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Mount Vernon
Council
of Citizens'
Associations

Record

Volume LV, No. 4, April 2022

FROM THE CO-CHAIRS

IMPORTANT CONTACT INFORMATION REGARDING REPORTING ROAD AND STORMWATER FLOODING

- Roads/drainage culverts at the streets: VDOT 1-800-367-7623 or online <https://www.virginiadot.org/info/contactus.asp>
- Fairfax County - STORMWATER FLOODING COMPLAINTS from neighbors' yards, county drains etc.
Call 703-877-2800 to report problem or go online www.fairfaxcounty.gov/publicworks/stormwater/contact-msmd. *To get action you must report it & get a case number, so it is logged into their tracking system online.*
- Referencing the Huntwood Plaza SEA resolution under the section Resolutions for Ratification: On page 18 of this Record you will find a graphic depicting the approved traffic flow modifications to improve the flow of traffic and ease congestion at the intersection of Ft Hunt/RH, and Huntington/RH. MVCCA's resolution regarding the Huntwood SEA supports the implementation of the new traffic flow before the Huntwood SEA is granted. Please note that we are only recommending immediate implementation of the changes on the Huntwood Plaza side of Richmond Highway - not the side where the car dealerships are.

MVCCA BOARD

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

MVCCA General Council Meeting Minutes

MVCCA General Council Meeting Minutes March 23, 2022

Call to order at 7:02 by Co-chair Pascoe.

Member Attendees: Belle Haven CA, Belleview Condominiums CA, Gum Springs CA, Hollin Hall Village CA, Huntington CA, Hybla Valley CA, Mason Hill CA, Holland Court CA, Mt. Vee Manor CA, Stratford Landing CA, Riverwood CA, Wellington CA, Wessynton CA, Williamsburg North CA, Montebello Condo Assoc. and Mount Vernon Civic Assoc; MVCCA board members

Guest attendees: Robert Brant, Land use attorney- Walsh, Colucci, Charles Nulsen, Pres and Janel Rausner, VP – Washington Properties, Kelly Atkinson-FCPD, Peyton Smith and Nick Rinehart – Mt. Vernon Supervisor Dan Storck's office liaisons

There was a presentation on the proposed Huntwood Plaza development, by attorney Bob Brant.

The minutes of the February GC meeting were approved unanimously.

Committee Reports:

- Transportation: as published in The Record.
- E&R: as published in The Record.
- P&Z: as published in the Record.
- Public Safety: as published in The Record. Community Liaison Officer Goodley will join the March meeting.
- SFDC: as published in The Record.
- Stormwater: as published in The Record.
- Education: as published in The Record.
- Fairfax Federation: next meeting will focus on seniors' issues.

The Treasurer's report was accepted unanimously.

RESOLUTIONS:

- The Budget Resolution was passed unanimously, as published.
- The Transportation Resolution on Airport Noise was passed unanimously, as published.
- The Joint Resolution on Huntwood Plaza was sent back to Committees for consideration of new information.
- The Popkins Lane/Verizon Resolution, passed by the MVCCA Board, was unanimously ratified.

Supervisor Storck's report was given by Nick Rinehart. The Board of Supervisors indefinitely deferred a decision on the Popkins Lane/Verizon Comp Plan change request. They also approved the new "Running Bamboo Ordinance", and the Hollin Hills Historic Overlay District.

The Infill Development Task Force next meeting has been canceled, and answers to previous questions can be found on the website.

Supervisor Storck is working to gain support for undergrounding utilities on Richmond Highway.

A contractor with previous County experiences has been chosen for the Penn Daw Fire Station/Homeless Shelter.

The medical marijuana business in North Gateway has received permits, and will be following all Virginia Laws.

There was a presentation on the proposed Digital Comp Plan change in Gainesville, by Carey Needham of the PW County HOA Roundtable (28 associations). The plan calls for a data center to be built on 27 million acres (equivalent to 20 Potomac Mills). It would encroach on the Manassas Battlefield, as well as strain the electric grid, increase emissions, and endanger the Occoquan Reservoir. Fairfax County is opposed, as is the Sierra Club. EQAC also opposes the plan, citing that it violates the Watershed Agreement. The issue will be addressed in the next MVCCA E&R Committee meeting.

Meeting adjourned at 8:45pm.

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

Budget & Finance

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

Education

MVCCA Education Meeting – April 6 2022

Members present:

Collingwood Springs, Mount Vernon Civic Association, Mount Zephyr, Newington Forest, Belle Haven Condos, South County Education Chair

Presentation from Karen Corbett Sanders on Technology and Internet Safety

Presentation available upon request – contact Education Chair Cathy Hosek

Overview – Types of cyber threats – ransomware, video conferencing disruption most common are ransom ware

Social media also has a direct impact on students in many negative ways – on-line challenges (TikTok)

Cyberbullying is on the rise

What can parents do? Start conversations with your children – follow them on social media. Provide supports such as guidance counselors and mental health professionals.

Resources for parents:

- <https://www.fcps.edu/resources/technology/technology-literacy/digital-citizenship>
- https://www.aacap.org/AACAP/Families_and_youth/facts_for_families/FFF-Guide/Social-Media-and-teens-100.aspx
- <https://www.common sense media.org/reviews>
- <https://www.net smartz kids.org/>
- https://beinternetawesome.withgoogle.com/en_us/interland/
- <https://www.fcps.edu/resources/technology/light speed-parent-reports>
- <https://www.fairfaxcounty.gov/community-services-board/publications/youth-family>

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- <https://www.inova.org/ourservices/inova-behavioral-health-services>

Lightspeed – the program where you can register your FCPS device and get a report on how the child is using that device – what sites and for how long <https://www.fcps.edu/resources/technology/lightspeed-parent-reports>

Questions from members:

- Q. Can you talk about the new program with iPads are being used with Kinders?
- A. There is a curriculum, also supplied to our committee – contact chair Cathy Hosek if you would like a copy sent to you.
- Q. If a student behavior happens on campus, what are the consequences –
- A. Depends on the severity of the incident – maybe counseled or expelled – restorative justice circle
- Q. Are students encouraged to have their social media accounts invite only – set to private –
- A. Yes it is in the curriculum
- Q. What types of apps are on the iPads
- A. Age appropriate and screened by FCPS – number and literacy skills
- Q. Bandwidth question - how can all children connect:
- A. Although many families say they have broadband, they still do not have reliable connectivity. FCPS Provides mifi's and a partnership with Cox for service at a reduced rate – Verizon is offering a similar offering just this week
- Q. What about eye protection to protect from all the screen time?
- A. FCPS provides a screen to cut down on some of the glare and privacy filter as well as block the blue blockers
- David shared his ransomware experience – Anytime you feel you are hacked, report the incident to the FBI and Police
- Q. At what age do we start the digital citizenship program
- A. Starting as early as K – emphasis and push on Middle School and High School that these are like your work computer – not for playing. After the fall incidents, all the devices have zero access to the applications the incidents happened on. Social media is also blocked during the school day on personal devices
- Q. What jurisdiction does FCPS have when the bullying happens off campus?

A. That depends on the incident. If it impacts the school day or happens on FCPS property including technology then yes.

Q. How has FCPS addressed the changes in the workplace with technology?

A. Classes curriculum changing to reflect the computer based work place – times have changed – keyboarding starts in elementary school – powerpoint for presentations, embedding many computer skills in the classroom experience — Karen will return to share the workforce development presentation she did with Jen Glazier Career technology education through FCPS - 6600 courses taken by students. It is possible to go right into the workforce from HS cybersecurity degree Students graduating today may change career 5 times. Resilience and adaptability to navigate a changing workforce.

Q. How are we addressing Fake news?

A. Critical thinkers – a large part of Portrait of a Graduate is to teach critical thinking skills – the students are doing the research – multiple sources for the same information – also to identify credible sources. As we are teaching these skills, the tsunami of info causes the students to be much more discerning.

FCPS has a role, society has a role and parents have a role. We all have to work together to address these problems as a team.

Karen would like to partner with South County Federation and MVCCA to offer more information about how to get parents involved – computer/social media 101 classes trainings and other things – Partner with PTAs and PTOs

May will be our planning meeting some ideas include:

Invite principals to come to the meetings so we can learn the things going on have easy conversations maybe have a panel and invite a student or two for student and parents? IB/AP meeting could work as well

Zoom is good in a way for meetings until we have larger attendance

Get people involved in the schools by volunteering

Discuss changes in the last 2 years in grading policies – It would be good to see how that is going options for pass fail no quarters rolling gradebook, etc.

Impacts of the pandemic – engagement of parents - invite school leaders to talk about impact of pandemic of the school programs

Meeting adjourned at 9 pm.

