3,519
Net Budget - Receipts in Excess(less than) Disbursements:	97	1,775	(1,141)	\$ 2,916

**Other Sources/Changes in Cash:**

Cash at Beginning of Period	10,395	8,717	8,717	Note 2
<b>Total Cash at End of Period</b>	\$ 10,492	\$ 10,492	\$ 7,576	

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

Burke & Herbert - Checking	\$ 4,428
Burke & Herbert - Money Market	6,064
<b>Total Cash</b>	\$ 10,492

Respectfully  
Submitted,  
Sean McCarthy,  
Treasurer  
January 12, 2021

**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.
- 3 Amounts are rounded to the nearest dollar  
( December Paid Association(s) Update - Mason Hill, HGCA )

## NEXT COUNCIL MEETING

**Wednesday, January 27, 2020, 7:00 p.m.  
Virtual**

### AGENDA

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

## COMMITTEE CALENDAR

**MVCCA Council—January 27, 7:00 p.m., Virtual  
MVCCA Board—February 9, 7:00 p.m., Virtual**

Comm	Date	Time	Place	Chair
BUDG	2/2	7:00	Virtual	Zaragoza
EDU	2/3	7:30	Virtual	Harbeck
E&R	2/3	7:00	Virtual	Morgan
PL/Z	2/1	7:00	Virtual	Walzl
PS	24	7:30	Virtual	Kane
TRAN	2/1	7:00	Virtual	Sitnik

\* All committee meetings are virtual until further notice

*The Record is published monthly except August by the  
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Mount Vernon, VA 22121-0203.*