



Mount Vernon
Council
of Citizens'
Associations

Record

Volume LIV, No. 8, September 2021

Together we make a difference

FROM THE CO-CHAIRS

1. RT 1 Widening: Members of the MVCCA participated in the Gum Springs protest of the 13 lanes being proposed by VDOT on Rt 1 and Sherwood Hall Lane in the Gum Springs community. <https://www.washingtonpost.com/transportation/2021/09/12/gum-springs-richmond-highway-virginia/>
2. River Farm: The Northern Virginia Conservation Trust announced that there is a potential buyer for River Farm and the 2 adjoining properties. The BOS approved the second round of historic overlay language for the River Farm property on Sept 14th by a 9-1 vote. The Washington Post (<https://www.washingtonpost.com/dc-md-va/2021/09/15/river-farm-fairfax-vote-protect/>) and

Washington Biz Journal (<https://www.bizjournals.com/washington/news/2021/09/15/river-farm-wayne-johnson-offer.html>) articles confirmed there was a buyer for River Farm plus the 2 adjacent properties.

3. The Co-chairs are recommending Cathy Hosek for the new Education Chair. We will be asking the General Council to ratify that selection.
4. Co-chairs also appointed Cathy Hosek as our special committee chair for Redistricting of Fairfax County Magisterial Districts. She'll be discussing the resolution on our MVCCA redistricting map at this meeting.
5. Sorry to announce we have lost our secretary. Due to personal circumstances Abby has had to step down as our elected Secretary. We are sorry to see her leave. If you wish to run for this office, please let one of the co-chairs know.

MVCCA BOARD

Co-Chairs	Katherine Ward	co.chair1@mvcca.org
	Lynn Pascoe	co.chair2@mvcca.org
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Stormwater	Leo Milanowski	specialcommittee@mvcca.org

MVCCA General Council Meeting Minutes

MVCCA JULY 2021 General Council Meeting Minutes
July 28, 2021, Meeting convened at 7:02 PM via Zoom

BOARD ATTENDING:

Co-Chair 1	Katherine Ward
Co-Chair 2	Lynn Pascoe
Treasurer	Bill Kane
Secretary	Abby Wells
E&R	Christopher Morgan
P&Z	Gretchen Walzl
PS	Jason Zaragoza
Tran	Pete Sitnik
SFDC	Ellen Young
Stormwater	Leo Milanowski

Elected Officials and Staff: Supervisor Dan Storck
Nick Rinehart, Development and Land use Aide

MEMBERS ATTENDING:

Belle Haven Terrace Civic Association,
Mount Vernon Manor Citizens Association

Mount Vernon Council of Citizens' Associations Website: www.mvcca.org

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Belle View Condominium UOA
Collingwood
Holland Court Property Owners Association
Hollin Hall Village Citizens Association
Huntington Community Association
Hybla Valley Farms Civic Association
Mason Hill Citizen's Association
Montebello Condominiums Unit Owners Association
Mount Vee Manor
Mount Vernon Civic Association (MVCA)
Mount Zephyr Citizens Association
New Gum Springs Civic Association
Newington Forest Community Association
Potomac Valley River Bend Civic Association
Quander-Rollins Neighborhood Civic Association
Spring Bank Community Association
Stratford Landing Citizens Association
Wellington Civic Association
William H Randall Civic Assn
Williamsburg Manor North Citizens Assoc.

Guest Speaker

Fairfax County Police Chief Kevin Davis, accompanied by Captain Brian Ruck and Lieutenant Frederick Chambers from the Mt Vernon District Station.

Chief Davis gave an overview of his career in Public Safety, discussed a variety of initiatives within the FCPD that he intends to focus on during his tenure. His highest priority is use of force training across the entire department, de-escalation, and diffusion tactics, embracing accountability and recruiting efforts.

Topics covered:

- Recruiting and retention statistics
- Breakdown of Crime statistics from county resident's vs non-residents, violent vs non-violent crime, gang activity
- Law Enforcement on specific local roadways: GW Parkway, Rte 1 and Jeff Todd Way
- Staffing of Mt Vernon District Station

COMMITTEE REPORTS

June Treasurer's Report Approved

Came in under budget by \$629; Bill Kane transitioning into new role. Authorization to manage our Burke & Herbert accounts was transferred from Sean McCarthy to Bill Kane.

Secretary's June Minutes approved as published in the Record

CO-CHAIRS Report

1. New Committee Chairs selected by the cochairs were ratified by Membership as follows:

Christopher Morgan – Environment and Recreation
Gretchen Waltz – Planning & Zoning
Jason Zaragoza – Public Safety
Pete Sitnik – Transportation
Ellen Young – Southeast Fairfax Development Corporation
Katherine Ward and Lynn Pascoe – Federation
Karen Keefer – MVCCA Record Editor
Leo Milanowski – Special Committee Chair for Stormwater
Vacant – Education

2. Route 1 widening project being conducted by VDOT and FCDOT raised the hackles of the MVCCA membership. Our letter to the BOS was printed in the RECORD. We were successful in getting the BOS attention and the largest contested sections of the project and the BRT lanes will be re-evaluated prior to moving forward.
3. River Farm Update: MVCCA sent a letter to the BOS requesting that they vote yes to approve the updated zoning amendment for the Historic Overlay on River Farm at their July 27th Board meeting. The BOS at the request of Supervisor Storck deferred the decision until Sept 14, 2021.

Environment & Recreation

Proposed Development by the Christopher Companies for Maury Place has been withdrawn by the developer. September Meeting Topics will cover the proposed county plastic bag ordinance, still in planning phase. and the Environmental Impact Statement for HQ at Ft Belvoir.

Planning & Zoning

The operator of Cedar Knoll restaurant presented, for information only, his proposal to establish a pizza parlor at 5863 Richmond Highway. The members agreed that this would be a great addition to the area. The land use attorney for a proposed apartment development at 6001 Richmond Highway where the Brookside Motel is located was presented for information only. The committee members gave a general approval of the proposal and will look forward to hearing more details in the future that will need our vote.

The resolution in support of the new construction proposed on the site of the current adjacent land next to the Parker on Huntington Ave was approved. It upheld the developers proposed ground floor retail only.