Environment & Recreation

E&R Meeting Minutes April 6, 2022

- Roll Call
 - o Christopher Morgan: Perhaps rather than new mission, create a list of tenets
- E&R Calendar
 - o Environmental Expo at Ft. Hunt April 23
 - o Sundays at 1pm FOLHC Invasive Removal
 - o FODM cleanups
 - o NVCT Annual Gala at River Farm June 3
- Carey Needham - Guest Speaker on Data Center Considerations
 - o Background
 - Prince William Digital Gateway Comprehensive Plan Amendment (CPA)
 - Speak as rep of Prince William HOA roundtable - 30 participating HOAs in PWC, as well as some in western Fairfax and Loudon
 - Application for data center use, 27 million sq. feet in Gainesville district, adjacent to Manassas Battlefield Park. Would change designation
 - Site is in PWC rural crescent, established in 1998 to help control development in county and protect Occoquan watershed
 - o Concerns
 - Increasing Co2 and greenhouse gas emissions
 - Impact on Manassas battlefield - 65 ft tall data centers adjacent
 - 2,133 acres - irreversible impacts to Occoquan watershed and reservoir
 - o Fairfax County issues
 - Dept of Planning and Development sent letter in Feb to PWC planning director re: designation of rural and agricultural areas.
 - CPA not consistent with PWC or Fairfax policies re: environmentally sensitive area
 - Joint resolution from Sully district - opposes proposal to expand permissible areas for data centers. Inconsistent with environmental policy re: water quality and historic resources
 - Great Falls group and Sierra Club - addresses multiple data center locations. Concerns about land use changes. Protection of water shed. Recommends rejecting the application. Protect two threatened national parks.
 - March 21 letter from Fairfax Water: need to ensure continued protection of Occoquan reservoir.
 - 1982 regional water supply agreement from EQAC. Preserving water in the Occoquan watershed is a matter of national importance.
 - o Conclusion
 - Adverse impacts are significant to national park, regional air quality, and critical Occoquan watershed and reservoir
- o Alan Ruof: what is the long term viability of developing data centers?
 - Carey: There's a lot of demand and need for data centers. Question is how do we best manage that from a land use policy perspective? Will they be obsolete in 20 years? Demand and need is reasonable, but there's a place for them.
- o Kevin Knappmiller: It is multiple data centers in the area. Does anyone have an estimate about undeveloped square footage in designated areas?
 - Carey: Current overlay district is 8,700 acres with 100 million sq feet capacity. Not as fast and easy for developers, but already approved land use. We have capacity approved already. The 27 million would be additional.
 - Kevin: Have owners of land in designated district weighed in?
 - Carey: Complex local stuff - existing overlay district is more diverse in terms of usage. Well funded advocacy campaign among land owners who stand to make millions in partnership with data companies
 - Dorothy Keough: Would new area need power transmission lines to serves the area?
 - Carey: Dominion is on record about need for additional sub-stations. Outside of water and sewer for the county. Strategies afoot for properties around periphery to jump on bandwagon and open the flood waters for development.
 - Carey: Individual data centers are in hundreds of square feet. Will be phased over large area, many buildings over time. Energy use: based on Gainesville Crossing - 1.1 million sq foot campus with 5 buildings, and 300 megawatt electric supply.
 - Bill Cleveland: How much solar could be generated?
 - Carey: Would have to be centralized through Dominion, don't think it would happen on this site.
- Active Committee Items
 - o Wetlands Board Guidance - Larry
 - Meeting on March 30
 - Decided to advertise a document for review
 - Discussed and received comments
 - Working to look at comments and seek to incorporate them before distributing it.
 - Allows for consideration of cost.
 - Some guidance from former VA AG. Bulk heads are facilities and as such should be allowed to be repaired and maintained. If that's the case, a large number of bulk heads would be OK. Larry's comment was to make that explicit.

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- Probably need some legislation to address the problem.
- o Bamboo control Initiative - Christopher
 - Prevent spread of running bamboo
 - Ordinance says if you have bamboo and it creeps into adjacent property or public right of way, and someone complains, you can be fined \$50 per day to \$2,000 per calendar year
 - Will go into effect Jan. 1, 2023
 - Removal options are labor intensive - you need a tiller to dig down to 18 inches or use arsenic based chemicals.
 - Larry: English Ivy is next, in the works now
- o 6514 Cygnet (Brian)
 - Property owners trying to get contact info re: dead trees and damages to fence
- o Verizon / Popkins Lane (Ellen)
 - Tabled by PZ
- o Richmond Hwy / Huntwood Plaza (Ellen)
 - Spoke to PZ
 - Yesterday met with Belle Haven community and country club (don't support it)
 - MVCCA continues to oppose
- o Manufacturing Home Flooding (Larry)
 - No updates
- o Stormwater Coordination (Dorothy)
 - Leo to update next month
- o Quander / Fairchild Properties
 - Kevin and Brian volunteering
 - Want to ensure proffers from adjacent development are attached to that park
 - Question about proffers and new policy?
 - Ellen: wasn't working the way they intended it to
- o Cinderbed Trail Project
 - Project continuing along. Crossing magnolia wetlands environment
 - Kevin: Which MVCCA member community does it cross?
 - Christopher: Gristmill Woods
 - Kevin: Consider getting a designate from that association
- o CECAP (Larry)
 - County had planned to complete analyses, but has not
 - Undertaking outreach project to complete work by end of 2022
 - Action Plan to present to Board of Supervisors
- o PWC Data Centers Resolution
 - Larry introduces
 - Kevin: Comments. Total of up to 27 million square feet. Using 300 watts per square foot estimate looks like we are inflating the numbers.
 - Larry: This might influence our board to lean on the PWC board.

- Dorothy: Most important thing is it is within sensitive watershed of the region.
- Kevin: Agree conceptually, but don't know that anyone has shown that a data centers are a threat to water quality as compared to farming.
- Dorothy: Issue is changing zoning from rural crescent. And there are issues re: water use and water supply.
- Kevin: Water use and pollution are separate issues.
- Larry: Calling for studies and looking at impacts comprehensively
- Alan: Is there a way to build in that we're looking at projections of water supply will change over time? What is the effect of this in 2040?
- Larry moves
- Ellen seconds
- All in favor - passed unanimously
- o Meeting Announcements Resolution
 - Larry introduces
 - Intent was to make us compliant with VA law. Under FOIA meeting materials must be made available under public meeting.
 - Ellen: Was postponed indefinitely by the general council and we do not have the ability to override.
 - H. Jay Spiegel: Resolution may have been tabled, but this is a new resolution with changes made to it.
 - Larry: Changes are about improvements to county website to announce meetings
 - Anita: Seconds
 - H. Jay Spiegel: Intentions in working with Larry to propose this - MVCCA can take a leadership role on county-wide issues.
 - Kevin: Because what county is doing now is buried halfway down second page.
 - Alan: Should be less getting into particulars of solution and more describing intent and purpose
 - Ellen: You can find all public meetings on Fairfaxcounty.gov.
 - Anita: Do they have the materials to download?
 - Larry: They don't and that's what is required by VA law
 - Larry: Proposes re-working it a bit and bring back to committee
 - Jay: No adverse reaction to tabling, but suggest it be circulated to all members no less than 1 week before next meeting
- o One more question (Larry)
 - Share contact info for those on the committee who wish?
 - Kevin: agrees with idea for listserv for E&R committee

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The E&R Committee meets at 7pm the first Wednesday of each month via Zoom at <https://us02web.zoom.us/j/84774856175?pwd=MEFZVW1pSjNNc3pxaEh6d1A3Y0R0QT09>

Planning & Zoning

The Planning & Zoning Committee met jointly with Transportation in April. See the Transportation minutes in this Record.

Public Safety

The Public Safety committee met via Zoom at 7:00 pm on April 5, 2022. In addition to the Chairman (Huntington Community Association), Public Safety committee attendees were: Collingwood on the Potomac, Civic Association of Hollin Hills, Montebello Condominium Unit Owners Association, Potomac Valley River Bend Civic Association, Riverside Estates Civic Association, Spring Bank Community Association, Stratford Landing Citizens Association, Wellington Civic Association, and Williamsburg Manor North Citizens Association.

The guest speaker was Fairfax County Police Department Crime Prevention Officer Marvin Goodley.

Officer Goodley gave an overview of crime incidents in the Mount Vernon district from October 1, 2021 to April 3, 2022 compared with the same period the year prior. The numbers are consistent with last year. There is a slight uptick because during the prior period we were still coming out of COVID lockdowns. Numbers are going up and are expected to continue to trend higher as the weather gets warmer and more people are outside.

In total the Mount Vernon station has received 5,492 criminal calls for service over that six-month period compared to 5,141 criminal calls during that same period a year ago. It received 15,089 non-criminal service calls during that period compared to 14,086 non-criminal service calls the prior year. Larcenies and weapons violations are up. Vehicle larcenies are a county-wide and regional issue. People are leaving their cars unlocked and, in some cases, leaving their car keys in their cars at night, leading to vehicle thefts. Some cars are being stolen because

the car is left running unattended. Common sense awareness is urged.

Goodley said that the Target at Penn Daw and the two Walmart locations on Richmond Highway are always busy. He said that since the county attorney is only prosecuting thefts of over \$1,500, the department has seen a rise in grab and go thefts. People from other jurisdictions are coming to commit thefts without fear of prosecution. He said that often by the time the department gets the call, the suspects are already halfway to the Wilson Bridge to Maryland, where the officers cannot pursue any further for non-violent non-felony offenses. Officers can only pursue to other jurisdictions for violent felonies. While a 3rd conviction for theft is a felony, the lack of prosecution means arrests for theft under \$1,500 never reach a conviction.

With the state's new marijuana laws effective July 1, 2021, possession of up to an ounce of marijuana is legal. It remains illegal to sell or possess with the intent to sell. Additional corresponding evidence such as scales or packaging material must exist to justify an arrest for intent to sell. Smoking marijuana in public is illegal. In apartment buildings, it depends on the building's rules for smoking in general. If smoking cigarettes is allowed, then smoking marijuana is not a crime. Officers cannot stop a car based solely on the smell of marijuana.

With regards to staffing, the department is down 150 officers county-wide. Some specialty units such as the bike team and traffic enforcement units have been shifted back to patrol. Academy classes for new officers are currently half what they had been before. The biggest competitor for talent is the federal government. Former military officers are granted the same level of tenure at federal agencies such as the FBI (i.e., Someone who has served in the Army for five years can go to another federal agency and receive the same pay scale as someone who had served in that agency for five years), which is a major incentive.

