



Together we make a difference

Founded in 1969

Mount Vernon Council of Citizens' Associations

Record

Volume LV, No. 910, November 2022

FROM THE CO-CHAIRS

1. Have a great **Thanksgiving** holiday!
2. John Harris, one of our members, found a wonderful newsletter from the MVCA as we were called back in the day. It is dated 1955 - way before we were a 501c4. It is at the back of this RECORD - enjoy reading it.
3. Things to think about when developers and their land use attorneys join us to discuss their projects. These are the issues your committee reps need to be asking in their committee meetings.
 - A. What do you want from the MVCCA?
 - B. When do you go before the Planning Commission and the Board of Supervisors?

MVCCA BOARD

Co-Chairs	Katherine Ward	co.chair1@mvcca.org
	Lynn Pascoe	co.chair2@mvcca.org
	open	co.chair3@mvcca.org
Secretary	open	secretary@mvcca.org
Treasurer	Bill Kane	treasurer@mvcca.org
Membership	Cathy Hosek	membership@mvcca.org
Editor	Karen Keefer	editor@mvcca.org
BUDG	open	chair.bf@mvcca.org
EDUC	Cathy Hosek	chair.edu@mvcca.org
E&R	Christopher Morgan	chair.er@mvcca.org
PL/Z	Bindu Mathur	chair.pz@mvcca.org
PS	Jason Zaragoza	chair.ps@mvcca.org
TRAN	Pete Sitnik	chair.tran@mvcca.org
SFDC	Ellen Young	rep.sfdc@mvcca.org
FCFCA	Larry Green, Jr.	rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski	specialcommittee@mvcca.org

- C. Is this a comprehensive plan amendment or a rezoning or special exception etc?
- D. Have you submitted all your studies to county staff?
4. Discussion about complan language for the WAMATA redevelopment site. Cochair asking for a vote.

Tonight the Planning Commission is making a decision about whether or not to approve the WAMATA redevelopment proposal. The SSPA Task force that had 5 of your fellow MVCCA members on it approved the WAMATA plan with one exception and disagreed with one of the county staff's proposals.

1. Disagreed with the WAMATA construction of townhomes on Biscayne Rd. next to the Huntington Community.
2. Disagreed with the county staff's proposal for the construction of an elevated ramp from the WAMATA site through the mature heavily wooded nature area over to the IDI Huntington Club redevelopment.

WAMATA believes that due to the difficult topography of the site the costs incurred by WAMATA will be onerous. They are seeking support from other funding sources.

The Tysons Comprehensive Plan page 17 area 11 dated 2017 states "new strategies for funding infrastructure and amenities are critical to support transformation of Tysons into a great urban place"; allows for funding flexibility and options" ; addresses such sources as " federal, state, regional, local level and through contributions from private sector".

Discussion tonight: should MVCCA suggest to the Planning Commission and the BOS language in the comprehensive plan similar to what Tysons plan has in it?

5. The December General Council Meeting will be on December 14 due to the Christmas holiday.

MVCCA General Council Meeting Minutes

MVCCA General Council Meeting Minutes October 26, 2022

In Attendance: Belle Haven Terrace; Belle Haven CA; Belle View Condominium; Hollin Hills; Collingwood Springs; Collingwood on the Potomac; Holland Ct; Hollin Hall; Huntington CA; Mount Vernon CA; Mt Vee Manor; Mount Zephyr; New Gum Springs; Potomac Valley River Bend; Riverside Estates; Wellington Civic; Wessynton; Williamsburg Manor North.
Guests: Graham Owen, Meghan Van Dam, County DPD staff; Nick Rinehart, Supervisor Storck’s Office; Erika Christ.

Call to order by Co-Chair Pascoe at 7:01 p.m.
September minutes approved unanimously.

County DPD staff presented the new SSPA process, already under way.