Next Meeting: September 13th.

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Public Safety

Use of Force briefing
Next Meeting: September

Transportation

All 9 intersections along the George Washington Memorial Parkway have been adopted by committee members. Their mission is to facilitate any issues at those intersections that need NPS attention and to address the NPS's traffic calming measures as they apply to each intersection.

Presentation from VDOT regarding the Route 1 widening project: Some intersections have grown to 13 lanes, 12, and 11 lanes which are not in compliance with what the MVCCA approved during the EMBARK process nor what the committee has been briefed consistently by VDOT and FCDOT. More to come on efforts to align the project with the "Main Street" concept originally conceived.

11Y Bus Route will hopefully come back into operation soon. But in the meantime, there's a 11C route that follows the parkway up to Braddock Rd metro in old town.

Next Meeting: Aug 30 (technically the September Meeting)

Southeast Fairfax Development Corporation

Aug 14 Old Mt Vernon HS Summer Picnic / Rain Date TBD. SFDC sponsored a hard hat tour of new apartment community next to the northern area Walmart on Rt 1. Construction is currently ahead of schedule.

RESOLUTIONS

P&Z Resolution 2021-06 2550 Huntington Ave. development. The general council membership ratified this resolution that was approved by the MVCCA PZ committee and the MVCCA Board. Ratification was requested because the resolution had to be presented at the 7/27 Board of Supervisors public hearing.

Motion to ratify our resolution Passed with majority vote

P&Z Resolution 2021-05 - Emergency Housing and Fire Station on

Support of a family emergency shelter and affordable workforce housing on the site of the old Hybla Valley Nursery on Beacon Hill Rd. A lively debate ensued, and the final vote approved the resolution as written.

COUNTY SUPERVISOR'S OFFICE

Richmond Highway widening project – will continue to work with VDOT to achieve "Main Street" concept as much as possible.

River Farm: Delayed vote in order to hold additional discussions with all key stakeholders to reach an agreement. Ultimately the goal is to protect and preserve the historic property and public access.

Huntington Ave Land use SSPA – was approved by the BOS to have a second-floor retail/office. The BOS deferred the decision on the Verizon Corporations proposal to increase the density on their property on Popkins Lane under the SSPA process. Decision only will be Oct 19th.

Fire Station and Emergency Housing: other feasible locations within MV and the Lee Districts are still being identified by the county.

SFDC putting on the Old Mt Vernon HS Picnic

National Night Out Aug 3 – Dan will be at as many as possible.

NO NEW BUSINESS

PUBLIC TIME

An update on the Airplane Noise was giving by Mike Rioux. Efforts to bring FFX County, PG County, and the City of Alexandria together to discuss and hopefully agree to fund a consultant to support the South of the Airport SC regarding departure and arrival flight procedures affecting our area has been taken a positive step. The City of Alexandria plans to host a zoom meeting on Aug 11 or 12 with the 3 jurisdictions (jurisdiction reps have been identified) to be briefed on the requirement and agree on a funding commitment and a plan to move forward with a consultant selection.

Meeting Adjourned:

9:33 PM

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Budget & Finance

The Budget and Finance Committee did not meet in September. The next meeting is TBD. We are looking for a chair for this committee - if you are interested, please contact a co-chair.

Education

The Education Committee did not meet in September.
Next meeting: October 2021, date, time and format TBD

The Co-chairs are recommending Cathy Hosek for the new Education Chair. We will be asking the General Council to ratify that selection.

Environment & Recreation

- Christopher looking for volunteers to own Active Committee Items

- Larry: Discussion of establishing a process and issues with timing for responding to government review items (Ft. Belvior). If we don't respond, Ft. Belvior will cut us off from distribution list.

- Nicole Wynands, Fairfax Co. Dept. of Transportation

- Update of comprehensive planning guidance for ActiveFairfax
- Pedestrian safety is major issue - could be approved and funded by BoS as early as next year
- Public Engagement - this spring gathered a lot of information on usage, preferences, etc.
- Public Feedback (more comprehensive report on website)
 - Issues are connectivity
 - Bike Lanes
 - Sidewalks
- Safe Streets Details
 - Our interest is Rt. 1 corridor
 - Will be standalone initiative once approved
 - Comprehensive safety plan for pedestrians
 - This approach is new to U.S., originated in Europe.
- Analysis of Biggest Crashes
 - Large number of pedestrian crashes in Rt. 1 corridor
 - Bicycle crashes - we've had 2-3 locally, different approach to solve
- Program Framework
 - Are there any unintended consequences?
- Key Safety Target Areas
 - Often hear sidewalks are blocked with no detour
- Next Steps
 - Accepting comments until Sept. 19
 - Looking to get Phase 2 funding soon
- Questions
 - Christopher: Question about metric - crashes per mile.
 - Nicole
 - how many crashes occur in a specific stretch of road
 - Issues could be intersection design, for example

- Catherine Ledec - found trails when constructed can take out large trees or built in the floodplain or RPA. Is there a review by environmental specialists before building trails? Environmental impact review?

- Nicole - we have an environmental impact planner on staff. Try to avoid trees where we can. Trails can meander. Not always possible to avoid trees. On floodplain - trails can be built on floodplain, but must be built differently. Boulder, CO uses all concrete and it is all floodplain. Have gates that come down when flooded.

- George Ledec - Sometimes areas don't have trees but are still sensitive. E.g. rare plans in Huntley Meadows. Due diligence has to look at areas with wildlife, etc. Lighting, etc.

- Nicole - lighting is expensive, so we use it lightly. Around metro areas, roads. Hear from pedestrians how dark it is. Sometimes street lighting is not enough if there are trees and pedestrians are shaded.

- Kevin Knappmiller - what is a comfortable sidewalk?

