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Mount Vernon  
Council  
of Citizens'  
Associations

# Record

Volume LV, No. 9, October 2022

## FROM THE CO-CHAIRS

1. Would you like a cochair or our membership chair to join your community association to talk about the history, accomplishments and goals of MVCCA? Or do you have friends in communities that have not yet joined MVCCA and can encourage them to invite us to come chat?
2. Designating Historic Trees in your community or persona yard. Read the info on how to do this in this RECORD.
3. A discussion about joining the smart scale coalition will be hosted by our Transportation Chair. This relates to improvements to the Mount Vernon bike trail from Waynewood to Old Town Alexandria.
4. General Council meeting dates for Nov and Dec will be Nov 16th and Dec 14th due to the holidays.

## MVCCA BOARD

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## MVCCA General Council Meeting Minutes

### MVCCA General Council Meeting Minutes September 28, 2022

Call to order at 7:05 pm by Co-Chair Ward.

Attending: Belle Haven Terrace CA; Belle View Condominium; Hollin Hills CA; Collingwood Springs; Collingwood on the Potomac; Holland Ct; Hollin Hall; Huntington CA; Montebello; Mount Vernon CA; New Gum Springs; Wellington CA; Wessynton; Williamsburg Manor North.

Guests: Supervisor Rodney Lusk; Supervisor Dan Storck; Nick Rinehart, Peyton Smith, and Cassidy Donaghy, Supervisor Storck's Office.

Minutes of the July GC meeting approved unanimously.

#### Committee Reports:

- EDU: as published.
- E&R: as published.
- P&Z: as published.
- Guest speaker Franconia District Supervisor Lusk reported that the new Community Center Workforce Innovation Skills Hub (WISH) will open at the ribbon cutting on October 8. The center will be available for all citizens in the area and while the students in the technical training programs have priority others may take classes and use the facilities.
- Public Safety: no meeting; next meeting is Oct 4th
- Transportation: as published; next meeting will be joint with PZ on Oct 3rd.
- Stormwater: no meeting; County has now released the new Stormwater Detention Policy; The meeting will be Sept 29, 2022.
- Fairfax Federation: the new website is now live;
- SFDC: more murals will soon be started on the Richmond Hwy corridor. A new business is interested in the former Safeway site;

The Treasurer's Report was accepted unanimously.

Resolutions:

- Coal Tar Seepage from the City of Alexandria: approved unanimously as published.
- Living Shoreline, Ratified unanimously as published (sent in by the MVCCA Board).

Supervisor’s Report:

- The county complained to VDOT about allowing driveways in the turn lane on Ft Hunt Rd at Belle View Blvd (Evergreen Homes), and was told “it’s approved “.
- IDI is delaying the dissolving of the Huntington Club Condo Association until 2023, due to the process in obtaining a TIF.
- The BOS is not supportive of requiring undergrounding of utilities (on Richmond Highway) at this time.
- The County staff has sent a letter to PW County opposing a proposed Data Center near the Occoquan Reservoir. Storck has asked the BOS Chair to reach out to them.
- Ray’s Mobile Home Park has been sold for \$24 million to a Wall Street Company that owns similar Parks. There is a 60 day Notice of Sale before closing. County is trying to figure out how to buy it along with the community members.
- Supervisor Storck suggests we reach out to our State Reps for assistance on Living Shoreline Legislation, because the county can't do anything.
- The chair of the stormwater committee asked why the county has not responded to our letter seeking help. Supervisor Storck apologized for the slowness of a response but that one would be quickly forth coming.

Meeting adjourned at 9:50 pm.

## 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

### MVCCA Education Meeting – October 3, 2022

Our meeting was held at Mount Vernon High School for the Superintendent Listening tour.

It was the 17th of 26 events. The Superintendent told the attendees to let her know the challenges and the good things about the Mount Vernon High School pyramid.

Topics discussed:

1. Parents pointed out that the ranking sites for the county schools are not justified. All students are in pursuit of academic excellence and Mount Vernon High School is their shot at a better life. There needs to be more support for our pyramid.
2. Our pyramid strengths include diversity, and a sense of community. However, there is disparity between the schools – we need to create parity. Examples: After School activities or lack there of and no after school buses. PTA supports field trips, spelling bees and afterschool STEM activities. If there is no PTA, these things don't happen.
3. We need more resources. Many parents do not have access and the number of students at a school can impact the class choices available. Ticket prices can be prohibitive as well as having new team uniforms and swag. We need to bring the positive message to the schools and also support those students not going on to college.
4. Diversity is necessary. We need to have more sports leagues and build access to sports for all. We also need feeder programs at the Elementary and Middle school levels for those kids who can not play on traveling teams.
5. Whitman is an attendance island and no students live near it. That is hard to get parents involved when they can't get to the school.
6. Disparity in facilities and sports. We need more professional development available on this side of the county for our faculty and staff. Curriculum and pacing guide - we need to master foundational skills.
7. One parent said their child doesn't feel safe with all the behavior issues of some of the other students.
8. A teacher at Riverside said she was very proud to work here. Region 3 is responsible for the STEAM curriculum. The STEAM office has distanced itself from these teachers and the leaders in the county who wrote the curriculum are now having to write grants. No support from that office.
9. Community involvement with sports – we are missing some sports because we do not have the feeder population to field a team and also the enrollment numbers

Meeting adjourned at 9:10 pm.