Committee Reports:
Fairfax Federation: supports opposition to the proposed Prince William Data Center;
Transportation: as published, joint with P&Z;
P&Z: as published, joint;
Education: as published;
Public Safety: as published;
Stormwater: as published;
E&R: as published;
Membership: 2 members haven’t renewed yet.
Treasurer’s Report: as published, accepted unanimously.

Co-Chairs Report: discussed the Huntington Metro public hearing at the Planning Commission. Questions remain about building heights and pathway.

Supervisor’s Report (by Nick Rinehart): next year’s Tour de Mount Vernon in planning for on the GW Parkway. The Infill Task Force meeting is being rescheduled. The BOS sent a third letter to Prince William County opposing the Data Center.

Resolution from E&R and Public Safety Re: safety concerns at Collingwood Park, passed unanimously as published.

Board will send the BOS a letter in support of the Huntington Club development (previous resolutions have been sent).

Meeting adjourned at 8:40 p.m.

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 – November 2, 2022

Dorothy Keenan of GrandInvolve was our speaker.

GrandInvolve is a non profit organization that partners active older members of Fairfax County with students in Title I schools in the Fairfax County Public School system. Volunteers work with students through the teacher’s guidance, and help with reading, math and other educational supports.

GrandInvolve is currently involved with all 7 of the Title I schools in the Mount Vernon District. These schools are:

- Bucknell ES
- Hollin Meadows ES
- Lorton Station ES
- Riverside ES
- Washington Mill ES
- Woodlawn ES
- Woodley Hills ES

All of these schools are accepting volunteers again. For more information or a copy of the slide show presentation, please contact chair . edu @ mvcca.org

Our next meeting will include a discussion on the budget to prepare for our resolution. Topics will be the following:

- Creation of a 2nd governors school – perhaps with an arts/ humanities focus
- Year round school year
- Technology in the schools state guidance and look at best practices
- LCI and add on per capita amount higher need students
- Teacher work days – bring back ½ day Mondays
- Sports at middle schools – strong intramural sports

Cathy will reach out to local principals and see if there are ways we can advocate for them in our budget resolution.

Meeting adjourned at 9:10 pm.

Environment & Recreation

Meeting minutes not available.

Planning & Zoning

See meeting minutes under Transportation Committee.

Public Safety

The committee met via Zoom at 7 p.m. on November 1. In addition to the Chairman (Huntington Community Association), Public Safety committee attendees were: Mason Hill Citizen’s Association, Mount Vernon Civic Association, and Potomac Valley-River Bend Civic Association.

Also in attendance were Salem Bush and Mohamed Ali from the Fairfax County Department of Planning & Development.

Bush gave a presentation on plans to [update the county’s Public Facilities Policy Plan](#) in accordance with a Comprehensive Plan amendment passed by the Board of Supervisors in 2020. While the plan addresses all public facilities such as schools, libraries and utilities, the public safety facilities include police, fire & rescue, sheriff, courts, and animal control.

The plan gives guidance on elements such as the appropriate location of new facilities, service level standards to determine the number of new facilities needed, methods for determining specific need, and the acceptable character of the facilities.

County agencies have cited challenges including the lack of available existing building space and land, resulting in a need for more vertical development and expansion and rehabilitation of existing facilities.

Co-location is something county agencies are particularly interested in as it can efficiently group compatible agencies such as HHS, non-profits and other facilities under one roof. Bush cited the [Franconia Governmental Center and Kingstowne Regional Library Project](#) as an example. The [proposed Penn Daw Fire Station](#) with emergency and supportive housing is another example.

There is an emphasis on integrating equity into the plan in alignment with the [One Fairfax Policy](#) and Countywide Strategic Plan. Some examples include increasing the number

of satellite locations for family services so that services are closer to residents, incorporating public transportation where it’s needed most, co-locating courts with other services, and redesigning fire stations to be more gender neutral to account for the current level of women working in fire and rescue.

The department will be holding community input meetings through December. Draft language is expected to be presented to the public in February or March 2023, at which time additional community input will be sought. The review and approval process for the Planning Commission and Board of Supervisors will begin after that. Changes to area plans are not expected until late-2023 or 2024.