- Nicole - you can use it without being stressed. Vehicles flying by. If you have toddlers with you. Smooth service, separated from traffic, street trees to give you shade, lighting at night. Comfortable sidewalks are key to inducing people to use those facilities

- Ross Irwin, Huntington Club Redevelopment CDP Plan

- Has been presented to council a number of times.
- Existing community is 364 units in 10 building condominium
 - 87% vote of unit membership to move forward with redevelopment
 - Near metro
 - Economic development is strong
- Mark Looney, Land Use Attorney
 - Rezoning applications for Huntington Club development
 - Made iterative submissions to FCo staff, about to respond to comments from mid August
 - Board of Supervisors meeting on November 9. Getting to last throws of application process. Into nitty gritty details and proffers that go with it.
 - Focusing on park aspects and environmental issues
 - Been talking to Alan and Cathy as recently as this morning, including specific proffer language.
- Conceptual Development Plan
 - Better integrate with WMATA property
 - New plan responsive to comments - ABC is first phase. DE is second phase - 2 tower multifamily land bay. F is multifamily, G1 and G2 is office and hotel, and residential/continuing care building.
 - Connections to metro station
 - Currently impenetrable to anyone other than residents of the community. Plan seeks to provide perpendicular and horizontal connectivity to metro station, etc.
 - From design perspective, biggest challenge is topography

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- Overall massing - layer cake approach with tallest closest to metro station. As topography falls on N Kings Highway, transitioning down
- Connectivity - to circulate to and through metro you have no opps to get to metro from Kathryn Street over. Now there will be public streets for pedestrians, bikers, vehicles to get better access to metro.
- Recreational space - esplanade. combo building zone and sidewalk with traditional urban building design. More character than traditional streetscape.
- Down Huntington ave, there will be ramps for access outside stoops of units.
- Internal road - gateway park with hardscape and soft scape elements
- Recreational facilities (e.g. Pickleball courts)
- Pocket park options near N Kings.
- Grande Alle - interim asphalt connection as interim pedestrian connection until facility can be built
- Rocky Run Fitness Trail - could be connection to WMATA parcel redevelopment
- Dog Park, benches and chairs that could be extended in the future
- Specific commitments
 - Bird friendly designs
 - Stormwater management strategies
 - Non-invasive plantings
- Questions
 - George Ledec - bird friendly details on design? Current list of bird friendly designs might be counter productive (got feedback from Cathy today).
 - A: Going to revisit and appreciate the input
 - J King - Proffer language we have is what has been used in Tysons.
 - Larry - Impression is that it is very intensive on concrete without a whole lot of green space. A number of times green space was shown wasn't clear when pictures were the kind of things you would envision for development. Important to have enough green space. Think back about design of Crystal City which was designed with no trees.
 - Mark: Have some opportunities to make tweaks to some of these things
 - Mark: Change in topography ex. Huntington Steps areas can create challenges to make usable lawn space on a slope.
 - Mark: As we go to final designs, focus on what is hardscape...45% is open space as designed
 - Ross Irwin: property doesn't lend itself to large open spaces. Tend to be more linear, contour following spaces or features built into that slope. Also had to solve, County wanted us to be at or above 3 FAR (sp) Had a building height limit of 55 feet. Maximize within constraints.
 - Mark: In addition to onsite, including pickleball courts, have committed to contributing to provisioning elements for Mt Eagle Park. Fair share requirements from Park Authority.

Provide seed money for master plan, and add construction dollars as development proceeds.

- Alan Ruof: close neighbors, been on radar for many years. Commend Huntington Club Condos and development team. Great proposal that offers a lot. Community has supported it for a long time.

- **Next Meeting Oct. 6**

Planning & Zoning

MVCCA Joint Planning & Zoning/Transportation Committee Minutes Monday, September 13, 2021

Attendees: Belle View Condominium, Belle Haven CA, Belle Haven Terrace CA, CA of Hollin Hills, Collingwood on the Potomac, Engleside CA, Holland Court Property Owners Association, Hollin Hall Village CA, Huntington CA, Huntington Club, A Condominium Unit Owners' Association Inc, Hybla Valley Farms, Montebello Condominiums, Mason Hill CA, Mt. Vernon CA, Mt. Vee Manor CA, Mount Zephyr CA, New Gum Springs CA, Pavillions at Huntington Metro CA, Quander Rollins CA, Riverside Estates CA, Spring Bank CA, Stratford Landing CA, Tauxemont CA, Villamauy Community Association Inc, Wellington CA, Westgrove CA, William Randall Estates, Williamsburg Manor North

MVCCA: Lynn Pascoe, Katherine Ward-co chairs MVCCA, Pete Sitnik-Chair MVCCA Transportation

Guests: Walter Clarke, MVP; Lynne Strobel, Kelly -Walsh Colucci; Ben McDowell, Will Johnson-Wells & Associates, Tom Burke-FCDOT, Joanne Fiebe-FC DPT, Tim Fenton-owner Alexandria Crossing, Mark Looney-Cooley(IDI)

The joint meeting of Planning & Zoning and Transportation committees was called to order via Zoom at 7:00pm with Gretchen Walzl, Chair P&Z facilitating. She announced four presentations for the evening agenda and discussion:

- 6001 Richmond Highway (Brookside Motel)
- Fenton Property (Alexandria Crossing)
- Huntington Club Redevelopment
- New Gum Springs Community

6001 Richmond Highway (Brookside Motel):

Lynne Strobel, Land Use Attorney with Walsh, Colucci gave the committee an update from the July 2021 presentation on the proposed redevelopment plan to replace the Brookside Motel with a multi-family building served by structured parking. The proposal includes an out of turn comprehensive plan language change for this 2.54 acre site to the PRM zoning with podium

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parking providing 7 stores that include the parking garage. The property is currently zoned R-4 and C-8. The current “Comprehensive Plan” recommendation is for townhomes. When asked by the P&Z Chair what they wanted from the committee, the Applicant (Evergreen Developers) asked for a recommendation/ endorsement by the Committee regarding the processing of an out of turn Comprehensive Plan Amendment for rezoning of the property. If favorable, Evergreen would return to P&Z when finalizing the building/ area design to explain any changes from the concept slide.

Evergreen has meet with the communities of Montebello Condominium, Belle Haven Terrace CA and Pavillions of Huntington CA with support from each to this type of redevelopment.