There was discussion among the committee on how to express to public officials the need for competitive pay for public safety officials. Chairman and MVCCA co-chair urged committee members to speak at the county's public hearing on the FY 2023 budget taking place April 13-15.

The next Public Safety meeting will take place on Tuesday, May 3 at 7pm.

Transportation

The Mount Vernon Council of Citizens' Association (MVCCA) Transportation Committee met jointly with MVCCA Planning and Zoning (P&Z) at 7:00 p.m. on April 04, 2022 in a virtual gathering hosted on Zoom. Participating in the meeting were

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Robert D. Brant, Associate, Walsh, Colucci, Lubeley & Walsh, P.C.; Maria Lashinger Huntwood Transportation Consultant with Gorove Slade; Janel Kausner, Huntwood Transportation Consultant; Charles Nulsen, Owner, Washington Property Company; Jeremy Ko, Fairfax County Department of Transportation; Tim Sargeant, Fairfax County, Planning Commission, At-Large, Secretary; Peyton Smith, Mount Vernon District, Staff, Transportation & Trails, Liaison; Aaron LaRocca, Chief of Staff, George Washington Memorial Parkway (GWMP), National Park Service (NPS); Holly Dougherty, Executive Director, Mount Vernon Lee Chamber of Commerce; Pete Sitnik, MVCCA Transportation Committee Chair & Attendance-Taker for tonight's meeting; John Bioty, MVCCA Transportation Committee Note-Taker for tonight's meeting; Gretchen Walzl, MVCCA Planning & Zoning Chair & note taker; Leo Milanowski, MVCCA Special Committee on Stormwater Management Chair; Bill Kane, MVCCA Treasurer; Katherine Ward and Lynn Pascoe, MVCCA Co-Chairs.

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle Haven Citizens' Association; Belle Haven Terrace Citizens' Association; Belle View Condominium Unit Owners' Association; Civic Association of Hollin Hills; Holland Court Property Owners' Association; Holland Hall Village Citizens Association; Hybla Valley Farms Civic Association; Montebello Condominiums Unit Owners' Association; Mount Vernon Civic Association; New Gum Springs Civic Association; Potomac Valley River Bend Civic Association; Riverwood Homeowners Association; Spring Bank Community Association; Stratford Landing Citizens' Association; Sulgrave Manor Civic Association; Waynewood Citizens Association; Wellington Civic Association; and Wellington Heights Civic Association. Planning & Zoning Committee representatives from the following MVCCA Associations were in attendance: Belle Haven Terrace CA, Belleview Condominiums CA, CA of Hollin Hills, Collingwood Springs CA, Holland Court CA, Hollin Hall Village CA, Huntington CA, Hybla Valley CA, Mason Hill CA, Holland Court Property Owners Assn, Montebello Condominiums, Mt. Vee Manor CA, Mt Vernon CA, Mt. Zephyr CA, New Gum Springs CA, Potomac Valley CA, Riverside Gardens CA, Riverwood CA, Springbank CA, Stratford Landing CA, Sulgrave Manor CA, Tauxemont CA, Waynewood CA, Wellington Heights CA, Wellington CA, Wessynton CA, MVCCA Co-chairs
Guest attendees: Robert Brant, Land use attorney- Walsh, Colucci, Charles Nulsen, President and Janel Rausner, VP – Washington Properties, Kelly Atkinson-FCPD; Maria Lashinger-Transportation WP; Holly Dougherty-Mt Vernon-Lee Chamber of Commerce; Jeremy Ho – FCDOT, Tom Rickert, Jefferson Manor.

Total attendance, including several other interested individuals, was 55.

Peter Sitnik, MVCCA Transportation Committee Chairman, called the meeting to order and introduced MVCCA P&Z Chair, Gretchen Walzl. Gretchen thanked Chairman Sitnik for the opportunity to join the meeting and welcomed her respective members. She indicated that P&Z's primary focus was to address MVCCA's General Council (GC) returned Huntwood Plaza Special Exception Initiative for a second look.

Chairman Sitnik then made the following announcements:

ANNOUNCEMENTS

At the April 4th joint meeting, we are scheduled to hear two (2) presentations and discuss/re-vote on one (1) proposed resolution:

1. Our submitted **Transportation Resolution**: countering the Fairfax County Proposed Comprehensive Plan Amendment, Airport Noise Policy (Plan Amendment 2020-CW-3CP) was unanimously passed by the March 23 MVCCA General Council and is no longer a proposed resolution. The newly ratified MVCCA Resolution was fitted with a cover letter and emailed to the appropriate FFC officials. FYI: The proposed Comprehensive Plan amendment is currently scheduled to go to the Planning Commission on May 18 and the Board of Supervisors on June 28. Information regarding the Plan Amendment can be found [here](#). [Cover letter, Resolution, and supporting Points of Concern attached to email.](#)
2. **Our Proposed Joint Planning & Zoning/Transportation Resolution**: The Huntwood Plaza Special Exception Amendment was also reviewed and discussed by the March 23 MVCCA GC. The GC decided there was more detail work needed and sent it back to the Committees for another look. The GC specifically wanted Transportation to do a deeper dive into the previously provided trip generation analysis and investigate why no formal traffic study was required. Once accomplished, re-discuss and re-vote Transportation/P&Z on the Special Exception and Resolution (supporting, opposing, or not taking a position at all). The Special Exception refers to the Huntwood Office Building located at 5863 Richmond Highway at the intersection of Fort Hunt Road and Richmond Highway (a former Mobil Service Station). [Huntwood Plaza Proposed Joint PZ Tran resolution RETURNED TO Tran for 2nd look by March 23 GC mt.](#)
3. **Proposed Bus Service and Route Changes**: A number of changes are proposed for **Fairfax Connector Buses serving the Mount Vernon-Fort Hunt-Richmond Hwy Corridor**. Bus Routes **151** and **152** are replaced by several new routes, and route **101** is changing significantly, including an apparent temporary loss of service to Mount Vernon, a popular tourist destination. On line public

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meetings occurred on March 28 and 31. We have invited County staff to make a presentation to the Transportation Committee at a future Meeting. Comments period closes April 16. You are encouraged to use the following link to take the survey: <https://www.fairfaxcounty.gov/connector/tsp>

4. **A Short Update on the 11Y and / 11C Bus Routes and service** is on the agenda for tonight's meeting.

PRESENTATIONS:

Huntwood Plaza Special Exception Amendment:

As a result of the MVCCA General Council actions on March 23rd, 2022, Bob Brant, Land Use Attorney with Walsh, Colucci, Lubeley & Walsh, and (Walsh Colucci) appeared before the Committees to update the Huntwood Plaza Property Special Exception Issue. Mr. Brant began his presentation by showing several slides of the property's existing conditions, the 2019 Concept and the 2021 Submission. P&Z Committee Chair asked Mr. Brant to focus on what was new to the Amendment. In addition, Transportation wanted to hear why a traffic survey was not completed. Mr. Brant indicated that a number of items had indeed changed and presented traffic statistics. His numbers (*see attached presentation*) showed that the 2019 Proposal had an estimated daily total of 2,043 vehicles added to the area. The current proposal, eliminating the fast food restaurant and drive through in favor of a sit-down restaurant, adds only 673 vehicles per day. Mr. Brant pointed out that the current Amendment supports a reduction of 1,370 vehicles per day. Mr. Brant did acknowledge that the 6000 sq ft building is at a busy intersection, i.e. Fort Hunt Road and Richmond Highway.

"Why no traffic study?" Mr. Brant said that current trip generation numbers do not meet the threshold for conducting one. 673 new daily vehicle trips are projected for the Huntwood Special Exception Amendment. VDOT only requires a study for projects adding 5,000 daily trips; FCDOT, on the other hand, requires a study when adding 2,500 daily trips. Additionally, there appears to be low impact on nearby intersections. Essentially, the Huntwood Special Exception Amendment only shows nominal increases in traffic that do not trigger the need for a VDOT Traffic Impact or Operational Analysis. FCDOT Transportation Representative Jeremy Ko stated that the application was studied and was indeed under the threshold for a traffic study. With respect to Committee concerns over not having a Letter of Intent (LOI) from a major restaurant chain, Mr. Brant indicated they do have an LOI from a reliable café retailer however major restaurant chains are reluctant to commit prior to approval of the Special Exception. When asked about multiple restaurants in the same building, Mr. Brant stated each restaurant would have to obtain their own Fairfax County Entry Permit.

During the question and answer period that followed, discussions became quite heated. Many Committee members said they were still committed to a "high quality" sit-down restaurant that would be "value-added" to the community. Without an LOI guarantee from a reputable restaurant chain, many members were reluctant to approve the Special Amendment. Once the Exception is granted, members felt that the owner is free to house any business in the provided space; tattoo shops and dry cleaners were mentioned. Charles Nulsen, the owner of Washington Property Company and the Huntwood Plaza property, addressed the Committees by saying he would be investing \$1.5M in the property and was committed to a high-end restaurant that would be value-added to the community. He is not interested in any low budget tenants. He asked for both Committees to support the Huntwood Plaza Special Exception Amendment. Committee members acknowledged the reduced traffic numbers for the Huntwood Plaza Special Exception Amendment but asked how they were derived? Mr. Brant indicated that they were obtained by traffic engineers using standard distribution data. Maria Lashinger Huntwood Transportation Consultant with Gorove Slade and Janel Kausner, Huntwood Transportation Consultant; supported the discussion and answered technical questions. Some members raised concerns over blocking the intersection box at the Ft Hunt/Richmond Highway. Huntwood Plaza representatives said that they would work with the County and State to resolve intersection issues. One Committee member asked Huntwood representatives for the results of the meeting with Belle Haven County Club. Mr. Brant said that Belle Haven was briefed on the area improvements however endorsement or feedback has yet to be received. He further stated that going forward, the Huntwood Special Exception Amendment is scheduled for a Planning Commission Hearing on April 27th and then a Board of Supervisors decision on May 10th.