After the presentation, MVCA representative John Hurley elaborated further on the [DC3 bus route](#) that he mentioned last month. While it follows the former 11Y route, the DC3 bus runs more frequently and uses longer, articulated buses. He said it’s important to raise awareness and maintain ridership levels to ensure that WMATA does not reduce service. Chairman will mention at the next General Council meeting. The next committee meeting will take place Tuesday, December 6 at 7 p.m. via Zoom.

JOINT Planning & Zoning Transportation

The Mount Vernon Council of Citizens’ Association (MVCCA) Transportation Committee met jointly with MVCCA Planning & Zoning Committee (PZ) at 7:00 P.M. on November 7, 2022 in a virtual gathering hosted on Zoom. Participating in the meeting were: Michael A. Davis, Fairfax County, Land Development Services (LDS), Parking Program Manager; Austin Gastrell, Fairfax County, Planner III, Department of Planning and Development (DPD); Bree Fuller, Housing and Community Development (HCD), Fairfax County, Meghan Van Dam, Fairfax County, Housing Preservation Program, Robert (Bob) D. Brant, Associate, Walsh, Colucci, Lubeley & Walsh, P.C.; Kelly Posusney, Walsh Colucci; Kyle Price, Evergreen Investment Company; Chris Champagne, VIKA Engineering Corporation; Ben Rosner, Wetland Studies and Solutions, Inc.; Chris Garwood, Davis Carter Scott Architects; Bob Pikora, Fairfax County Department of Transportation (FCDOT); Tim Sargeant, Fairfax County, Planning Commission, At-Large, Secretary; 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 ; Ellen Young, MVCCA Southeast Fairfax Development Corporation; Bill Kane, MVCCA Treasurer; Katherine Ward and Lynn Pascoe, MVCCA Co-Chairs.

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

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle Haven Terrace Citizens' Association; Belle View Condominium Unit Owners' Association; Collingwood Springs Citizens' Association; Holland Court Property Owners' Association; Holland Hall Village Citizens Association; Mason Hill Citizens' Association; Montebello Condominiums Unit Owners' Association; Mount Vee Manor Home Owners' Association (HOA); Mount Vernon Civic Association; Mount Zephyr Community Association; New Gum Springs Civic Association; Potomac Valley River Bend Civic Association; Riverwood HOA; Stratford Landing Citizens' Association; Sulgrave Manor Civic Association; Tauxemont Community Association, Inc.; Wellington Civic Association; Wellington Heights Civic Association; and Williamsburg Manor North Civic Association.

Planning & Zoning Committee representatives from the following MVCCA Associations were in attendance: Collingwood Springs Citizens' Association; Hollin Hall Village Citizens' Association; Belle View Condominiums'; Westgrove Citizens' Association; Potomac Valley; River Bend; Mt. Vernon Citizens' Association; Mt. Vee Manor Citizens' Association; Tauxemont Citizens' Association; Mount Zephyr Citizens' Association; Sulgrave Manor Civic Association; Mason Hill Citizens' Association; Montebello Condominiums; Riverwood HOA; New Gum Springs Citizens' Association; Belle Haven Terrace Civic Association; Huntington Citizens' Association; Wellington Citizens' Association; Williamsburg Manor North Citizens' Association and Hollin Hills Citizens' Association.

Total attendance for the joint meeting, including several other interested individuals, was 49.

Bindu Mathur, MVCCA PZ Committee Chairman, opened the meeting by thanking those who were in attendance. She announced that there would be three (3) presentations tonight. The first would be given on a Fairfax County proposal to change parking regulations in certain county areas. The concept is called the "Parking Reimagined Project". The second presentation, also by Fairfax County, will address or update both Committees on Affordable Housing in the Richmond Hwy corridor. The third presentation involves an update by the developer on 6001 Richmond Hwy (Brookside Motel).