During the question and answer period, Evergreen agreed to share their presentation with the E&R committee as there is an RPA component to the property. When asked how many multi-family units would be constructed on the 2.5 acre site, Evergreen answered between 180-200. Regarding “other developers” for the property, Evergreen stated that they have an exclusive contract on the property; no other company could bid on the construction. One of the attendees asked about possible burden to West Potomac High School, Evergreen said the County would determine whether there would be a burden and that they would possibly ask that Evergreen contribute to the school to ease any possible burden it might present with the project.

A vote was then called and asked whether the Committee should support/endorse Evergreen moving forward with their application for Rezoning. All attending committee members responded with a “Yeah” vote; No negatives votes were cast.

Fenton Property (Alexandria Crossing)

The committee has seen several presentations for and supported the project known as Alexandria Crossing for several years. It is a redevelopment plan for this approximate 7.61 acres of consolidated parcels. The LMC Alexandria Crossing Holdings, LLC (a division of Lennar) land use attorney, Lynne Strobel, brought it back to P&Z to provide an update and ask for committee support. The project has been 10 years of working with county staff to modify designs, layout and park space. It is a large part of the Huntington metro area and the Beacon Mall CBC.

Two issues remain outstanding that could jeopardize the project. The county staff is requiring the developer to underground the utilities along Richmond Highway that run along this property and that they provide WDU's in accordance with the changes to WDU policies passed by the county on February 23, 2021. LMC stated that they could support one of the requirements by staff not both due to cost. After much input from committee supporting undergrounding utilities, LMC

proposed combined ADU's and WDU's at a total of 46 income tier 120%, 100% and 80% of AMI. This was the requirement before the February change, at which time LMC's plan had already been presented to county staff.

Spring Bank and other neighboring communities have been briefed regarding this latest iteration of the proposed redevelopment plan. The president of Spring Bank spoke on behalf of his community stating that they concur with this development moving forward, especially the proposal to proffer funds to help the County Park Authority to complete the Fairchild Property Park. The do not want to see the project fall about due to staff's demands about WDU.

A vote was then called by the P&Z Chair on whether the committee would support LMC's petition to Fairfax County to allow continued Alexandria Crossing development under the older (prior to February 23, 2021) WDU Policy as the pre-application conversations with the county were well under way prior to the change. The committee overwhelming voted to support LMC's position provided that undergrounding of utilities was made mandatory as part of the proposed redevelopment plan.

Huntington Club Development

This project has come before the P&Z/Transportation Committee numerous times and we have supported resolutions for its redevelopment. Huntington Club, through its developer IDI Huntington, L.C. proposes to rezone approximately 19 acres of property located south of Huntington Avenue and was seeking P&Z's continued endorsement/support in this effort.

Some of the changes presented included \$200 per residential unit contributed to the County Park Authority for the improvements to Mt. Eagle Park; the addition of 8,000 sq ft of indoor recreation space along Huntington Avenue that would be under the control of the County Park Authority and for public use; rearranging the interior linear park for more people friendly access while still routing cars through the site and bird friendly glass. Furthermore, they have been working with the WMATA developer team to ensure that when WMATA is ready to develop their site there will be an integrated park space. An outstanding issue relates to the interior streets – will they be privately owned and therefore narrower or built to VDOT public road standards. We learned that in Reston Urban areas there is now an agreement with VDOT and the County that VDOT maintained roads inside the urban area will be built to a new urban street standard. The attendees found that interesting and believe that the urban redevelopment projects such as IDI's Huntington Club within the RT 1 Transit Station Areas should also be permitted to have urban VDOT street stands put in place.

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Huntington Club proposes to rezone the Property from R-20 to the Planned Residential Mixed Use (PRM) District to allow a mixed-use development consisting of up to 200 stacked townhomes, 1,410 multi-family units, and a continuing care facility with up to 150 independent living units. The development includes 120,000 square feet of assisted living/memory care uses, up to 231,000 square feet of office space, up to 84,000 square feet of hotel uses, and up to 45,000 square feet of secondary ground-floor uses, with a combination of above and below ground structured parking.

Historically, the Property was developed in 1967 as the Telegraph Hill Apartments and was converted to condominiums in 1979. It currently consists of 364 residential condominium units. It should be noted that condominium unit owners voted in 2017 to terminate the condominium and to proceed with a proposed redevelopment of the Property into a transit-oriented mixed-use neighborhood that when completed, will include a mix of residential, office, independent/assisted living, community serving retail, and hotel uses.

Huntington Club stated that there is a range of possible breakdowns in the ultimate mix of space uses. The maximum development scenario proposed by Huntington Club consists of approximately 82% residential uses and 18% non-residential uses. The Property will be developed in approximately three phases to accommodate market conditions. This will allow an orderly relocation of current residents, of whom over 80% voted for redevelopment.

Huntington Club told the Committee that it had been working on its plan for 15 years. Design changes have occurred lately that support local parks and area. Improved designs include bird-friendly design and non-invasive plants, rain water management and an asphalt trail to the Huntington metro Station and monetary funds for Mt. Eagle Park. Huntington Club is seeking the Committee's endorsement for the rezoning request to Fairfax County.

During the question and answer (comment) period, Committee members indicated that MVCCA's Environmental and Recreation (E&R) Committee should also be privy to the presentation. Huntington Club agreed to engage E&R on the rezoning request. Committee members also discussed potential traffic issues associated with the development. Peter Sitnik, MVCCA's Transportation Committee Chair who was in attendance asked if there was any change in expected transportation impacts from previous presentations. Mark Looney representing Huntington Club's answered that no there was not. However, they were pushing FCDOT and VDOT to allow for Urban street standards to prevail so that the roads would be narrower, with slower speeds, more walkable and

with slower. It was noted that Reston was actively pushing the same model and may have entered into a Memo of Understanding on this point. Also, it was not yet determined whether the streets would be public or private. Generally the plan supported a "Main Street" and "neighborhood street" concept where residents could live, shop, dine and entertain, and walk and bike safely. A concept the MVCCA Transportation Committee supports. Looney later asked for the Urban concept support be added to any resolution of support.

P&Z's Chair then offered the Committee and opportunity to vote on the resolution of whether (or not) to move Huntington Club's rezoning request forward. The vote from the floor unanimously supported the resolution; there were no negative votes.