Chairman Sitnik thanked the Owner and presenters and ended the discussion.

Proposed Fairfax Bus Service and Route Changes:

Chairman Sitnik introduced Kathleen Graham from Sulgrave Civic Association who stated that the County is proposing a number of changes for Fairfax County Connector Buses serving the Mount Vernon-Fort Hunt-Richmond Highway Corridor. Bus Routes 151 and 152 are replaced by several new routes and route 101 is changing significantly, including an apparent temporary loss of service to Mount Vernon, a popular tourist destination. On-line public meetings occurred on March 28 and 31. Fairfax County is soliciting comments on the new proposed routes. The comment period, however, closes April 16. Fairfax County residents are eligible to take the survey and are encouraged to do so by using the following link: <https://www.fairfaxcounty.gov/connector/tsp>

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Kathleen also discussed the discontinued 11Y Bus Service. The 11Y was a direct bus services serving Alexandria and the Pentagon. It has been replaced by the 11C. The 11C serves the same Fairfax County stops as the former 11Y but turns left on Pendleton Street in Alexandria to terminate at the Braddock Road Metro. Kathleen hopes that there will be ample support for reestablishing the 11Y Bus Service if (and when) area residents return to district offices.

Huntwood Plaza Special Exception Amendment Resolution

Vote:

Chairman Sitnik led off the discussion by saying that his (and the GC's) issues had been answered by the Huntwood Plaza Briefing Team. Essentially, a traffic study was not conducted because it was not required by either the County or the State. Additional traffic to the area will increase density, but not significantly. Chairman Sitnik then asked P&Z Chair Gretchen Walz how she wanted to proceed on the Huntwood Plaza Special Exception Amendment Resolution - either by a combined Committee review and vote or by separate Committees. It was agreed that comments would be open to all attendees but a separate Committee vote would be taken.

The discussions that followed were considerably split. Several Committee members felt that there were no guarantees that the owner would in fact solicit a reputable sit-down restaurant to occupy the building. Others felt that the Huntwood team met all the prerequisites for a Special Exception Amendment and favored endorsing the Resolution. Other Committee members claimed that Fort Hunt Road and Richmond Highway intersection was already intolerable and adding any transportation increase was not recommended. Others noted that the Huntwood team had yet to brief the Belle Haven Community and could we (Transportation and P&Z) ask GC for a delay in voting on the Special Exception Amendment Resolution until then. Chairman Sitnik responded that the GC had already met on the Special Exception Amendment and gave specific direction to our MVCC Committees to either (1) endorse, (2) not endorse or (3) refrain from comment on the Huntwood Plaza Special Exception Amendment. In addition, time was running short since Huntwood was scheduled for a Planning Commission Hearing on April 27th.

Committee discussions led to keeping the Committee's Resolution "not in favor" of supporting the Huntwood Plaza Special Exception Amendment but adding words recommending a deferral (delay) to the Planning Commission and Board of Supervisors decision process until after the Huntwood Team could engage the Belle Haven Community. Most Committee members felt that Belle Haven would be most affected the Special Exception Amendment and should have a say in the matter.

During the ensuing Resolution vote (continuing to not support the special amendment with a recommended deferral to the Board of Supervisors until after the Belle Haven Community meeting), there were 8 Transportation votes in favor and 5 opposed. For P&Z, there were 8 votes in favor and 3 opposed. Overall there were 16 votes in favor and 8 votes against. The Resolution was passed, as amended.

New Items:

Several Committee members raised the concern of narrowing lanes on the George Washington Memorial Parkway (GWMP) due to the construction of Bridge 12 on the bike path. To assure bike path safety, Parkway officials positioned "Jersey" barriers eliminating one of the southbound lanes in that area. Mount Vernon Tour Busses, as well as some motorists, have been complaining of the narrow clearances that have resulted because of the barriers. The Committee discussed this issue and came to the conclusion that a workable solution was to move the Jersey Barriers back 1.5 feet toward the bike path to allow more clearances for tour busses and automobiles. This recommendation will be passed to GWMP Chief of Staff Aaron LaRocca who was reported to be viewing the situation the following morning at Bridge 12.

Meeting Adjourned:

Without any new business, Chairman Sitnik asked for a motion to adjourn. A motion was initiated and quickly seconded. Chairman Sitnik thanked P&Z for attending tonight's meeting. He also thanked all presenters and joint Committee members for sharing their thoughts, viewpoints, interest and concerns to MVCCA related items. The joint Transportation and Planning & Zoning meeting concluded at 8:52 PM.

Future Transportation Committee Meetings:

The next Transportation Committee Meeting will take place on May 2, 2022. Until further notice, all meetings will be held remotely. Subsequent meetings are scheduled for Jun 6, Jul 11, Aug 29 (this is our Sep meeting), Oct 3, Nov 7 and Dec 5.



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

See attached: [Huntwood Plaza Presentation to MVCCA Committees \(4-4-22\) \(A1039554\).pdf](#)

Fairfax Federation

Minutes not available.

Updates can be found on the Federations website (www.fairfaxfederation.org).

SFDC

Our first Mural Project is complete, at 8121 Richmond Hwy!
There will be more to come.
Stay tuned for our June Summer Picnic!

Special Committee on Stormwater Management

MVCCA SPECIAL COMMITTEE ON STORMWATER (MSCS) Meeting Minutes March 15, 2022

MSCS team members representing Westgrove, Mount Vee Manor, Wellington, Stratford Landing, Tauxemont, Williamsburg Manor, and Hollin Hall Village communities attended.

The meeting's agenda included the following items:

- Activity since the February 15 MSCS meeting
- Existing Problem Site Review, including
 - Responses to MSCS questions from Supervisor Storck's office
 - MSCS analysis of County's Department of Public Works and Environmental Services (DPWES) responses to Problem Site List (PSL)
- Governing Documents Review
- Homeowner Stormwater Education

MSCS ACTIVITIES BETWEEN FEBRUARY 15 AND MARCH 15, 2022

- MVCCA General Council unanimously passed two resolutions developed by MSCS; they are:
 - Request to State legislators and VDOT Management to include sufficient funding to upgrade inadequate and unfunded infrastructure in the Mount Vernon District. This resolution was sent to State legislators and VDOT management.

- Request to Board of Supervisors to allocate Stormwater Tax revenues to correct problems attributable to stormwater in Mount Vernon District, including (1) direct assistance to homeowners to defray costs of problem resolution, or (2) direct County action to address the problem.

- County DPWES responded to the MSCS PSL with its own analysis on February 22. The list was distributed to team members for their review. The results of the review are discussed in Existing Problem Site Review below.
- As a result of the MSCS February 15 meeting with DPWES and VDOT, questions were developed and submitted to Supervisor Storck's office to gauge his and the Board's position on stormwater issues. The questions and responses are discussed below.
- The Board of Supervisor's declaration of March 13 to 18 as "Flood Awareness Week" was received on March 14.

Existing Problem Site Review

Team discussion focused on two elements of the problem site reviews, as follows:

Supervisor Storck's office responses to MSCS questions

After the February 15 MSCS meeting with County and VDOT, questions below were directed to Supervisor Storck's office to discover his position on solving stormwater issues; enlist his support to encourage county staff involvement in problem sites visits; encourage an update to the Little Hunting Creek Watershed Plan; and nail down a date for County staff's delivery of the County-wide flood risk reduction plan.

The responses received were prepared by County staff, and largely reflected, as noted in one of the County's responses, information provided by County staff at the MSCS February 15 meeting. (Please refer to February 15 meeting minutes for clearer understanding of those discussions.) The responses did not provide the Supervisor's position on any of the questions raised. MSCS questions and staff responses follow.

"Is the BoS serious about remedying SW issues in the County? As evidenced by the SW portion of a July 26, 2000, report on Infill, serious problems were identified with the SW management at that time. Now, some 20 years have past and the MSCS has identified SW problems of the same or similar nature. And SW flooding is more common occurrence with the increases in impervious surfaces and a largely non-existent infrastructure improvement program for older established neighborhoods. Is the BoS willing

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

to address the problem and help homeowners experiencing damage to their property ?”

“From the staff perspective, we have already taken action to reduce flood risk within the County through our maintenance, outreach, and CIP projects, although we acknowledge there remains much work to be done. Our DPWES Stormwater business area proposed an increase in funding for flood risk reduction CIP projects in our FY23 budget, and we continue our robust floodplain modeling efforts. Resilient Fairfax, though still in development, includes draft recommendations and strategies to further reduce flood risk and enhance resiliency to flood impacts. Additionally, staff in multiple departments facilitated by DPWES are working to develop a draft Countywide flood risk reduction strategic plan that we intend to present to the Board of Supervisors in the summer. With Board direction, having the Countywide flood plan will enable us to right-size our combination of development regulations, infrastructure projects, and property owner programs to achieve the Board's desired level of flood risk reduction.”