PRESENTATIONS:

Parking Reimagined Project: Chairman Mathur introduced Michael Davis, Fairfax County, Land Development Services (LDS), Parking Program Manager, who led a presentation on the advantages of their Reimagined Parking Concept (essentially a reduction of planned parking spaces for selected areas). Mr. Davis weighed the values of parking against the values of Fairfax County. The Project proposes to introduce

new parking requirements that would be County-wide. After the overview presentation, Chairman Sitnik asked the presenter/s to speak directly to the impacts specific to Mount Vernon Richmond Highway corridor. To that end, the County is proposing to expand the 20% reduction permitted in the Richmond Hwy Commercial Revitalization District (CRD) to include multifamily units and adjacent suburban neighborhoods.

(Note: The Richmond Hwy Commercial Revitalization District (CRD) was established to encourage economic development activities in the older commercial areas of the County in order to provide desirable employment and enlarge the tax base consistent with state law. From a parking standpoint, the Richmond Hwy CRD permits parking at 80% of the base rate. The Fairfax County Staff is proposing to retain that reduced minimum parking number and expand adjustments to residential uses.)

The Parking Reimagined Project "Presentation" is available here: <http://mvcca.org/docs/ParkingReimaginedOpenHousePresentation.pdf>

Parking Reimagined Project "draft" rates for consideration as well as a White Paper and maps of the proposed tiers are included on their webpage: <https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/parking-reimagined>

Additionally, the Parking Reimagined White Paper pdf can be found here: <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/zoning/parking-reimagined/parking-white-paper.pdf>

Mr. Davis emphasized that parking rates are tailored to better optimize land use. One example included a reduction of parking spaces (approximately 40%) in the Hunting Metro area stating that the effect would be an increase use of METRO rail for public transportation. Mr. Davis' presentation went into depth showing current base and proposed rates for various dwellings to include family, attached buildings, retail and office spaces, restaurant and even warehouse areas. He added that the Parking Reimagined Project would bring Fairfax County in line with many other municipalities that have already incorporated such changes and noted that retail base rates for County commercial areas had not been adjusted since 1978.

As part of the current phase of outreach/community engagement, the Parking Reimagined Team is planning to meet with District Land Use Committees and community groups this fall or early winter. The goal is to present an update on the project and allow the community an opportunity to comment on the current proposal to include draft language.

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

Discussion: Some pushback was given by several Committee members who discussed situations that did not favor the Reimagined Parking Concept. One such instance was elderly condominium or town-house residents who needed vehicle parking to drive to grocery stores in and around the Hunting Metro Area. Fairfax County responded by saying there was no intention to reduce American Disability Act (ADA) handicap parking. Moreover, the County stated that the Reimagined Concept was to add “flexibility” to Fairfax County transportation situations. The challenge, they stated, was how to best align parking requirements with county parking options. Another Committee member asked about areas next to Bus Rapid Transport (BRT) locations. County officials indicated that the BRT was a separate program; Committee members should ask the BRT leadership questions regarding parking spaces next to BRT locations. The suggestion from MVCCA, however, was that County Reimagined Personnel should consult with County BRT Personnel to address this point. A Transportation Committee member then asked if the Reimagined Concept would affect Richmond Highway traffic and make the corridor safer for pedestrians. Fairfax County replied that a traffic study had not been completed but it was thought that the Concept would reduce auto-centric travel on Richmond Highway and result in a safer pedestrian environment.

Transportation Chairman Peter Sitnik noted that there were additional questions and comments in “chat” and asked County officials if they would please review those. The Planning and Development Committee leadership said that they would. The comment period ended at 7:50 PM.

Affordable Housing on the Richmond Highway Corridor:

The 2nd presentation of the evening was led by Bree Fuller of the County’s Affordable Housing Preservation Committee.

Ms. Fuller reviewed the project background indicating that that in April, 2021, Fairfax County Board of Supervisors approved the [recommendations](#) developed by the [Affordable Housing Preservation Task Force](#) whose purpose was to develop a comprehensive affordable rental housing preservation strategy.