## Environment & Recreation

### E&R Meeting, October 5, 2022

This meeting was chaired by Larry Zaragosa in the absence of Christopher Morgan the committee chair.

- Roll Call
- Guest speaker: Lynne Strobel and others to discuss 6001 Richmond Highway - redevelopment of the Brookside Motel.

An information presentation to the E&R was provided by Lynne and her team. At this stage there is only one approval and that is from the US Army Corps of Engineers for work in the water, which includes removal of a concrete wall to contain the flow of water and providing native plantings.

The project will remove an existing hotel and construct a 7-story structure, which has 2 levels of parking and 5 levels of apartments. The top 5 levels would be a wood structure. Part of the project is located within the flood plain, but the project would create more pervious surface and improve stormwater runoff, which should be an improvement over by-right redevelopment.

Many specifics on the project still need to be determined. Multiple reviews and approvals will be needed for this project to move forward. Given that this project will likely require at least 6 months for review, we asked that the project team come back to brief the E&R as progress is made.

- For November we plan to have a representative from the Parks Authority to discuss the rules for groups at parks.

The meeting adjourned at 8:20 pm.

## Planning & Zoning

See meeting minutes under Transportation Committee.

## Public Safety

The committee met via Zoom at 7 p.m. on October 4. In addition to the Chairman (Huntington Community Association) and two MVCCA Co-Chairs, Public Safety committee attendees were: Mason Hill Citizen's Association, Mount Vernon Civic Association, Potomac Valley-River Bend Civic Association,

Stratford Landing Citizens Association, Wellington Civic Association, and Williamsburg Manor North Citizens Association.

The guest speaker was Fairfax County Police Department Community Liaison Katie Watts.

Watts gave an overview of staffing levels. Countywide the department is down by approximately 200 officers, not including academy recruits. The Mount Vernon District Station has 90 total officers which includes patrol, supervisors, school resource officers, and crime prevention/community outreach.

The district has been without a parking enforcement officer. A parking enforcement officer is currently in academy and is expected to start in a few weeks.

The department has implemented a new patrol schedule. The evening shift has been eliminated. The day shift runs from 6 a.m. – 6:30 p.m. and the midnight shift runs from 6:30 p.m. – 6 a.m. There is a minimum staffing requirement of 11 officers for each shift.

Under the patrol schedule, officers are assigned to either an "A" patrol or "B" patrol. On a given week, "A" patrol officers work five days and have two days off while the "B" patrol officers work two days and have five days off that week. The following week, they reverse that schedule and alternate back-and-forth between the two. As a result, each officer works five days one week and has five days off the following week.

During the period covering April 1 through September 25, the station received 27,568 calls. Of those, 16,023 were service calls, 6,137 were criminal, and 5,408 were traffic calls.

Watts gave a tally of year-to date crime incidents: Theft from a motor vehicle (309); theft of motor vehicle parts (177); motor vehicle theft (160); robbery (91); burglary (72); sex offenses (33). There have been 7 homicides in the district this year.

Watts noted that robbery is up by 50% countywide and that the most common vehicle parts stolen are Honda Accord/Civic airbags and Toyota Prius catalytic converters. In response to a question, Watts noted that incidents on the I-495 beltway are handled by state police and not included in the district crime stats.

The station (2511 Parkers Lane) is hosting two upcoming events:

- Trunk or Treat - Wednesday, Oct. 26, 5:30 p.m. – 7:30 p.m.
- Community Advisory Committee - Thursday, Nov. 10, 7 p.m.

The committee then moved to discussion of a proposed resolution regarding large soccer tournaments at Collingwood

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Park (see resolution) which had been passed by the E&R committee. Katherine Ward recounted an incident in August involving a large soccer tournament that devolved into a brawl. After some discussion it was decided to broaden language of the resolution to apply to any large gathering and not just soccer tournaments.

The resolution passed unanimously.

A committee member spoke to make the committee aware that the new [DC3 bus route](#) runs along the old 11Y route from Mount Vernon to Farragut Square and Potomac Park in D.C.

The next committee meeting will take place Tuesday, November 1 at 7 p.m. via Zoom.

## JOINT Planning & Zoning Transportation

MVCCA Transportation Committee Minutes  
Held jointly with MVCCA Planning & Zoning (PZ)

October 03, 2022

The Mount Vernon Council of Citizens' Association (MVCCA) Transportation Committee met at 7:00 p.m. on October 03, 2022 in a virtual gathering hosted on Zoom. Participating in the meeting were; Jolene King, IDI (Lead Presenter Huntington Club Development team), Evgenia Dmitrieva, IDI; Mark Looney, Cooley; Jeff Kreps, VIKA; Andrew Dybalski; Jefferson Apartment Group (JAG); Greg Van Wie, JAG; Jon Adler, Dream Finders Homes; Michael Kalaris, Dream Finders Homes; Lynne J. Strobel, Walsh, Colucci, Lubeley & Walsh, P.C. (2550 & 2560 Huntington Avenue presenter); Stephen Bannister, Managing Partner, Capital Investment Advisors, LLC; Captain Jonathan Hofflinger, Commander, West District, United States Park Police (USPP); Pete Sitnik, MVCCA Transportation Committee Chair & Attendance-Taker for tonight's meeting; John Bioty, MVCCA Transportation Committee Note-Taker for tonight's meeting; Bindu Mathur, MVCCA Planning & Zoning Chair & note taker; Jason Zaragoza, MVCCA Public Safety Committee Chair; Ellen Young, MVCCA Southeast Fairfax Development Corp.; Bill Kane, MVCCA Treasurer; Katherine Ward and Lynn Pascoe, MVCCA Co-Chairs.