“A primary goal of the MSCS is to remedy SW problems. Through outreach to MVCCA member organization, over 100 homeowners reported SW issue on their property. We have formally requested County, VDOT, and NVS&WCD staff join with MSCS to visit each of those sites to determine the nature of the problem and develop remedies. Our invitation to team up has not been accepted by the DPWES and NVS&WCD. As these offices are the subject matter experts in most SW matters, their participation is needed. What can you do to help us get these offices involved? ”

“MVCCA shared their list of problem sites with DPWES. Of the 122 sites, staff had already visited more than 32% of them in April and approximately 31% of those sites were already in our flooding service request database. However, approximately 90% of those sites are in areas without County infrastructure and without a County stormwater easement. The County prioritizes flood problem areas where County infrastructure is failing and/or storm water is leaving County easements, and we address the highest priority areas first. Thus, a site visit to all 122 locations would not be an effective use of County resources, would pull staff away from addressing higher priority areas on a countywide basis, and would detract from our countywide strategic flood planning efforts. The DPWES Director has already relayed our justification for declining this request to the MVCCA stormwater committee directly. Our maintenance staff continue to respond to individual flood complaints, and we encourage anyone experiencing flooding to utilize our service request form to report it directly to DPWES so our

investigators can interact directly with the affected property owners.”

“The Little Hunting Creek watershed plan was published nearly 20 years ago. Given growth and increased density in the watershed in the past two decades, the plan is in need of an update. This is particularly important with planning underway to renovate/renew the Paul Spring Branch of Little Hunting Creek, and the cost of the project.”

“Our older watershed plans, while informative and a valuable reference point in time, are generally out of date as our channels continue to evolve and respond to increased runoff and changed climate. However, DPWES has developed and implemented a robust system of annually monitoring stream integrity and prioritizing areas for interventions based on need, and building on the knowledge we have gained from studying our stream systems over time. This data-informed process enables a more agile approach that better reflects changing conditions and improved assessment methods. Updating the individual watershed plans would be time and cost intensive, and may not be the most effective use of County resources given the current rate of changes. As we plan individual restoration and infrastructure projects to address highest priority needs based on our data, however, DPWES will continue engaging with the community in the development of our projects.”

“When will the BoS develop standards defining what an acceptable level of SW caused flooding is. Although criteria governing the quality of SW that can flow into the Bay, there does not appear to criteria for the quantity of SW, e.g how quantity is managed, how quantity flow can be reduced, etc.”

“As mentioned above, DPWES staff are currently facilitating an interdepartmental effort to develop a framework for a Countywide flood risk reduction plan. The first part of that planning effort will be suggesting acceptable levels of service to establish our goals for flood risk reduction in Fairfax County. With that target defined, staff can then collaborate with stakeholders to identify the combination of strategies (development regulations, infrastructure projects, and property-owner assistance programs) necessary to achieve acceptable levels of flood risk. Staff are developing initial level of service recommendations now, and currently intend to present them to the Board in the summer along with suggested plans for how to inclusively and equitably engage the community as the plan is further developed.”

MSCS will follow up with the Supervisor to obtain his position. MSCS will also follow up with County staff to discover how they

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

intend to engage with the community on developing the flood risk reduction plan, and other areas dealing with stormwater and flooding at the homeowner level. The MSCS team agreed that MVCCA should have a seat at the table, as a co-equal stakeholder, during plan development before it is submitted to the Board of Supervisors.

DPWES Response to Problem Site List and MSCS analysis

The Director-DPWES provided his office's assessment of the PSL on February 22. He stated the assessments intent was to help MSCS understand if there is any type of stormwater infrastructure on or near a property (VDOT, County, or Private); whether County easements may exist; and if there is a contributing drainage area to the property (small, medium, or large), and provided the following specific criteria for discerning County's responsibility for the listed problem site:

- Is there County storm drainage infrastructure?
- Is there a County stormwater easement?
- Is there a State storm drainage infrastructure?
- What is the flow accumulation path? This is qualitative assessment of the drainage area size upstream of site
- Is there a potential sump area? Based on surface topography, area is in a depression likely to pond water
- Is there a record in the County database of a flooding or drainage complaint at this site?
- Information provided by staff is based on County GIS data; this data is for informational purposes only and may contain errors or discrepancies.

Based on these criteria, the County staff's assessment was:

- Of the 122 problem sites listed, staff had already visited nearly 42 - approximately 32%.
- Approximately 31% of those sites were already in the County's problem reporting/flooding service request database
- Approximately 90% of those sites are in areas without County infrastructure and without a County stormwater easement.
- Flood problem areas have priority where County infrastructure is failing and/or storm water is leaving County easements, and we address the highest priority areas first.

Staff concluded 122 site visits would not be an effective use of County resources; would pull staff away from addressing higher priority areas on a countywide basis; and would detract from its countywide strategic flood planning efforts now underway.

The staff's analysis was sent to committee members, and comments were received concerning the assessment's criteria and general approach as well as comment on specific sites on

the PSL. The comments received will form the basis for follow-on communication and discussion with the DPWES.

The committee discussed future steps. A comments was made on the usefulness of pursuing specific action on the PSL sites given the State and County's reluctance to visit the sites or offer any solutions. The suggestion was that the committee focus on infrastructure issues instead of individual homeowner problem sites. Another point was made that the county and state can most effectively be encouraged to fix infrastructure. The developers want to avoid ownership of their responsibility for increasing runoff pointing to inadequate infrastructure and push the resolution cost to taxpayers. The County has meager ability/enthusiasm to affect increased runoff due to development/homeowner improvements, even if they follow through on their plans to tighten up regulations. Enforcement will always be a problem; that leaves individual homeowners' only recourse to fix problems themselves or sue their neighbors. The co-chair suggested that generating the PSL and the MVCCA resolutions support both individual homeowner claims and infrastructure improvement activities, and suggested that we not give up on the homeowners claims, and continue to pursue both tracks.

Also discussed was the use of public outreach to strengthen the push for action. Specific actions in this area will be discussed at future meetings.

Governing Documents Review

A brief overview of the County's Public Facilities Manual(PFM) was presented. Committee member Gary Drane agreed to do an in-depth review of the PFM regarding stormwater issues. Bill Bock agreed to the same for the Chesapeake Bay Act. It was suggested that the VDOT Drainage Manual and the DPWES Storm Drainage System documents be reviewed for applicability to MSCS efforts.

Homeowner Stormwater Education

Discussion on development of a Homeowner Stormwater Guide was tabled due to time constraints, and will be pursued at later date.

Mount Vernon District Environmental Expo

The committee was briefed on the Environmental Expo, sponsored by Supervisor Storck, to be held on Saturday, April 23, 2022 from 10 a.m. – 2 p.m. at Fort Hunt Park, in partnership with the National Park Service and Clean Fairfax.

MSCS will have a table at the expo to engage citizens and provide information on the stormwater issues in our community. It was suggested that a petition be developed to

Committee Resolutions

Environment & Recreation

PROPOSED MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) E&R 2022-3 RESOLUTION IN SUPPORT OF APPROPRIATE STUDIES AND PLANNING BEFORE APPROVING DATA CENTERS

1. **WHEREAS**, Prince William County is considering plans that would allow for the construction of multiple data centers for a total of up to 27 million square feet, which equates to approximately 2700 Megawatts (MW), on 2133 acres within Prince William's watershed of the Occoquan near Haymarket,
2. **WHEREAS**, some of the largest data centers require more than 100 MW of power capacity, which is enough to power around 80,000 U.S. households,
3. **WHEREAS**, the proposed project may contribute to shortages in water and potentially impact the quality of the Occoquan Reservoir's water,
4. **WHEREAS**, a Wall Street Journal article reports that a midsize data center uses roughly as much water as 100 acres of almond trees or three average hospitals and more than two 18 hole golf courses,
5. **WHEREAS**, the US Department of the Interior and the Superintendent of the Manassas National Battlefield Park have cited significant adverse impacts of this proposed data center to the National Park which is partially located in Fairfax County,
6. **WHEREAS**, the Mount Vernon Council of Citizens' Association (MVCCA) recognizes that the Occoquan Reservoir is a vital water supply for 800,000 residents of Northern Virginia and decisions that negatively affect the Occoquan Reservoir will impact a critical water supply to residents of Fairfax County;
7. **WHEREAS**, there are opportunities for onsite power generations well as capturing and recycling rainwater to reduce the impact of data centers on air and water quality and on communities, and
- A. **WHEREAS**, the expected impacts of data centers on the Occoquan Watershed and the significant consumption of water and power calls for studies, planning and standards to accommodate the needs of energy and water for the siting of data centers and neither Fairfax County nor Prince William County currently have plans to accommodate data centers as recommended by Fairfax Water, Fairfax County's Department of Planning and Development, the Sully District Council and Western Fairfax County Citizens Association, and the Great Falls Group of the Sierra Club.

- B. **THEREFORE, BE IT RESOLVED** that the MVCCA asks that both Fairfax and Prince William Counties conduct appropriate land use, environmental and cultural impact studies, and adopt policies to address data centers, prior to approval, and
- C. **THEREFORE, BE IT RESOLVED** that the MVCCA urges the Prince William County Board of Supervisors to postpone approval of the data center proposed near Haymarket or other data centers until appropriate studies and due diligence has been completed, and comprehensive County plans have been adopted to address impacts, and to accommodate all energy, water and other resource needs of proposed data centers and the other needs of the County.

END: PROPOSED RESOLUTION E&R-2022-03

----- Committee Resolutions -----

Resolution requiring MVCCA GC ratification.



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

Supervisor Dan Storck
Commissioner Walter Clarke

April 15, 2022

Ref: Huntwood Plaza SEA 84-V-035-03

The MVCCA has been working with the owners of Huntwood Plaza and their land use attorney for some time now with multiple meetings and presentations. We simply cannot support it.

The intersections in and around Huntwood Plaza were rated Level of Service “F” in 2018 and 2020 and the backups have continued to worsen.