The strategy committed to no net loss of market affordable housing units in the County. In addition, she noted that the strategy supported a high quality of life, employment opportunities, housing, amenities and services for all people throughout the County. The Preservation Strategy focused on the County’s multifamily (four or more units) rental stock of housing that served households whose annual income is 60% of the Area Median Income (AMI) or below and defines the two housing sources as:

- **Market Affordable Housing** - Considered to be affordable to households earning 60% of AMI or below – without enforceable rent or income restrictions.

- **Committed Affordable Housing** - Properties or units with rents and incomes served that are restricted by means such as a deed restriction, zoning requirements, Low Income Housing Tax Credit (LIHTC) regulations, or land use restriction agreements.

Ms. Fuller used a PowerPoint slide showing that low-income properties in the County are at risk of losing affordability through redevelopment into more expensive residential properties. Renovations, she stated, result in higher rents that outpace the rise in household incomes. Her Task Force was given the direction to amend the Comprehensive Plan to address situations where existing affordable properties are redeveloping. She noted that on September 1, 2022 that draft wording (Objective 6) was added to the overall plan. Objective 6 wording is shown below:

“Objective 6: Redevelopment should preserve existing market and committed affordable rental housing units”.

- (a). Ensure no net loss of affordable housing units within redevelopment to the extent practicable.
- (b). Provide incentives for the development and financing of affordable housing preservation projects.
- (c). Consider additional on-site density or intensity in accordance with the definitions and suggested practices set forth in Appendix 2 to retain market and committed affordable housing units.
- (d). Prioritize the preservation of committed affordable units that have affordability covenants expiring within ten years.
- (e). For any proposed Comprehensive Plan amendment or zoning application review that proposes redevelopment of existing multifamily residential units, conduct an affordability analysis through the Department of Housing and Community Development to 1) identify existing affordable housing onsite and 2) understand the potential impacts of the proposed redevelopment on the existing affordable housing, such as a reduction in the number of affordable units or modification to the income tiers served.”

Complete information on the County’s Affordable Housing can be found here:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/affordable-housing-preservation>

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/affordable-housing-preservation/draft-plan-amendment-text.pdf>

Discussion: Upon completion of Ms. Fuller’s presentation, a spirited comment period occurred. Several Committee members voiced an opinion that the County should show a

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

dashboard of districts and how they would be affected by the Plan's Proposal. Another Committee member stated that currently there is a disparity in the County with regard to the placement of low income affordable housing. He claimed that affordable housing required equity across the County yet it appeared that 50% of affordable housing resided in Lee District. Ms. Fuller responded by stating her office focus or goal was to preserve affordable housing not produce it. In terms of preservation vs. production, her department was focused on preservation. She did add that her office was not opposed to discouraging opening new affordable housing areas; again the goal was preserving existing affordable housing. Several Committee members asked Ms. Fuller to define the term "affordability" as it related to affordable housing since it appeared that with inflation everything seemed to cost more these days. Ms. Fuller indicated that affordable housing related to current cost and not future cost. She did point out that County properties are vulnerable to redevelopment which drives up costs. This is a sticky area, she claimed, and one the County must deal with.

Another Committee member asked about the West Ford Development in Gum Springs. He noted that this development once promised approximately 170 Affordable Housing Units for sale and that hasn't occurred to date. Ms. Fuller said she wasn't aware of issue and would have to look into it. She offered her personal web address to continue discussions on that subject as well as to answer other questions regarding affordable housing.

The discussion period ended at 8:20 PM. MVCCA leadership suggested that the next step for the County's Affordable Housing Initiative should be a draft resolution to be considered by the PZ Committee.