Planning & Zoning Committee representatives from the following MVCCA Associations were in attendance: Montebello Condominiums; Mount Zephyr Citizens Association; Spring Bank; Stratford Landing CA; New Gum Springs CA; Mt. Vee Manor Civic Association; Riverwood HOA; Huntington Club, A

Condominium Unit Owners' Association, Inc.; Williamsburg Manor North; Wellington CA; Collingwood Springs CA; CA of Hollin Hills; Mount Zephyr Citizens Association; Tauxemont CA; Huntington CA; Jefferson Community; Riverside Estates Civic Association; and Holland Court Property Owner's Association.

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle Haven Citizens' Association; Belle View Condominium Unit Owners' Association; Civic Association of Hollin Hills; Collingwood Springs Citizens' Association; Holland Court Property Owners' Association; Holland Hall Village Citizens Association; Huntington Club, A Condominium Unit Owners' Association, Inc.; Huntington Community Association; Mason Hill Citizens' Association; Montebello Condominiums Unit Owners' Association; Mount Vee Manor HOA; Mount Vernon Manor Citizen's Association; Mount Zephyr Community Association; New Gum Springs Civic Association; Riverside Gardens Civic Association; Riverwood Homeowners Association; Spring Bank Community Association; Stratford Landing Citizens' Association; Sulgrave Manor Civic Association; Waynewood Citizens Association; Wellington Civic Association; and Westgrove Citizens Association.

Total attendance, including several other interested individuals, was 61.

Bindu Mathur, MVCCA PZ Committee Chairman, thanked Chairman Sitnik for his work in organizing the event and called the meeting to order. She announced that there would be two presentations tonight. The first presentation would be an update on the Huntington Club Project Final Development Plan (FDP) and the second would be a rezoning request on two other parcels located at 2550 and 2560 Huntington Avenue. She also noted that the parcels at 2550 and 2560 Huntington Avenue are separate and apart from the Huntington Club Project.

### PRESENTATIONS:

#### Huntington Club Project Final Development Plan (FDP):

Chairman Mathur introduced the Vice President of the Hunting Club Association who, in turn, introduced Mr. Mark Looney LLP, Land Use Attorney/agent for the Huntington Club.

Mr. Looney stated that The Huntington Club Condominium Association (HCCA) initiated this project over a decade ago to redevelop 19 acres adjacent to Huntington Metro Station. The stated vision is a premier transit-oriented mixed-use community in conformance with the Comprehensive Plan and the goals of the County's Economic Success Plan. The Rezoning Application RZ/CDP 2018-MV-005 was approved in December 2021 and provided a phased development over the next ten years resulting in up to 1,760 residential units (including up to 150 units of independent living units), nearing 45,000 square

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feet of secondary ground-floor use, and up to 231,000 square feet of office uses. Also included is space for up to 84,000 square feet of hotel uses and up to 120,000 square feet of assisted living/memory care facility space. The FDP defines the development of Phase 1 as per the approved rezoning application, and will develop up to 200 residential stacked townhouses, up to 305 multifamily dwelling units, and up to 20,000 square feet of secondary ground-floor use. Phase 1 plays a critical role as a place-maker and builds the essential infrastructure that will serve the next two phases of development.

To view the Huntington Club Phase 1 Development plan pdf, use the this link: <https://mvcca.org/docs/HuntingtonClub-phase1-development-plan.pdf>

**Discussion:** Several questions were asked by members regarding The Huntington Club's Final Development Plan. One PZ Committee member inquired about vehicle parking. Huntington Club indicated that there is a parking garage for retail sales. Another PZ Committee member asked why were there delays in the plan moving forward; why does it appear that timing is so critical now? Huntington Club noted that delays were unwelcomed but necessary to deal with current condominium termination agreements. Residents would have to be displaced since the new development includes replacement of these condominiums. Huntington Club stated that the FDP is on the 10 yard line right now and approval by the Fairfax County Board of Directors is planned for early November. Another PZ Committee member voiced his displeasure over the grade change from the height of the development to the lower portion, especially regarding driveways. Huntington Club stated that the 8 to 10 feet of grade change was necessary to fit the architectural design. Huntington Club said it would be hard to make changes to the design at this late stage. Huntington Club believed that residents, as well as others, would be happy with the final design. Another member asked if current condominium residents would be offered short-term rentals/leases to accommodate delays in the process. Huntington Club stated that 1 to 6 month short-term rentals/leases would be offered. Transportation Committee Chair Pete Sitnik asked if a traffic analysis would be required to ensure safe travels in and around the development. Huntington Club indicated that a traffic analysis was done to support the maximum number of planned occupants and nothing has changed beyond that.