We have requested that the Director of FCDOT and his staff come to our General Council meeting to talk to us about how and when the traffic mitigation plans of these intersections can take place.

We also request that you consider deferring the decision until traffic mitigation efforts can be put into place.

Regards,

Katherine Ward

Katherine Ward
Cochair
MVCCA

Attached: MOUNT VERNON COUNCIL OF CITIZENS’ ASSOCIATIONS (MVCCA)
RESOLUTION (PZ & TRAN) 2022-01 HUNTWOOD PLAZA 5863 RICHMOND HIGHWAY
SEA 84-V-035-03

----- Committee Resolutions -----

Resolution requiring MVCCA GC ratification.

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS RESOLUTION (MVCCA-PZ & TRAN) 2022-01 HUNTWOOD PLAZA 5863 RICHMOND HIGHWAY SEA 84-V-035-03

WHEREAS, the owners and attorney for Huntwood Plaza 5863 Richmond Highway have come before the Mount Vernon Citizen's Associations (MVCCA) Planning and Zoning, and the Transportation Committees and the General Council multiple times over the past several years to present their proposed "Special Exception Amendment" for the subject property, and;

WHEREAS, the MVCCA strongly supports the revitalization and Embark Comprehensive Plan for a "Main Street" concept for the Richmond Highway Corridor, and;

WHEREAS, the MVCCA recognizes and appreciates the owner's modification of their original concept:

- By removing a drive-in restaurant from their proposal that resolved the major traffic concerns associated with that concept, and;
- Agreeing to environmental improvements, including, the building a green building, storm water runoff controls, and removal of invasive species, and;
- The owner promise to do all he can to satisfy the desire for a sit-down restaurant, and;
- The owner stated that he has no intentions of building this building if he cannot secure a restaurant tenant; and
- Agreeing that if the SEA is approved and the building is built, he will honor a pledge made to the MVCCA to work with the County and neighbors to try to mitigate the traffic issue, and;

WHEREAS, the MVCCA has continued to comment on our concerns regarding the true intent of this SEA and requested the owner secure either a Letter of Intent or a signed Lease for a quality, sit-down restaurant tenant, the owner has consistently stated he cannot secure a lease from a sit-down restaurant until the SEA is approved, and;

WHEREAS, the MVCCA is concerned that granting the request for a SEA without a leased tenant opens the possibility that another use will be forthcoming once said SEA is granted, and;

WHEREAS, the neighboring communities and the MVCCA are concerned that the increased traffic (even though it is below the threshold of requiring a formal traffic study and is predicted be less than a 1.5% increase) impact will be detrimental to the citizens in this area, motorists in general, and the Gateway into the Fairfax County and the Mount Vernon District, and;

WHEREAS, the Richmond Highway Traffic Study of 2018 and 2020 conducted by Cambridge Systematics on behalf of FCDOT identified this area as Level of Service F, and the congestion continues to worsen and;

WHEREAS, the 2020 Richmond Highway Traffic Study for North Gateway, which identified traffic improvements, was approved by the MVCCA and the Fairfax County Board of

----- Committee Resolutions -----

Resolution requiring MVCCA GC ratification.

Supervisors (BOS), has yet to be implemented. While this study is tied to the whole of the North Gateway redevelopment it does have portions that can be mitigated now at the Ft Hunt Rd/Richmond Highway and Huntington Ave/ Richmond Highway intersections on the Huntwood Plaza side of Richmond Highway.

THEREFORE, BE IT RESOLVED, the Mount Vernon Council of Citizens' Associations (MVCCA) does not support the SEA request for Huntwood Plaza, 5863 Richmond Highway moving forward until traffic mitigation for the Huntwood Plaza side of Richmond Highway at Ft Hunt Rd/Richmond Highway and Huntington Ave/Richmond Highway, as recommended in the Richmond Highway Traffic Study dated Aug 28, 2020, are implemented, and;

THEREFORE, BE IT FURTHER RESOLVED, the MVCCA recommends that the Planning Commission and the Board of Supervisors (BOS) do not approve this request for SEA, and;

THEREFORE, BE IT FINALLY RESOLVED, the Planning Commission should encourage the BOS to immediately move to implement the planned Gateway Transportation improvements for the Huntwood Plaza side of Richmond Highway for Ft Hunt/Richmond Highway and Huntington Ave/Richmond Highway.

Approved on April 12, 2022, by the MVCCA Board per instructions from our General Council

**Approved on April 12, 2022, by the MVCCA Board
per instructions from our General Council**

----- 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 March 31, 2022

	<u>March</u>	<u>Total July 1 to March 31</u>	<u>2021-2022 Annual Budget</u>	<u>Budget Variance To spend or Favorable (Unfavorable)</u>
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 4,320	\$ 3,016	
Money Market Interest	0	1	2	
Total Cash Receipts	0	4,321	3,018	\$ 1,303
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	340	250	(90)
Insurance Premium	-	762	930	168
Outreach/Town Hall Meets	-	-	250	250
"Record" Production	160	1,200	1,240	40
Web Site	97	1,461	1,400	(61)
Total Cash Disbursements	257	3,762	4,070	308
Net Budget - Receipts in Excess(less than) Disbursements:	(257)	558	(1,052)	\$ 1,610

Other Sources/Changes in Cash:

Cash at Beginning of Period	9,020	8,205	8,205	
Total Cash at End of Period	\$ 8,763	\$ 8,763	\$ 7,153	

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

Burke & Herbert - Checking	\$ 2,602			
Burke & Herbert - Money Market	6,161			
Total Cash	\$ 8,763			

Respectfully Submitted,
William J Kane, Treasurer
April 1, 2022

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, April 27, 2022, 7:00 p.m.
Virtual

AGENDA

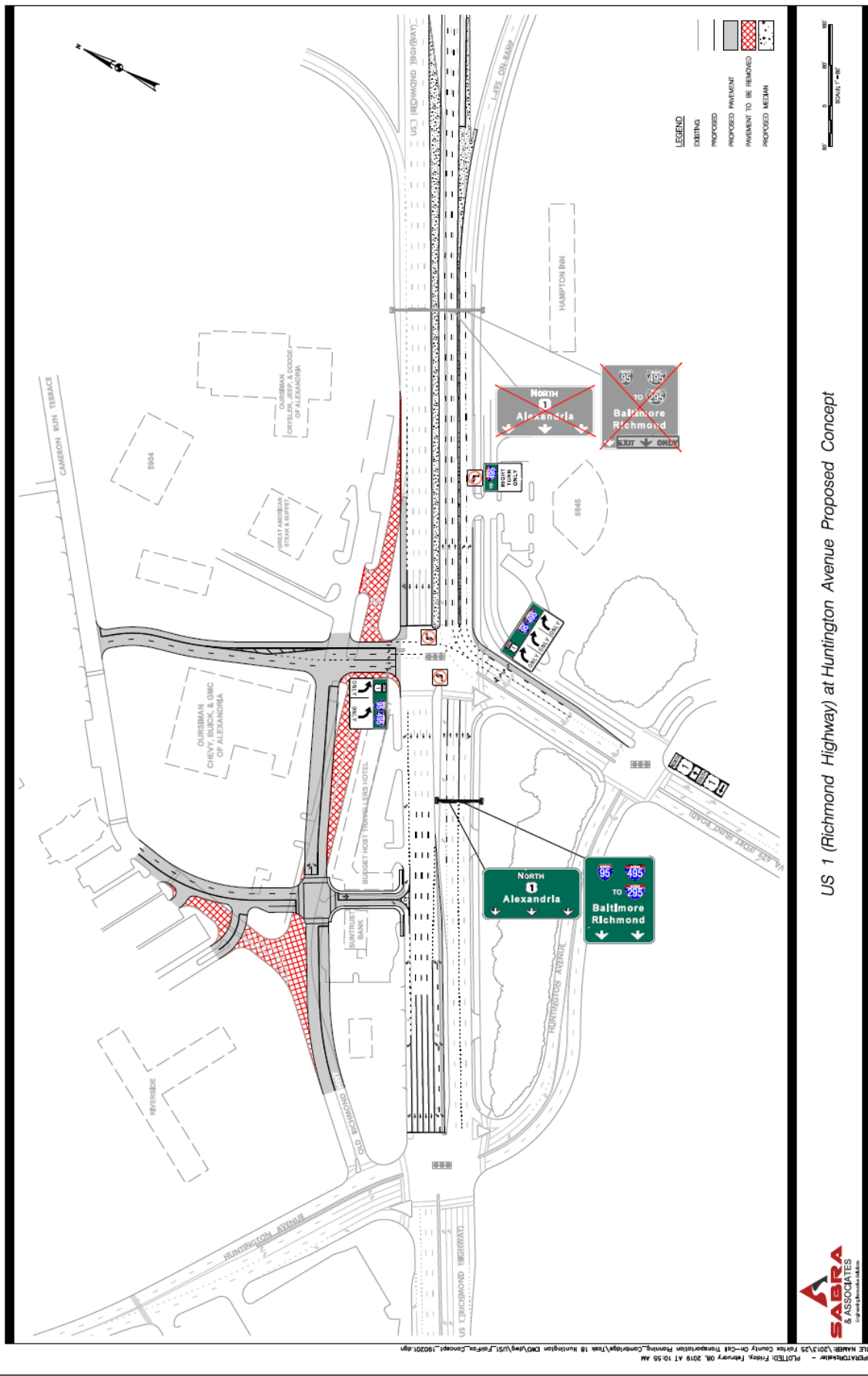
- Call to Order
- Minutes Approved
- Committee Reports
- Treasurer Report
- Co-chairs report
- Resolutions
- Elected Officials Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—April 27, 7:00 p.m., Virtual
MVCCA Board—May 10, 7:00 p.m., Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	5/4	7:30	Virtual	Hosek
E&R	5/4	7:00	Virtual	Morgan
PL/Z	5/2	7:00	Virtual	Walzl
PS	5/3	7:00	Virtual	Zaragoza
TRAN	5/2	7:00	Virtual	Sitnik
MSCS	TBD		Virtual	Milanowski

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



US 1 (Richmond Highway) at Huntington Avenue Proposed Concept

Approved traffic flow modifications to improve flow of traffic and ease congestion at intersection of Ft Hunt/RH, and Huntington/RH.