6001 Richmond Highway (Brookside Motel): The last presentation of the evening was given by Robert Brandt, Associate, Walsh, Colucci, Lubeley & Walsh, P.C. on the property located at 6001 (Brookside Motel). Mr. Brandt indicated that his company is working with Fairfax County to redevelop 2.5 acres located at 6001 Richmond Highway. He stated that the project was 1st briefed to the Committee a year and half ago. The next step will be an application since the project will require an amendment to the Comprehensive Plan for Rezoning. If approved, the project will join a number of new residential developments popping up along Richmond Highway. He mentioned that Brookside Motel is a single-story dwelling built in 1953 and showed a picture of the property. Redevelopment, he noted, is compatible with larger plans to transform and revitalize the Richmond Highway corridor over the next decade.

Mr. Brandt then displayed several environmental slides that showed how the project would deal with drainage and flood plain issues since 500 acres of moisture/wet lands drained to

that location. He included pre and post development photos of the site and said that in developing the 180 – 200 multi-family units with 300 parking spaces and an attached garage, the goal would be to reduce the impact on the Resource Protection Area (RPA). This would be done by stream consolidation which ultimately would reduce the flood plain acreage. He closed by saying that redevelopment of the site would help transform and revitalize the Richmond Highway corridor.

Discussion: One Committee member noted that the motel has been the site of a couple fires in recent years and it would be beneficial to show the current state of repair of the location vice an outdated picture before the fire occurred.

Transportation Committee Chair, Peter Sitnik then asked if the Rezoning Application would address the impact on travel associated with Richmond Highway. Mr. Brandt said he was not prepared to address that question because it was too early in the game to do so.

Overall, Committee members indicated overwhelming support for the 6001 Richmond Highway Transformation Project however it seemed that a major complaint from several Committee members focused on the orientation of the attached parking garage. Current planning shows the garage facing Richmond Highway. Many Committee members voiced their opinion that the parking garage should be turned at least 90 degrees so as not to face Richmond Highway. Mr. Brand took note of the concern. A straw-man vote was suggested by one Committee member to support the project, however Chairman Bindu indicated that the 6001 Richmond Highway Project Team could return at a later date to obtain that.

New Items: None.

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 PZ meeting concluded at 9:02 PM.

Future Transportation Committee Meetings:

The last Transportation Committee Meeting for the year will take place on December 5, 2022. Until further notice, all meetings will be held remotely.

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

Special Committee on Stormwater Management

MVCCA SPECIAL COMMITTEE ON STORMWATER (MSCS) Meeting Minutes October 27, 2022

Attendees included MSCS team members representing Belle Haven Terrace, Mount Vee Manor, Tauxemont, Wellington, Woodland Park, and Hollin Hall Village.

Members of Fairfax County staff from the Department of Public Works & Environmental Services (DPWES) and Land Development Services (LDS) were invited to the meeting to discuss the County Executive's Memorandum to the Board of Supervisors (BoS), "*County Flood Mitigation Levels of Service*", dated July 19, 2022.

County staff attending were Chris Herrington, Director, DPWES; Elle Codding, Deputy Director, DPWES; Bill Hicks, Director, LDS, and Matthew Hansen, LDS, Director, Site Development & Inspections Division.

Discussion with Staff was the sole agenda item. A summary follows;

1. Staff stated the Memorandum was discussed at the BoS's Environmental Committee (EC) meeting, chaired by Supervisor Storck, on July 26, 2022. The BoS EC gave no direction at that meeting but asked for further information on the matter. MSCS has been unable to obtain a summary of the meeting from the EC.
2. Although Staff provided no specific timeline for the implementation of the proposed revised flood mitigation level of services, they estimated that Spring/Summer of 2023 was the target.
3. As a part of its path to policy revisions, staff asked for BoS authorization to begin a pilot project in specific communities to assess levels of flood risk. MSCS suggested Mount Vernon District be included in the pilot project, and staff seemed amenable to this.
4. In discussion about revenue and budgets used to address stormwater issues:
 - Staff provided a link to the current budget for stormwater (SW) issues in the county. Revenue from the SW Tax are currently used to fund DPWES staffing, projects, and maintenance needs related to SW. An MSCS team member noted that the SW Tax was originally intended to address SW problems and not necessarily staff functions.