Gum Spring Community:

The last presentation of the evening was made by Queenie Cox, President of the New Gum Springs Civic Association. She requested support to oppose Kramer Property's Plan for Gum Springs Glen II.

The current situation has Fairfax County Housing & Community Development (HCD) and Department of Neighborhood & Community Services (NCS) on behalf of Fairfax County Redevelopment & Housing Authority (Authority) in discussions regarding an option to purchase and redevelop the property located at 7835 Richmond Highway; also known as the Kramer property. The Kramer property is governed by the Gum Springs Redevelopment Plan and is consistent with the objectives of the Gum Springs Conservation Plan.

Queenie indicated that the Gum Springs Redevelopment Plan states in part that "all zoning actions, Comprehensive plan amendments, development and site plans, and public improvements which affect properties wholly or partially...shall be submitted by the County to the Authority for review and comment [and] the Authority will also coordinate all such reviews with the Gum Springs community;" The Authority, however, has not coordinated any such reviews with the Gum Springs community. Moreover, the New Gum Springs community itself submitted its draft Conservation Plan to Fairfax County during August 2015. The Fairfax County Planning Commission moved to retain the Gum Springs Conservation Plan in the Comprehensive Plan during September 2015. In addition, the Fairfax County attorney determined that the Conservation Plan "text remains operative even though the Conservation Plan expired in 2004;"

Although Fairfax County has not met with New Gum Springs, Queenie stated that HCD and NCS held its first meeting with New Gum Springs on September 7, 2021 to discuss the County's proposal to exercise an option to purchase the Kramer property for the development of up to 95-senior units at

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7835 Richmond Highway area. She went on to say that New Gum Springs currently has an adequate mixture of affordable housing for the underprivileged more than any other community in the Mount Vernon District to include: 109-public housing units (Westford), owned by Fairfax County making it the largest public housing complex in Fairfax County; 60- affordable senior housing units (Gum Springs Glen), owned by Fairfax County; and 209-affordable units for low-income families (Spring Garden Apartments), privately owned.

Queenie stated again that Gum Springs should not be the only location in the Mount Vernon Magisterial District to provide low income housing for the underprivileged. She requests P&Z's support on a resolution to the Board of Supervisors to not approve or authorize Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services (on behalf of the Fairfax County Redevelopment & Housing Authority) to exercise the option to purchase 7835 Richmond Highway (i.e. the Kramer property.)

At this point, P&Z's Chair, Gretchen Walzl, took a floor vote to approve or disapprove Gum Spring's Civic Association's resolution. The Committee voted overwhelmingly to support the resolution to oppose Kramer Property's Plan for Gum Springs Glen II. There were no negative votes.

With no further items/new business, the P&Z meeting concluded at 8:29 PM.

Public Safety

The committee met via Zoom at 7:30 pm on September 9, 2021. In addition to the Chairman, Public Safety committee attendees were: Belle View Condominium UOA, Civic Association of Hollin Hills, Mason Hill Citizen's Association, Mount Vernon Civic Association (MVCA), Potomac Valley River Bend, Stratford on the Potomac, Sulgrave Manor Civic Association, and Wellington Civic Association.

The new Chairman informed committee that his monthly community meeting conflicts with current Public Safety meetings on Thursdays, and suggested that the regular meeting time be moved to the first Tuesday of each month to not conflict with other committee meetings. In addition, he said a committee member wrote to suggest moving the meeting time to 7pm. All agreed to both changes.

John Hurley gave an update on MVCA meeting taking place at same time to discuss traffic calming measures such as crosswalk signs and/or VDOT bumps in road and said there was general approval in his community.

Chairman said that president of Wellington Civic Association contacted him about speeding on Northdown Rd., which is under jurisdiction of National Park Service, while children are walking to the bus stop there. Their community has suggested several ideas to NPS and Chairman noted that more coordination with NPS is needed in general.

Chairman asked committee who they would like to see invited to future meetings. It was noted that FCPD district Captain Ruck had been promoted, and that we should invite the new captain to come meet with us. Chairman will contact the new captain to extend an invitation.

Chairman noted possibility of holding a joint meeting with Transportation committee on October 4th if someone from the U.S. Park Police can speak. If not, the next Public Safety meeting will be held on October 5th at 7pm.

Transportation

The Transportation Committee met jointly with the Planning & Zoning Committee in September. See the P&Z section for meeting minutes.

Fairfax Federation

The Federation is working on their annual legislative package. If you have anything you want sent to them please let one of the Co-chairs know. The categories are Education, Taxes, Environment, and Transportation.

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 report will be made at the General Council meeting.

Special Committee on Stormwater Management

A MSCS meeting was held on September 8. Participants included representatives from the New Alexandria, Westgrove, Wellington, Stratford Landing, Tauxemont, and Hollin Hall Village communities.

The Committee's previous activities identified individuals/neighborhoods with stormwater issues; toured sites with SW problems; received assessments of those sites from independent SW subject matter experts; received briefs from State and Local government entities responsible for SW management; and developed the following way ahead :

1. Document specific, current SW problems and request fixes from responsible organization; monitor progress toward fixes
2. Identify/pursue changes to law, guidance, Best Management Practices, funding, enforcement, etc., that fall short in preventing SW problems
3. Develop plan to educate homeowners on SW effects and mitigation by:
 - Establishing SW education program for county residents
 - Develop a guide to help homeowners address SW problems with appropriate state/local office
 - Identify "self-help" remedies homeowners can pursued, e.g. Operation Stream Shield, Stormwater TaxDistricts, self-help Citizen Improvement Committees, VCAP, etc.

This meeting's purpose was to review committee activities between its August 11 and September 8 meetings, including inquiries to/responses from VDOT and Fairfax County (FC); review status of the Committee's SW Issues survey; and outline action necessary to begin work on Item 2 of the above state roadmap.

Committee Activities between August 11 and September 8

In response to MSCS request, FC staff provided system data on 6 complaints, all received in August 2021. The co-chair requested FC provide data for the past year to provide a reliable and valid basis for analysis. As of our meeting, the data has not been provided. Co-chair will follow up with FC on request status.