PZ Chair Mathur thanked Huntington Club for their presentation then took a vote from the membership whether to support, or not support, Huntington Club's FDP. The resulting Vote was unanimous in supporting Huntington Club's FDP to the Fairfax County Board of Directors (BOD) with no dissenting votes.

### **Huntington Avenue #2550 and #2560 Rezoning Update:**

Chairman Mathur then introduced Attorney Lynn Strobel, Walsh, Colucci, Lubeley & Walsh, P.C. who presented an update on Huntington Avenue Parcels #2550 and #2560.

Ms. Strobel indicated that her presentation was an update to the Committees on the two properties. She said that the two properties have 2 sets of applications that involve three (3) separate parcels. Applications would be handled concurrently but it was early in the game for doing so.

Ms. Strobel stated that #2550 was rezoned in 2012 for multi-use but its 1.25 acre parcel has not been developed yet. #2560, on the other hand, contains two multi-family buildings on Huntington Avenue. One building will replace an aging office building constructed in 1976, and the second building will replace approved, but unconstructed, office development structure. Both buildings will include amenities and quality site design such as a plaza at the intersection of Huntington Avenue and Metro View Parkway. First floor retail and a Community Center are proposed. The residential development will address Fairfax County's need for housing in proximity to the Huntington Metro Station.

**Discussion:** Several committee members stated that they liked the design of the Park/Plaza but asked who funds the Community Center? Ms. Strobel stated that funding would fall under the purview of the Fairfax Community Services. When asked about traffic flow and vehicle/pedestrian safety, Ms. Strobel indicated that neither property required a Transportation Study however there was a parking reduction request for both buildings. One member voiced disappointment that there was a planned Community Center; he had hoped that area would be for commercial/retail space. Another member asked about parking for retail? Ms. Strobel indicated that retail area parking would be in the form of a parking garage.

2560 Huntington Avenue's Request to be placed on the Agenda is attached to the end of this Record.

Chairman Mathur thanked Attorney Lynn Strobel for her well-received presentation. In turn, Ms. Strobel said she would keep the Committees updated on progress and changes to plans.

### **New Items:**

**George Washington Trail Funding Initiative** - Transportation Chairman Sitnik stated that he had received information on an initiative to try to obtain funding to improve the George Washington Trail (used for biking and hiking along the Mount Vernon area). Chairman Sitnik reported there's an effort to build a coalition in support of Smart Scale funding to repair the

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Mount Vernon Trail south of Old Town. Most of the trail, he claimed, is in poor condition (with the exception of the new bridge 12!) and that George Washington Memorial Parkway (GWMP) Superintendent Charles Cuvelier recommended Smart Scale funding when contacted by Virginia Senator Scott Surovell's office in this regard.

Chairman Sitnik noted that Coalition organizations that will sign on to the effort, include Friends of Mount Vernon Trail, Capital Trails Coalition, Washington Area Bicycling Association (WABA), and the Coalition for Smarter Growth, East Coast Greenway, and Fairfax Alliance for Better Biking (FABB). He also said that he was contacted by Jeff Gauger, Vice President of FABB, asking if MVCCA would be willing to join the initiative.

The initiative to start the process of joining the Coalition was put to a vote and, with the exception of one member, passed wholeheartedly. MVCCA Co-Chair, Katherine Ward added that formal approval, however, would have to come from the MVCCA General Council before such sanctioned endorsement could be issued.

### **Belle View and Belle Haven Intersections on the George Washington Memorial Parkway:**

A Transportation Committee member raised the issue of safety at the Belle Haven and Belle View Intersections with the GWMP. He referenced a recent meeting between Congressman Don Beyer and the National Park Service (NPS) where vehicular safety issues were emphasized. He said the NPS Engineering needed to fix those problems and do it quickly before there was a loss of life at Belle Haven or Belle View.

Chairman Sitnik agreed with the seriousness at those locations but added that NPS Engineering Studies were being conducted to correct right-of-way protocols at those locations. Discussions, he stated, are expected to commence once engineering studies are completed.

### **Meeting Adjourned:**

Without new business, Chairman Mathur asked for a motion to adjourn. A motion was presented and quickly seconded. Both Chairman Mathur and Chairman Sitnik thanked all presenters and joint Committee members for sharing their thoughts, interest and concerns to MVCCA related items. The joint MVCCA Transportation and Public Safety meeting concluded at 8:42 PM.

### **Future Transportation Committee Meetings:**

The next Transportation Committee Meeting will take place on Nov 7, 2022 (Currently scheduled to be a Joint Meeting with Planning & Zoning. Topic: Parking Reimagined). Until further

notice, all meetings will be held remotely. The last MVCCA Transportation meeting for this year is scheduled for Dec 5.

## Fairfax Federation

On September 22, 2022, the Fairfax County Federation of Citizens Associations approved a Letter on the Building of Data Centers in the Prince William Rural Crescent to formally cite that it supports the HOA Roundtable of Prince William County's opposition to the Prince William County proposal to expand the permissible areas for the data center and industrial uses allowing intensified nonresidential development in proximity to the Manassas National Battlefield Park, on land currently in agricultural and low density uses.