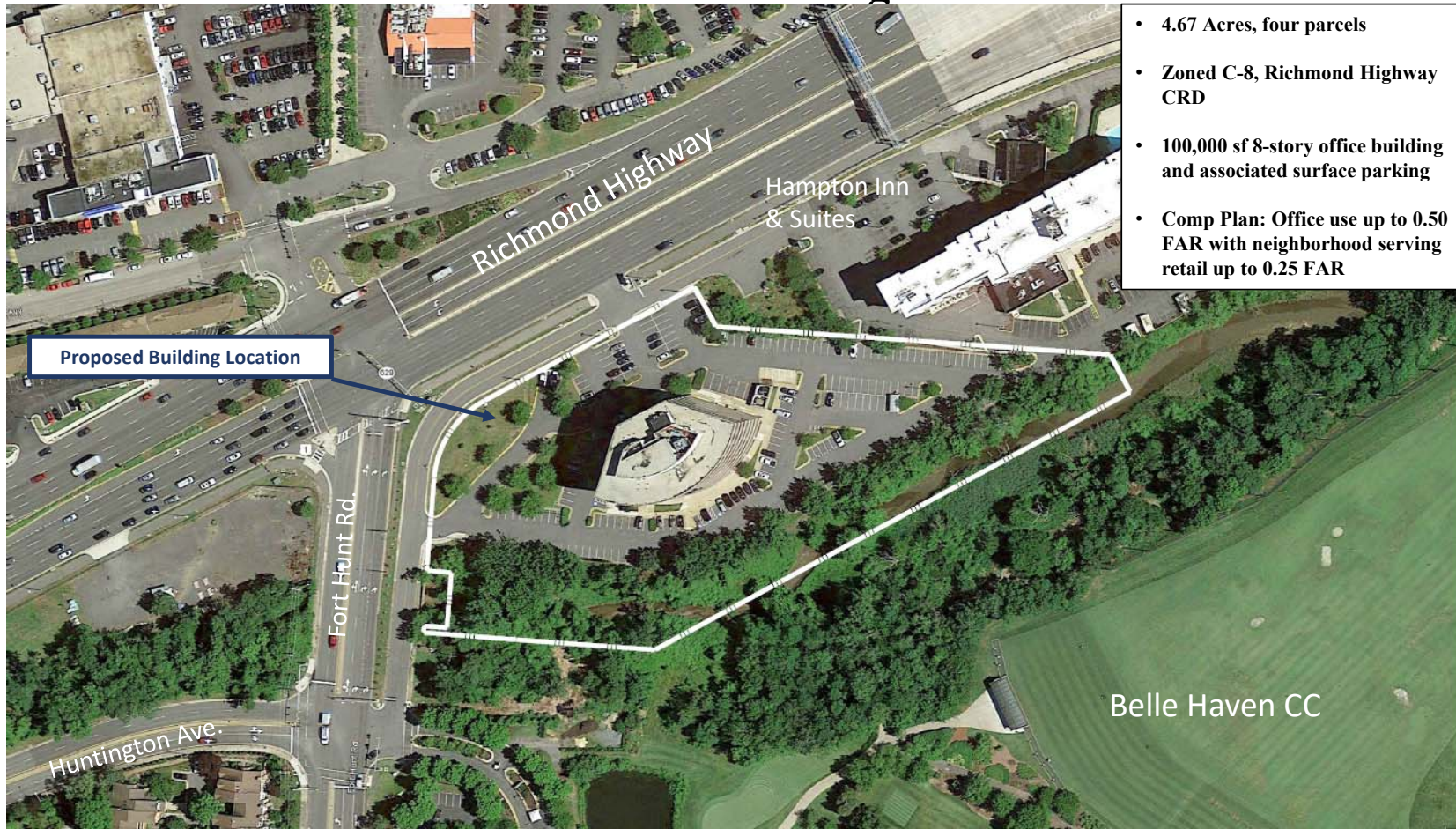
Huntwood Plaza

5863 Richmond Highway

Presentation to the MVCCA Transportation
and Planning & Zoning Committees

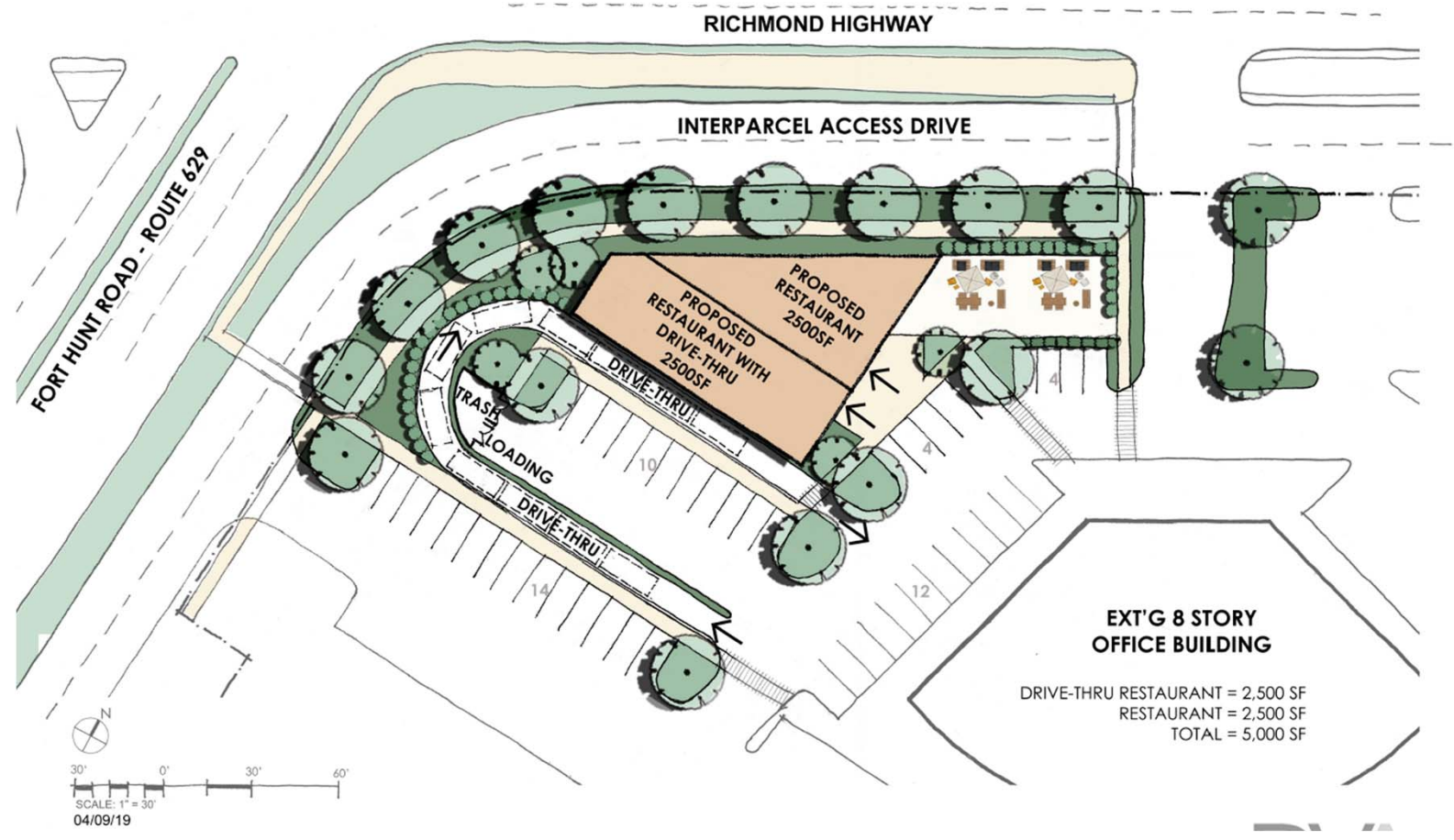
April 4, 2022

Huntwood Plaza – Existing Conditions

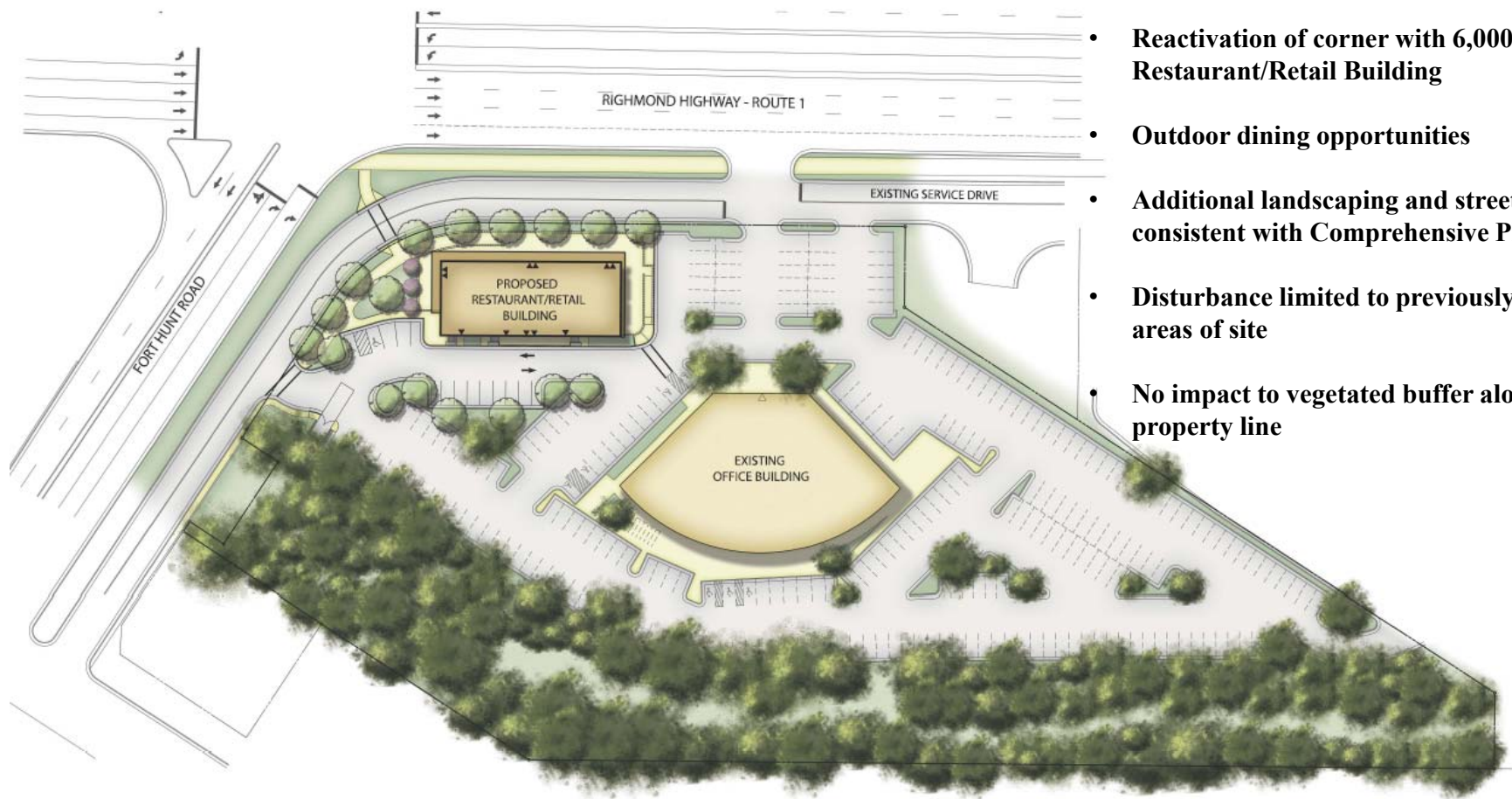


- 4.67 Acres, four parcels
- Zoned C-8, Richmond Highway CRD
- 100,000 sf 8-story office building and associated surface parking
- Comp Plan: Office use up to 0.50 FAR with neighborhood serving retail up to 0.25 FAR

2019 Concept Plan

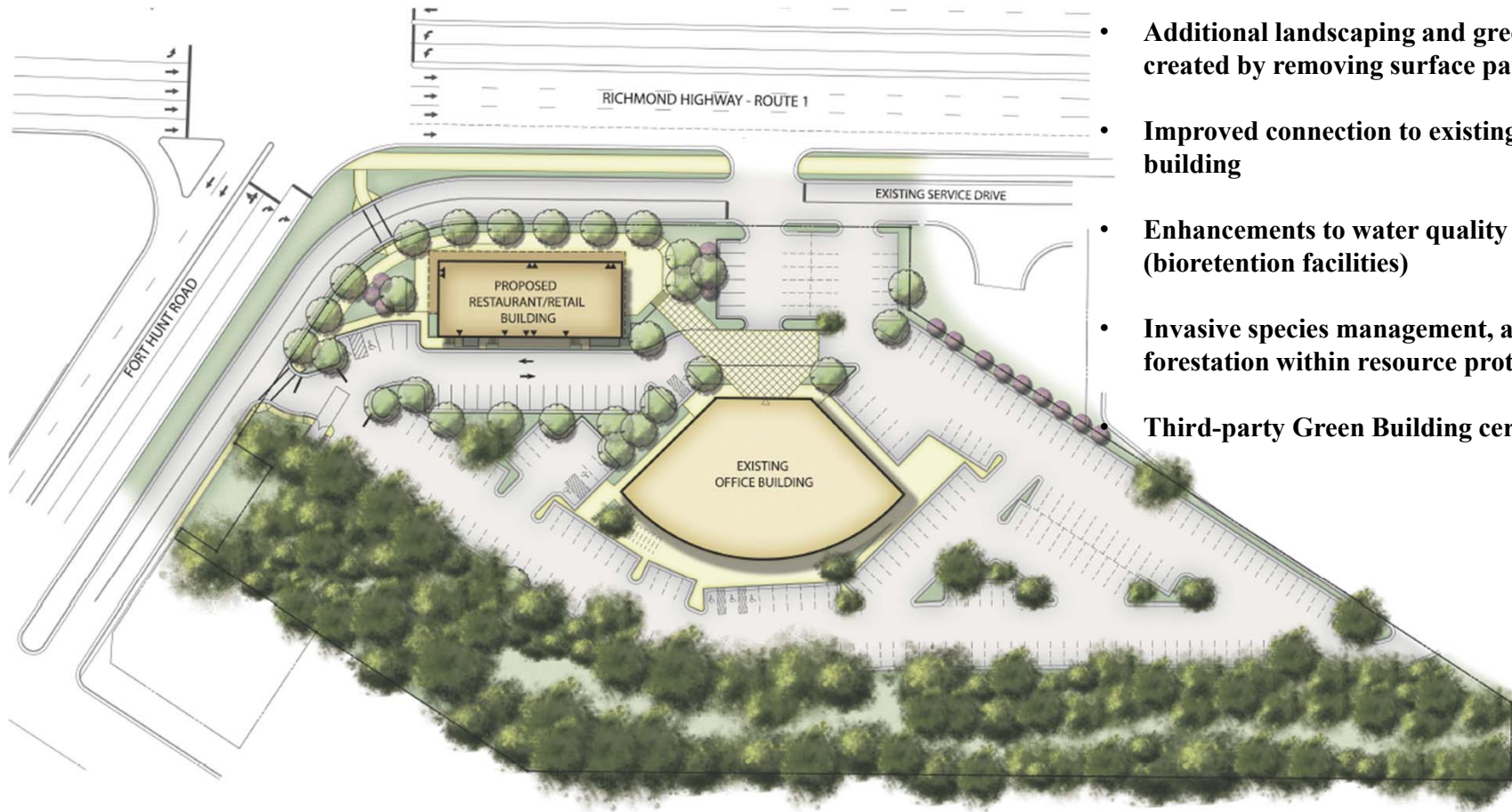


Initial Submission - 2021



- **Reactivation of corner with 6,000 sf Restaurant/Retail Building**
- **Outdoor dining opportunities**
- **Additional landscaping and streetscape consistent with Comprehensive Plan**
- **Disturbance limited to previously developed areas of site**
- **No impact to vegetated buffer along southern property line**

Proposed Redevelopment – Current



- Additional landscaping and green space created by removing surface parking
- Improved connection to existing office building
- Enhancements to water quality measures (bioretention facilities)
- Invasive species management, and re-forestation within resource protection area
- Third-party Green Building certification

Transportation

- Significantly less traffic compared to initial drive-through proposal

INITIAL PROPOSAL - 2019	Daily AM Peak Hour	Daily PM Peak Hour	Daily Total
2,500 sf Fast Food with drive-through	100	82	1,177
2,500 sf Fast Food without drive-through	65	71	866
Previously Proposed Uses	165	153	2,043