At our July meeting, FC staff briefed they were developing new guidance on SW control at infill sites. They also reported collaboration with industry in developing this new guidance. FC was asked why citizen groups were not included in the discussions and asked for opportunity to review the guidance before it is issued. Several follow-on requests as to status

were made, but FC has not provided the draft as of our meeting. Co-chair will follow up with FC on status.

A request was made through Supervisor Storck's office to obtain a briefing on FC's Stormwater Tax. The Supervisor's staff is working the issue. We hope to receive this briefing in our October meeting.

Questions posed by Committee members were forwarded to VDOT and FC; the questions and answers follow.

(VDOT): Is a permit VDOT/FC permit required for owner to place pipes in VDOT right-of-way and cover the ditch? *VDOT Land Use Permit is issued for entrance culverts relative to the entrances to a private property. The installation of culverts in an open ditch within the VDOT maintained right of way along with backfill is not permitted.*

(VDOT): Can a homeowner direct stormwater from their rain gutter and yard drains to the VDOT right of ways, either through curb cuts where curbs exist or to a drainage ditch where no curbs exist? *A VDOT Land Use Permit can be issued for stormwater discharge from a private property's gutter or yard drains, that are connected to house gutters for discharge into an open ditch or a nearby storm structure. This is only applicable to stormwater transferred through house gutters, or rain garden type facilities which collect stormwater. This is NOT applicable to sump pumps, which discharge groundwater.*

(FC) Is there an absolute requirement to contain stormwater on your own property? And does it apply to both newly permitted construction and existing homes? *No, there is not absolute requirement to contain stormwater on your property. Our current policy is based on the concept of "Adequate Outfall". Development projects large enough to require a grading plan (land disturbance in excess of 2,500 square feet or changes in grade in excess of 18 inches), including pools and other additions, must demonstrate that the runoff from their site drains into an adequate outfall. This means that it may flow overland (sheet flow) and into a natural or manmade channel (ditches, streams, rivers or underground pipe systems). To support this, they must provide computations that show that the channel can handle the runoff without causing any flooding or erosion downstream during the peak flow of our regulated storm events.*

Our stormwater management ordinance defines peak flow as the maximum instantaneous flow from a prescribed design storm at a particular location. So during the worst part of a regulated storm event, runoff should not be causing localized flooding or erosion in an adequate channel. If there is no adequate outfall to be found, an applicant has two options. First, they can improve the outfall by restoring a natural channel or improving an existing

----- Committee Reports ----- Committee Reports -----

channel or conveyance system. For most small scale development projects, that is rarely an economically feasible solution. That leads us into residential detention. (FOR RESIDENTIAL DETENTION). An applicant may choose to provide an on-site stormwater management facility such as an infiltration trench, planter box, raingarden, etc to slow down how quickly runoff leaves their property. By encouraging rainwater to soak back into the ground or reducing the discharge rate, an applicant can demonstrate that their peak flow from their property is the same as it was prior to their development. If it is shown that there is no increase in that peak flow rate, then the outfall requirements that we have the authority to enforce are satisfied. Chapter 4 of the Virginia Erosion and Sediment Control Handbook covers the state requirements for adequate outfall under Minimum Standard 19. Chapter 6-200 of the Public Facilities Manual and Chapter 124 of the Fairfax County Code of Ordinances cover the more stringent county requirements.

So when we encounter a project that proposes little to no increase in impervious area, such as a demo/rebuild within the same footprint, the requirements would be met as there should be little to no increase in runoff. Typically, there will be an increase in surface runoff during construction which should be mitigated by the erosion and sediment controls provided. Once these projects are completed and stabilized, conditions should more or less be the same as they were prior to construction. It is only when there is an increase in peak discharge that we are able to require mitigation efforts.

Status of the Committee's SW Issues survey

The survey was issued to all MVCCA member organizations in August 2021 and to date 91 responses have been submitted. The survey will remain open and the results reported at the October meeting. In the interim the Westgrove representative, who is leading the survey activities, and the co-chair will review the data for accuracy and consistency.

Changes to laws, guidance, Best Management Practices, funding, enforcement, etc., falling short in SW problem prevention

Governing documents applicable to SW management in FC were identified. Committee members were asked to review the documents and identify areas where they fall short in preventing SW problems. Key aspects include identifying the pathway to accomplish changes, e.g. what legislative body, who are the actors, etc.; investigating what state/local officials want to see in new SW governing documents; identifying state/local agencies who will be the targets of our initiatives; and enlisting community associations/citizens to join with us to engage decision makers and encourage needed changes.

Items placed in "The Bin" are:

- Update needed on Community Rating System for Flood Insurance prior to October 30, 2021
- Arrange meeting with VDOT decision-makers on rehabilitating non-functioning conveyances
- Arrange meeting with NVS&WCD for more details on homeowner remedies

Questions asked at the meeting follow and answers will be discussed at our next meeting:

- VDOT's answer differentiates between stormwater and groundwater; what is the difference?

The October meeting date is TBD.

Special Committee on Redistricting

Meeting Minutes Thursday Sept 2, 7-7:40 pm

Members present: Cathy Hosek, Katherine Ward, David Temple, David Phillips, Suzanne Dash, Genie McCreery, Chris Ambrose, Rob Maruca

Our mission is to provide constructive comments to the Fairfax County Redistricting Committee that will help shape the future of the Mount Vernon District.

Here is what we know:

1. Timeline is short-- our input must be ready by Sept 16th- so it can be published in the MVCCA Record)
2. Based on the county schedule- we have to make sure your communities are staying engaged so the MVCCA resolution can be voted on and then presented to the BOS.
3. All info is delayed by a week or more making the timeline even shorter
4. Our input is critical
5. Map drawing software soon (TBD)
6. We are only discussing the Magisterial Boundaries which impact representation of both Board of Supervisor and School Board Member
7. We are not changing precincts only lines drawn for Magisterial districts
8. Numbers between Districts must be 5% over or under the 5 % target number
9. Fairfax County is allowed to have 9-11 districts, so theoretically Fairfax County could add 1 or 2 more districts

----- Committee Reports ----- Committee Reports -----

Here are the things we

1. Access to the map drawing software
2. Written resolution to be voted on by the MVCCA General Council on Sept 22nd.- which will be turned into a testimony for the public hearing to be held on October
3. Knowledge of what the parameters are that we must adhere to (number of folks in each district, max number of precincts? etc)

QUESTION: How often do we want to meet and how will you communicate so we meet the timeline below. It is important to keep your communities especially your community presidents informed on what is going on and what direction our committee is going regarding recommendations. We have to have our comments ready for the council to vote on at the Sept 22nd meeting.