Additionally, during the September 2022 Membership Meeting:

- Site-Specific Plan Amendment (SSPA) process – Briefing on Fairfax County land-use planning process to submit proposals (called “nominations”) to amend the Comprehensive Plan for individual sites was discussed
- Bill Barfield received the Citizen of the Year Award for 2022
- New website improvements reviewed - <https://www.fairfaxfederation.org>

Next Board Meeting, October 21, 2022 @ 7:30 PM

Next Membership Meeting, October 28, 2022 @ 7:30 PM

## SFDC

Fairfax County has released a proposed Plan Amendment regarding affordable housing. The report can be accessed at this link: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/affordable-housing-preservation>. There is a link for comments as well, and all comments are due by October 29.

## Special Committee on Stormwater Management

### MVCCA SPECIAL COMMITTEE ON STORMWATER (MSCS) Meeting Minutes September 29, 2022

Attendees included MSCS team members representing Westgrove, Mount Vee Manor, Stratford Landing, Tauxemont, Wellington, and Hollin Hall Village.

The meeting's agenda included the following items:

- Activity since previous meeting
- Stormwater (SW) related activities discussed at the Infill Task Force meeting
- Review of MSCS Accomplishments
- Fairfax County Actions regarding SW Management
- Governing Documents Review - Zoning Ordinance

#### **MSCS ACTIVITIES SINCE LAST MEETING**

MSCS members met with VDOT representatives on July 9. The site visits began at Cedar Dale Lane in Wellington, moved on to Wingfield Place in Hollin Hall Village, and ended on Cherry Valley Lane In Riverside Estates. MSCS's original request included a visit to Middlebury Drive in Westgrove, but VDOT stated their engineers had reviewed that site and found no instance of SW related problems within their area of responsibility. Nevertheless the problems at the site remain, and the MSCS will pursue identification of the responsible party.

- On Cedar Dale, the existing drainage ditch had not been maintained, and in large storms, was unable to hold and convey SW. This resulted in flooding of properties along Cedar Dale. After the meeting was scheduled, but prior to the meeting, VDOT crews restored the drainage ditch in front of 3 existing & 1 new infill homes, but did not complete the work in front of the remaining 2 homes adjacent to the ditch. These properties had driveways to the street, but no pipes to convey stormwater under the driveways. To complete the work would require demolition of the existing driveway where it met the street, placement of a pipe and, repaving the driveway part adjacent to the road. The owners of these properties did not want to take action now, but elected to defer a decision until the effect of the upstream ditch on their property could be determined.
- On Wingfield Place, during large storms, SW flowed down Fairfax Road, jumped the curb and flowed into and

surrounded the home. VDOT reps committed to investigating and solving the SW run-over issue.

- On Cherry Valley Lane, VDOT stated the problem was caused by outfall from a neighbor's property. However, during the visit, a neighbor came out and told us that VDOT had scheduled repair of a storm drain; the storm drain was adjacent to the point where the flooding occurred. VDOT was unable to state that the repair would solve the problem and did not know when the work would be accomplished. We agreed to defer further discussion until the result of the storm drain repair on the problem could be assessed.

#### **INFILL TASK FORCE (ITF) MEETING - SW ISSUES DISCUSSION**

The ITF's charter is to look at how infill development processes and outcomes could be improved. During deliberations, SW management at infill sites has become a prominent issue. At a Spring 2022 meeting, County staff was asked to suggest changes to policy for better management of SW at infill sites. At its June 2022 meeting, County staff offered six areas where County ordinances/regulations/best management practices could be changed to deal with the universally recognized SW especially at infill sites. Staff suggestions are:

- Enhance site inspections
- Require as-built surveys
- Track impervious cover over time to determine cumulative land disturbance
- Remove single family home exemption
- Add mitigation requirements; focus on sheet flow and overland relief
- Enhance coordination with VDOT

The exact nature of the proposed changes will be explored at future ITF meetings and reported back to the MSCS.

#### **REVIEW OF MSCS ACTIVITIES TO DATE**

As MSCS approached its 18 month anniversary, a brief review of its activities was conducted to introduce any needed course corrections or look at additional areas on which to focus. During its tenure, the committee has pursued the following activities:

- Developed a Problem Site List based on surveys on MVCCA member organizations
- Conducted site visits with consultants to a select number of reported problem sites
- Received VDOT/County/NVS&WCD responsibilities brief/response to consultant's findings

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- Requested joint VDOT/County/NVS&WCD visits to problems sites
- Requested/analyzed County's SW problem reporting system data, noting over 100 complaints in the system from Mount Vernon District
- Submitted formal comments to County's draft Tech Bulletin, "Localized Flooding Mitigation Policy for Infill Lot Development"
- Prepared/submitted MVCCA resolutions on SW to State/County decision makers:
  - County - SW Tax reallocation to remedy residents SW problems
  - State - VDOT budget increase to fix "outdated" & "inadequate" SW infrastructure
- Received NVS&WCD briefing on resident's "self-help" for SW problems
- Reviewed County ordinances/rules/guidelines governing SW
  - Stormwater Management Ordinance (Jan 22)
  - Chesapeake Bay Preservation Ordinance (Feb 2022)
  - Public Facilities Manual (Mar/May 2022)
- Briefed MVCCA P&Z and E&R committees on MSCS activities

## **FAIRFAX COUNTY ACTIONS - SW MANAGEMENT**

Over the last 5 months, the County produced 3 documents pertaining directly to SW management issues:

1. Memorandum from County Executive to Board of Supervisors (BoS), titled "County Flood Mitigation Update", dated May 10, 2022
2. Memorandum from County Executive to BoS, titled "County Flood Mitigation Levels of Service", dated July 19, 2022,
3. Land Development Services Technical Bulletin, titled "Localized Flooding Mitigation Policy for Residential Infill Development - Detention Requirements", dated August 5, 2022

In the May 10, 2022, memorandum (No.1 above) DPWES updated the BoS on its flood mitigation activities/efforts since it briefed the BoS in 2019. Since then, DPWES moved forward on:

- Individual residential and neighborhood scale projects
- Implemented the BoS policy change to allow SW Tax funds to augment projects in the VDOT right-of-way

- Encourage SW management practices above regulatory requirements on properties upstream of known drainage issues

The memo also stated DPWES had formed an Interdepartmental Working Group to develop flood mitigation policy options, including reducing flood risks in already developed and new development. The Group's goal is to develop a comprehensive county-wide flood risk reduction plan to assist residents living in flood-prone communities; consider changes to the flood mitigation project selection/prioritization process; and revisions to Zoning and SW ordinances to incentivize flood risk reduction.

The July 19, 2022, memorandum (No.2 above) presented and sought BoS direction on the staff's proposed changes to the current flood risk reduction levels of service (LoS) developed in 1997. The process in place now focuses on structures damaged by overwhelmed County infrastructures/easements. The new (proposed) process envisions a proactive risk-base approach to project selection that considers frequency, degree of flooding, and equity considerations, regardless of proximity to existing county infrastructure. More specifically, under the updated LoS, the County would:

- Implement measures to mitigate existing structure damage risk during 100-year storm
- Implement, secondary to structural flooding, projects to safely convey yard or road flooding to minimize risk to life and damage to property
- Strengthen and rigorously apply requirement to safely convey 100-year storm to prevent increased flooding risk to downstream structures
- Use state-of-industry data so design flows computations and 100-year storm flood levels take climate change impacts into account

In the case of existing flooding, DPWES identified three processes to meet the proposed levels of service:

- Evaluate instances of structural flooding against LoS criteria and prioritize the projects
- Evaluate instances of yard flooding and prioritize those cases posing a danger to life and safety, and then assess and assign level of risk.
- Identify properties at future risk of flooding by developing a map flood-prone properties and neighborhoods and engage with them through a pilot "community engagement framework"

In the case new and redevelopment construction, LDS will look for opportunities to enhance current regulation/design criteria



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and evaluate the cost/benefit and efficacy of the possible changes.

MSCS will request a briefing from DPWES and LDS to further explore the intent and the details of how this will be put into effect.

The August 5, 2022, Technical Bulletin (No.3 above) published County recommendations to the development community about on-site SW detention at infill sites. It suggests improvements the development community can make, but is advisory in nature, having no effect in ordinance or regulation.

## **GOVERNING DOCUMENTS REVIEW - ZONING ORDINANCE**

MSCS is reviewing governing documents governing stormwater management, i.e. ordinances/regulations/best practices. The purpose is to identify areas requiring improvement and strengthen protections for property owners and neighboring properties.

MSC review of the County Zoning Ordinance(ZO) found it does not contain many references to SW, except in three specific cases: Site Plans, Minor Site Plans, and the requirement for a SW Management Plan. These ZO references discuss what to include in those documents, but do not directly impose limitations on SW. Instead the ZO references/defers to other governing documents, including the SW Management and Chesapeake Bay Protection Ordinances and the Public Facilities Manual. What is notable regarding the Site Plan requirement is the discretion afforded to the Director, LDS regarding the SW requirements in formal site plan submissions. The committee prefers that the site plan elements be required and not subject to discretion. We will also seek information as to the number and content of the elements waived by Director, LDS.

## **Next Meeting**

MSCS will invite DPWES and LDS reps to our next meeting to review the County's efforts contained in their May 5 and Jul 19, 2022 memorandums. The next committee meeting date is TBD.

## **How to Designate Trees as Historic So They are Preserved**

In 2007, the Board of Supervisors adopted the Heritage Specimen Memorial and Street Tree ordinance (Chapter 120, Code of Fairfax County, Virginia) in order to conserve trees that the community considers significant and worthy of long-term protection. The ordinance can be used to protect individual trees that property owners voluntarily agree to safeguard. Four categories of trees can be considered: specimen, heritage, memorial, and street trees. As defined by Virginia State law, *specimen* trees are those that are notable in their size and quality for their species. *Heritage* trees have historical or cultural interest. *Memorial* trees can be designated to commemorate a person, group or life event. *Street* trees are those that have been planted by the county within public right-of-way. The Board of Supervisors determines if nominated trees are designated for preservation through a public hearing process and official vote.