CURRENT PROPOSAL – 2022	Daily AM Peak Hour	Daily PM Peak Hour	Daily Total
6,000 sf High Turnover Sit Down Restaurant	60	59	673
<u>Difference in Trips (Current – Previous)</u>	<u>-105</u>	<u>-94</u>	<u>-1,370</u>

Transportation

- Trip generation does not meet threshold for a traffic study
 - 673 new daily vehicle trips with 60 in morning and 59 in evening peak hours (50% inbound and 50% outbound)
 - VDOT requires a study for projects adding 5,000 daily trips
 - Fairfax County DOT requires a study when adding 2,500 daily trips
- Low impact on nearby intersections
 - Richmond Highway and Fort Hunt Road – 0.6% and 0.5% of overall traffic (AM/PM)
 - Fort Hunt Road and Huntington Avenue – 1.5% and 1.0% of overall traffic (AM/PM)
 - Nominal increases in traffic that do not trigger the need for a VDOT Traffic Impact Analysis or Operational Analysis

Updates Since February 2022

- Application resubmitted in March
- Commitment to third-party Green Building certification (Earthcraft Light Commercial)
- Invasive species management in vegetated buffer along southern property line
- Replanting/reforestation of Resource Protection Area to enhance vegetation and improve water quality
- Secured Letter of Intent from one prospective restaurant
 - Considerable interest from other users, but all require SEA approvals in advance
- Met with Belle Haven CC, meeting with Belle Haven Citizens' Association 4/12
- Met with Mt. Vernon – Lee Chamber of Commerce Economic Development Committee
- Planning Commission hearing scheduled for April 27th - Board of Supervisors May 10th

Questions and Discussion