Here is the Redistricting Timeline:

The following schedule for redistricting was adopted by the Fairfax County Board of Supervisors on June 8:

Feb. 23: Board of Supervisors approved the start of the 2021 redistricting process, including adopting goals, legal criteria and 11 policies to guide the effort..

June 8: Board of Supervisors appointed the 2021 Redistricting Advisory Committee.

August: Redistricting Committee will begin to meet.

Aug. 16-20: Virginia Division of Legislative Services is anticipated to deliver adjusted census data to Fairfax County. (This actually happened Aug 26)

***** Here's where we are now - Aug. 30 - Sept. 17: Redistricting Committee and public draw new proposed electoral boundaries for the Board of Supervisors and School Board.

Oct. 19: Board of Supervisors authorizes advertisement of a public hearing on the proposed redistricting plans and ordinance.

Nov. 9: Board of Supervisors holds the public hearing.

Dec. 7: Board of Supervisors considers adoption of the ordinance to redistrict the county's election districts.

Dec. 21: County Attorney submits adopted redistricting plan to the Virginia Attorney General for certification.

Feb. 20, 2022: Redistricting is anticipated to be complete following state certification.

The committee agreed to wait for the mapping software and we hope to meet next week once it is available.

Meeting adjourned at 7:40 pm

Meeting Minutes Friday Sept 10, 4:00-4:30 pm

Members present:

Cathy Hosek, Suzanne Dash, Rob Maruca

Cathy shared the mapping software link with the members present. Also sent an email to the other members with the link and the link on to the how to use the mapping software. Suzanne has mapping software experience will create a map using the software. She will then share that map with the other committee members.

Rob and Cathy will craft the comments for the Tuesday MVCCA Board meeting.

Cathy plans to speak with Gerry Hyland the Mount Vernon rep on the REdistricting committee on Monday evening with any questions that come up. She will also share our concerns on how this process has been shared with the community along with the impossibly short time frame.

Meeting adjourned 4:40 pm

Committee Resolutions

Planning & Zoning

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS PLANNING & ZONING COMMITTEE PROPOSED RESOLUTION IN SUPPORT OF THE "HUNTINGTON CLUB" PROJECT PZ-2021-06

1. **WHEREAS**, the MVCCA has continued to support the redevelopment of the Huntington Club (A Condominium Unit Owners Association),
2. **WHEREAS**, previous resolutions 2017-J05 and PZ 2015-05 supported this project. This resolution supports the current changes to include bird-friendly design and non-invasive plants, rain water management and an asphalt trail to the Huntington Metro Station, and monetary support to the Fairfax County Park Authority to fund Mt. Eagle Park improvements;
3. **WHEREAS**, the Huntington Club current developers, IDI Huntington L.C. propose to rezone approximately 19 acres of property from R-20 to the Planned Residential Mixed Use (RPM) District to allow for mixed use development consisting of up to 200 stacked townhomes, 1,410 multi-family units, and a continuing care facility with up to 150 independent living units. The development includes 120,000 sq ft of assisted living/memory care uses, up to 231,000 sq ft of office space, up to 84,000 sq ft of hotel uses and up to 45,000 sq ft of secondary ground-floor uses, with a combination of above and below ground structured parking,
4. **WHEREAS**, the project developers hope to incorporate new urban street standards currently underway in the Reston area with agreement with VDOT and Fairfax County whereby VDOT agrees to maintain the roads inside the urban area,
- A. **THEREFORE BE IT RESOLVED**, the Mount Vernon Council of Citizens' Associations does support the proposed rezoning of the parcel known as the Huntington Club.
- B. **THEREFORE BE IT FINALLY RESOLVED**, the MVCCA encourages the county staff and the developer to move expeditiously to ensure this project is approved at the upcoming planning commission and Board of Supervisor public hearings.

END PROPOSED RESOLUTION PZ-2021-06

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS PLANNING AND ZONING COMMITTEE ALONG WITH THE NEW GUM SPRINGS COMMUNITY ASSOCIATION PROPOSED RESOLUTION OPPOSING KRAMER PROPERTY FOR GUM SPRINGS GLEN II PZ/GUM SPRING CA 2021-01

1. **WHEREAS**, Fairfax County Housing & Community Development (HCD) and Department of Neighborhood & Community Services (NCS) on behalf of Fairfax County Redevelopment & Housing Authority (Authority) is in discussions about an option to purchase and redevelop the property located at 7835 Richmond Highway; also known as the Kramer property; and
2. **WHEREAS**, the Kramer property is governed by the Gum Springs Redevelopment Plan and "consistent with the objectives of the Gum Springs Conservation Plan;" and
3. **WHEREAS**, the Gum Springs Redevelopment Plan states that "all zoning actions, Comprehensive plan amendments, development and site plans, and public improvements which affect properties wholly or partially... shall be submitted by the County to the Authority for review and comment [and] the Authority will also coordinate all such reviews with the Gum Springs community;" and
4. **WHEREAS**, the Authority has not coordinated any such reviews with the Gum Springs community; and
5. **WHEREAS**, the Fairfax County Board of Supervisors authorized Gum Springs to update its conservation plan; particularly since traffic circulation affects housing, environment, community connectivity, public facilities, including utilities, etc.; and
6. **WHEREAS**, Gum Springs submitted its draft Conservation Plan to Fairfax County in August 2015; and
7. **WHEREAS**, Fairfax County to include the Authority has not responded to the Gum Springs draft conservation plan submitted in August 2015; but, instead sought to have the conservation language removed from the Comprehensive Plan; and
8. **WHEREAS**, Fairfax County Planning Commission moved to retain the Gum Springs Conservation Plan in the Comprehensive Plan during September 2015; and
9. **WHEREAS**, the Fairfax County attorney determined that the Conservation Plan "text remains operative even though the Conservation Plan was not extended in 2004;" and
10. **WHEREAS**, the proposed development on the Kramer property is in the vicinity of the traffic patterns and circulation that were identified as problematic in both the approved 1990 and draft 2015 conservation plans and will be impacted by VDOT's proposed lane expansions; and