- Staff stated that the current funding stream is insufficient to address the problems suggested by the MSCS but couldn't estimate an amount of funding required to address SW issues until their study was completed. A MSCS team member suggested that an increase to the SW Tax may be needed to address known issues.
- Regarding a question of funding by bond issue as done for the Huntington Levee project, Staff responded that funding for major projects using bonds may be possible but would require good estimates of costs and would take years to obtain.

5. Staff stated:

- County's SW work is capacity-limited and work pursued is done on a priority basis.
- Flooding issues are often site specific and some SW issues may not have a solution.
- County will not address SW issues that occur between neighbors.
- The percentage of properties with flooding issues is small compared to the total number of properties in Fairfax County, i.e 600 cases of reported structural flooding against over 300,000 homes in the County.

Prior to the meeting, MSCS provided written questions about the memorandum to Staff. Several of the questions were addressed during the meeting (see above), but no written responses were received. MSCS will pursue responses if the question was not addressed above. MSCS questions follow:

1. In the Memo's "Proposed Next Steps", what funding mechanisms, e.g. storm water tax, new budget line, etc, will be used for assigning/acting on priorities and identification of properties at future risk?
2. What criteria will be used for a community to qualify for the "community engagement framework" pilot projects?
3. A connection can be made between yard flooding and immediate resulting structural funding; has the staff considered that yard flooding can produced dangerous structural issues that are not readily apparent, but progress over time?
4. The memo speaks about "600 reported structural floodings" and "thousands of reported yard and road floodings";
 - Have the reported cases been mapped? This would provide an indication where flooding is prevalent in

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

County and where funding to fix problems should be focused.

- What criteria are used to differentiate between structural and yard flooding?
 - Did each site reporting an issue result in a site visit?
 - Are the sites reporting structural flooding those found in the attachment to the memo? (The list appears to be from several years ago)
 - Were all reported floodings - structural and yard - by homeowners? Or were there other types of property owners?
5. What types of problems were solved/mitigated for the sites listed in Attachment B to the memo? Some have large investments, i.e. Huntington Levee; where does funding come from to address these problems?
 6. The memo includes an attachment on a tax abatement program, and discusses reasons it was not considered cost-effective. Perhaps citizen involvement would increase if (1) the abatement was higher; and (2) engineering talent on County and NVS&WCD staff provided assistance instead of homeowners required to hire their own engineers to do planning.
 7. Are these the definitions for storm events the County uses? Do we know how many of each these events have occurred in the last 10 years? Are these events increasing or decreasing?

Probability of that flood

<u>Type of Event</u>	<u>Rain Amount in 24 hours</u>	<u>in 1 year period</u>
2 year flood	3.0 to 3.5 inches of rain	50%
10 year flood	4.5 to 5.5 inches of rain	10%
100 year flood	7 to 8 inches of rain	1%

8. The footnote for the 100 year storm references a USGS quote "fair balance between protecting the public and overly stringent regulation"; how was the difference between the two determined?
9. In the paragraph, "Proposed Flood Mitigation Levels of Service",
 - In the first bullet, a 100 year storm is used as a benchmark; can't smaller amounts of rain in a 24 hour period cause problems, especially with increases in impervious surface increase and poor soil conditions?

- In the second bullet, how is "damage to property" going to be gauged? Couldn't persistent yard flooding lead to damage to the structure in the future?
- In the third bullet, how is "new development" defined? Does it include infill, accessory structures, etc ?
- In the closing paragraph, it states the proposed levels of service "build on" existing policy; can you give us more explanation of the differences between the old policy and the proposed policy? And an example of how the risk based approach would work.

10. In paragraph 3., first bullet, it seems to focus on events during construction; what happens if a problem occurs after construction and occupancy but is attributable to the construction event? Or if it is a recurring problem between adjoining property that is privately owned.
11. What are the specific citations for the ZO, PFM and Comp Plan that bridge individual protections and downstream impacts?
12. What are the "shared responsibilities" referenced in Paragraph 3. ?