### **Tree Preservation Ordinance Request Form**

Name of Requester  
Address  
Telephone  
Email  
Street Address of the tree  
Description of the tree's location  
Type of tree  
Trunk circumference (4'6" from the ground)  
Height of Tree (if known)  
Age of Tree (if known)  
Type of Tree Protection Specimen Heritage Memorial Street  
\*Requestors must provide information that supports this request, such as photos, plaques, newspaper articles, or any information that might help evaluate this request.  
Name of Owner  
Signature Signifying Consent of Designation  
Pursuant to County Code § 120-3-1(b)(5), I/we certify that a copy of this Evaluation Request Form has been provided to the owner(s) of the property on whose land trees are proposed for potential designation.  
Signature of Requestor  
Date

Submit requests to the Urban Forest Management Division, 12055 Government Center Pkwy, Fairfax, VA 22035, or via email at [treemail@fairfaxcounty.gov](mailto:treemail@fairfaxcounty.gov)

APPENDIX N. - Heritage, Specimen, Memorial, and Street Trees Ordinances. | Code of Ordinances | Fairfax County, VA | Municode Library

The county has an Urban Forester of the Day (UFOD) on-call every day. They can be reached by emailing [treemail@fairfaxcounty.gov](mailto:treemail@fairfaxcounty.gov) or dialing the main number 703-324-1770

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

## PROPOSED MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) JOINT RESOLUTION Environment & Recreation/Public Safety Committees E&R/PS 2022-01

### MVCCA SAFETY CONCERNS IN COLLINGWOOD PARK RESOLUTION

**Whereas;** Collingwood Park is a small community park not a large county recreation facility;

**Whereas;** Collingwood Park has only one portable toilet;

**Whereas;** Collingwood Park has only forty-four parking spaces (2 of which are designated handicap parking) and they need to be available for users of the tennis court, pickle ball court and tot lot as well as users of the soccer fields;

**Whereas;** Private homes border Collingwood Park is on the south side, on the north side the Park is on Chadwick Ave, which is posted no parking, and on the east side the Park borders National Park Service Road West Boulevard Drive, which is also posted no parking;

**Whereas;** Permits for alcohol and food and tournaments/game play must be applied for and a permit granted;

**Whereas;** Large groups of adult soccer players from DC, Maryland and Virginia have shown up over the years early on Sunday mornings with alcohol, food, and large numbers of spectators;

**Whereas;** The players and spectators routinely used the treed areas along the park as a bathroom;

**Whereas;** In mid-August, a large group showed up again for a tournament, again with alcohol, food and a large number of spectators, and a major fight occurred which force people to flee into private fenced yards and resulted in the police being deployed; and

**Whereas;** the neighbors whose homes along the park called 911 and officers were dispatched to break up the fight and remove the large crowd from the park.

**Therefore be it resolved:** The Park Authority should never permit large soccer tournaments/games, any other type of large athletic tournaments/games or large social events in Collingwood Park as it is too small with very limited services;

**Therefore be it resolved:** The Park Authority should routinely have their staff or volunteer monitors show up at Collingwood Park on the weekends, especially Sundays to ensure that the posted county policies/rules are being followed.

**END PROPOSED RESOLUTION: E&R/PS-2022-01**

## PROPOSED LETTER IN SUPPORT OF HUNTINGTON CLUB IDI DEVELOPMENT MVCCA PLANNING & ZONING COMMITTEE LTR-P&Z-2022-02

Chairman Jeffrey C. McKay  
Supervisor Dan Storck  
Planning Commissioner Walter Clark

Dear Chairman McKay, Supervisor Storck and Commissioner Clarke,

Ref: Huntington Club Redevelopment – Final Development Plan for Phase 1

The MVCCA has supported the redevelopment of the Huntington Club Condominiums since its planning began. Phase 1 is now ready for adoption. We have reviewed the design and asked the hard questions. We are satisfied that the proposed plan is worthy of approval by the planning commission in November.

We believe this phase will ensure that phases 2 and 3 will also come to fruition in the future creating a complex of mixed uses worthy of the Huntington Metro area.

**END PROPOSED LETTER: LTR-P&Z-2022-02**

# ----- Treasurers Report -----

## Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Periods Ending September 30, 2022

	September	Total July 1 to September 30	2022-2023 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<b>Cash Receipts (including deposits in-transit):</b>				
Dues - Current Members	\$ 550	\$ 3,645	\$ 4,370	
Money Market Interest	0	0	2	
<b>Total Cash Receipts</b>	<b>550</b>	<b>3,645</b>	<b>4,372</b>	<b>\$ (727)</b>
<b>Cash Disbursements (including outstanding checks):</b>				
Administrative	-	226	385	159
Insurance Premium	-	-	687	687
Outreach/Town Hall Meets	-	-	250	250
"Record" Production	100	210	1,400	1,190
Web Site	-	109	2,425	2,316
<b>Total Cash Disbursements</b>	<b>100</b>	<b>545</b>	<b>5,147</b>	<b>4,602</b>
<b>Net Budget - Receipts in Excess(less than) Disbursements:</b>	<b>450</b>	<b>3,100</b>	<b>(775)</b>	<b>\$ 3,875</b>

**Other Sources/Changes in Cash:**

Cash at Beginning of Period	10,663	8,012	8,012	
<b>Total Cash at End of Period</b>	<b>\$ 11,113</b>	<b>\$ 11,113</b>	<b>\$ 7,237</b>	

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

Burke & Herbert - Checking	\$ 4,952			
Burke & Herbert - Money Market	6,161			
<b>Total Cash</b>	<b>\$ 11,113</b>			

Respectfully Submitted,  
William J Kane, Treasurer  
October 4, 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, October 26, 2022, 7:00 p.m.**  
**Virtual**