Committee Resolutions

11. **WHEREAS**, VDOT has proposed 13-lanes at Richmond Highway & Sherwood Hall Lane; and
12. **WHEREAS**, VDOT and FCDOT have not yet provided a plan on how bicyclists and pedestrians can cross Richmond Highway safely; and
13. **WHEREAS**, the Mount Vernon Magisterial District Supervisor has not held any traffic mitigation meetings with Gum Springs as required in the proffer conditions for SEA 82-V-012-06 to mitigate traffic for the Gum Springs community; and
14. **WHEREAS**, the Authority has not met with Gum Springs; but HCD and NCS held its first meeting with Gum Springs on September 7, 2021, to discuss the Authority's proposal to exercise an option to purchase the Kramer property for the development of up to 95-senior units at 7835 Richmond Highway; and
15. **WHEREAS**, Gum Springs has more affordable housing for the underprivileged than any other community in the Mount Vernon District to include: 109-public housing units (Westford), owned by Fairfax County making it the largest public housing complex in Fairfax County; 60-affordable senior housing units (Gum Springs Glen), owned by Fairfax County; and 209-affordable units for low-income families (Spring Garden Apartments), privately owned; and
16. **WHEREAS**, there are at least seven other Fairfax County owned public or subsidized housing properties within walking distance of Gum Springs: 1) Murraygate, 2) Audubon, 3) Creekside, 4) Stony Brook; 5) Woodley Hills Estate Mobile Home Park; 6) Carydale Village; and 7) Mount Vernon House, a 130-unit complex for affordable senior housing; and
17. **WHEREAS**, North Hill, which is less than two-miles from Gum Springs and currently under construction will include 63-senior affordable housing units; and
18. **WHEREAS**, Gum Springs should not be the only location in the Mount Vernon Magisterial District to provide low income housing for the underprivileged; and
19. **WHEREAS**, Gum Springs does not support HCD, NCS and the Authority to exercise an option or to purchase the Kramer property or to seek a rezoning of the property.
 - A. **THEREFORE BE IT RESOLVED**, That Fairfax County, the largest property owner and/or landlord in Gum Springs, not own any additional property in Gum Springs.
 - B. **FURTHER RESOLVED**, That Fairfax County does not saturate the Gum Springs area with underprivileged housing;
 - C. **FURTHER RESOLVED**, That Fairfax County respond, meet and discuss with Gum Springs the draft Gum Springs Conservation Plan submitted by Gum Springs during August 2015 no later than October 15, 2021;
 - D. **FURTHER RESOLVED**, That Fairfax County increase the number of senior housing units at North Hill;
 - E. **FURTHER RESOLVED**, That Gum Springs does not support a second senior housing complex within Gum Springs boundaries;
 - F. **FURTHER RESOLVED**, That Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services not seek a "GO" decision from the Fairfax County Planning Commission and Fairfax County Board of Supervisors; and
 - G. **FURTHER RESOLVED**, That Fairfax County Planning Commission and Fairfax County Board of Supervisors do not approve or authorize Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services on behalf of the Fairfax County Redevelopment & Housing Authority to exercise the option to purchase 7835 Richmond Highway aka Kramer property.
 - H. **THEREFORE BE IT FINALLY RESOLVED**, the Mount Vernon Council of Citizens Associations does support the New Gum Springs Community in their efforts to oppose Kramer Property's Plan for Gum Springs Glenn II.

**END PROPOSED
RESOLUTION PZ/GUM SPRING CA 2021-01**

MVCCA

**MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS
PROPOSED REDISTRICTING RESOLUTION
MVCCA-2021-01**

WHEREAS, the Fairfax County redistricting advisory committee has requested recommendations

THEREFORE BE IT RESOLVED, The MVCCA General Council approved the map modifications for the supervisory districts as presented in the attached map(s).

<http://mvcca.org/docs/MVCCA-maps-Redistricting.pdf>

END PROPOSED RESOLUTION MVCCA-2021-01

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

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Period Ending August 31, 2021

	August	Total 1 July to 31-Aug	2021-2022 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 540	\$ 2,005	\$ 3,016	
Money Market Interest	0	0	2	
Total Cash Receipts	540	2,005	3,018	\$ (1,013)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	159	159	250	91
Insurance Premium	-	-	930	930
Outreach/Town Hall Meets	-	-	250	250
"Record" Production	-	350	1,240	890
Web Site	623	718	1,400	682
Total Cash Disbursements	782	1,227	4,070	2,843
Net Budget - Receipts in Excess(less than) Disbursements:	(242)	778	(1,052)	1,830

Other Sources/Changes in Cash:

Cash at Beginning of Period	9,225	8,205	8,205	
Total Cash at End of Period	\$ 8,983	\$ 8,983	\$ 7,153	

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

Burke & Herbert - Checking	\$ 2,822			
Burke & Herbert - Money Market	6,160			
Total Cash	\$ 8,983			

Respectfully
Submitted,
William J Kane,
Treasurer
9/8/2021

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 Amounts are rounded to the nearest dollar.

NEXT COUNCIL MEETING

Wednesday, September 22, 2021, 7:00 p.m.
Virtual

AGENDA

- Call to Order
- Minutes Approved
- Committee Reports
- Treasurer Report
- Co-chairs report
- Resolutions
- Elected Officials Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—September 22, 7:00 p.m., Virtual
MVCCA Board—October 12, 7:00 p.m., Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	10/6	7:30	Virtual	open
E&R	10/6	7:00	Virtual	Morgan
PL/Z	10/4	7:00	Virtual	Walzl
PS	10/5	7:00	Virtual	Zaragoza
TRAN	10/4	7:00	Virtual	Sitnik
MSCS	TBD		Virtual	Milanowski

* 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.*