**AGENDA**

- Call to order
- 7:15 p.m. Guest speaker: County Planning Staff -  
Ref SSSPC process
- Minutes Approved
- Committee Reports
- Treasurer Report
- Co-chairs Report
- Resolutions
- Members Time
- Adjourn

### COMMITTEE CALENDAR

**MVCCA Council—October 26, 7:00 p.m., Virtual**  
**MVCCA Board—November 15, 7:00 p.m., Virtual**

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	11/2	7:30	Virtual	Hosek
E&R	11/2	7:00	Virtual	Morgan
PL/Z*	11/7	7:00	Virtual	Mathur
PS	11/1	7:00	Virtual	Zaragoza
TRAN*	11/7	7:00	Virtual	Sitnik
MSCS	TBD	7:00	Virtual	Milanowski

*\*Joint PL/Z and TRAN meeting*

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

# 2560 Huntington Avenue's Request to be placed on the Agenda

## Request to Be Placed on the Agenda

To be placed on a Mount Vernon Council committee agenda, please provide the information below, as pertinent, and email this form and supporting documents to the chair of the appropriate committee. Visit the Council's Board of Directors web page ([www.mvcca.org/board.html](http://www.mvcca.org/board.html)) for the current contact information, including email addresses.

Committee:  Transportation  Planning & Zoning  Environment & Recreation  
 Public Safety  Consumer Affairs  Health & Human Services  
 Education  Budget & Finance (County)  Affordable & Workforce Housing

- 1) The application number (RZ, SEA, PCA, etc.) [RZ-2022-MV-0015, PCA-2011-MV-031/FDPA-2011-MV-031](#)  
The name of the staff coordinator: [Zachary Fountain](#)
- 2) The street address of the property, including city and ZIP code. If several parcels are being consolidated, send the address of a central parcel so the project can be located on a map:  
[RZ-2022-MV-0015-2560 Huntington Avenue, Alexandria, VA 22303 and PCA-2011-MV-031/FDPA-2011-MV-031-Vacant](#)
- 3) The tax map reference number(s):  
[83-1 \(\(1\)\) 33 and 83-1 \(\(1\)\) 34E and 34F](#)
- 4) The name(s) of the presenters and their relationship (attorney, owner, designer, etc.):  
[Lynne J. Strobel, Attorney](#)
- 5) The specific request of the application (for example rezoning from R-2 to PDH-5 with a net density of 4.7 DU/AC or fill 123 cubic yards in a floodplain or permit the use of gas station with mini-mart):  
[Rezoning from the I-5 to PRM District to permit a single multi-family residential building with up to 225 dwelling units and structured parking on approximately 2.11 acres. PCA/FDPA to replace approved, but unconstructed, office with a single multi-family residential building with up to 200 dwelling units and structured parking on approximately 1.25 acres.](#)
- 6) A one-paragraph summary of the project describing the scope of the project, why the project is desirable, the product proposed, product pricing, and anything else deemed important to understanding the project. *This paragraph will be the basis for the descriptive text in the agenda:*  
[The Applicant proposes two multi-family buildings on Huntington Avenue in applications that will be processed concurrently. One building will replace an aging office building constructed in 1976, and the second building will replace approved, but unconstructed, office development. Both buildings will include amenities and quality site design such as a plaza at the intersection of Huntington Avenue and Metroview Parkway. First floor retail and a community center are proposed. The residential development will address Fairfax County's need for housing and is in proximity to the Huntington Metro Station.](#)
- 7)  The Statement of Justification in electronic form is attached
- 8)  The most current site plan or development plan (digital) is attached
- 9)  A copy of the staff report is attached or  
Staff report link: [N/A](#)
- 10)  A copy of the proffers statement is attached. [N/A](#)
- 11) Planning Commission date: [03/30/2023](#)  
Board of Supervisors date:

12) **Modifications Proffer\***  NO  YES [N/A](#)  Will also explain/discuss at committee meeting

Do you agree to a development condition or proffer that if the application is approved by the Board of Supervisors or the Board of Zoning Appeals, from that day forward every request for a change will be sent by the developer to the Mount Vernon District Supervisor and the District Planning Commissioner, and that the Supervisor has a minimum of two weeks to inform you whether the change is not significant and can proceed according to normal County procedures, or the change is significant and will be reviewed by persons of the Supervisor's choosing. Plan changes that are covered by this proffer include:

- \* the size, quantity, height, orientation, or exterior appearance of a building or buildings
- \* the size, orientation, or characteristics of an open space, tree save area, or recreation area
- \* the size, capacity, or design of any stormwater management facility, any increase in the amount of impervious surface, any change in drainage, or any new or increased fill or encroachment into an RPA
- \* any increase in the area included within the limits of clearing and grading, the addition of or increase in height of any retaining wall, or more than a 5% increase in soil filling
- \* any change in the infrastructure including roadways, sidewalks, lighting, utility lines, buffering / screening, or landscaping.

\* The modifications proffer does not modify or replace any regulation or county dictated process for requesting a change to approved plans. The proffer is to provide opportunity for the community to learn of plan changes before they are submitted for County approval. The Planning Commissioner and the Supervisor do not grant approval of the change; rather, they only determine whether the requested change warrants review by the community. The majority of requested changes are considered "not significant" and the Supervisor will be able to respond in a day or two and not cause any delay in the development schedule.