Next Meeting The next committee meeting date is TBD.

Fairfax Federation

On October 27, 2022 the Fairfax County Federation of Citizens Association (FCFCA) met and discussed the Board approved legislative packages for:

- 23E01 - Kids in Poverty
- 23E02 - Governor's School Expansion
- 23E03 - Full Year School
- 23E04 - Technology in Schools
- 23P01 - Age Restriction for the Purchase of Ammunition

FCFCA Public Safety Committee Preparedness Program invites you to the membership meeting on November 17, 2022 with emergency management professionals to learn about the hazards and emergencies that affect the Fairfax County area, how to prepare for them, and the steps you can take to protect yourself.

During the session, you will learn about the 5 Steps to Neighborhood Preparedness and how to host a workshop in your community.

Date: Thursday November 17, 2022; Time: 7pm; Place: Mason District Governmental Center Community

SFDC

Planning & Zoning

No report this month.

Proposed MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) AFFORDABLE HOUSING PRESERVATION RESOLUTION P&Z-2022-02

1. **WHEREAS:** Twenty-six percent of Fairfax County's committed affordable rental homes are in the Franconia and Mount Vernon Districts.
2. **WHEREAS:** Fifty-one percent of Fairfax County's market affordable rental homes are in the Franconia and Mount Vernon Districts.
3. **WHEREAS:** The definition of "committed affordable rental homes" are those properties or units with rents and incomes served that are restricted by means such as a deed restriction, zoning requirements, LIHTC (low-income housing tax credit) regulations, or land use restriction agreements.
4. **WHEREAS:** The definition of "market affordable rental homes" are those considered to be affordable to households earning 60% of the area median income (AMI) or below – without enforceable rent or income restrictions.
5. **WHEREAS:** The Average Medium Income (AMI) for a family of four in Fairfax County is defined as approximately \$142,000 for 2022.
6. **WHEREAS:** The County planning staff, based on the recommendations of the Affordable Housing Preservation Task Force is recommending changes to the comprehensive plan as follows: "an additional objective to preserve existing affordable units, and a second Appendix to provide additional guidance". See attached for the detailed changes.
7. **WHEREAS:** The Mount Vernon Council of Citizen's Associations (MVCCA) listened to the proposed plan by the Fairfax County Staff and were left with significant concerns which still require clarification.

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizen's Associations (MVCCA) believes that there should be an equal distribution of affordable rental units throughout the nine magisterial districts in Fairfax County.

THEREFORE, BE IT FURTHER RESOLVED, the Mount Vernon Council of Citizen's Associations (MVCCA) cannot support this proposal at this stage without greater explanation on its impact to the Mount Vernon District.

END PROPOSED RESOLUTION: 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 Period Ending October 31, 2022

	October	Total July 1 to October 31	2022-2023 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 545	\$ 4,190	\$ 4,370	
Money Market Interest	0	0	2	
Total Cash Receipts	545	4,190	4,372	\$ (182)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	157	383	385	2
Insurance Premium	-	-	687	687
Outreach/Town Hall Meets	-	-	250	250
"Record" Production	120	330	1,400	1,070
Web Site	478	587	2,425	1,838
Total Cash Disbursements	755	1,300	5,147	3,847
Net Budget - Receipts in Excess(less than) Disbursements:	(210)	2,890	(775)	\$ 3,665

Other Sources/Changes in Cash:

Cash at Beginning of Period	11,113	8,012	8,012
Total Cash at End of Period	\$ 10,903	\$ 10,903	\$ 7,237

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

Burke & Herbert - Checking	\$ 4,741
Burke & Herbert - Money Market	6,161
Total Cash	\$ 10,903

Respectfully Submitted,
William J Kane, Treasurer
November 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, November 16, 2022, 7:00 p.m.
Virtual

AGENDA

- Call to order
- Minutes Approved
- Committee Reports
- Treasurer Report
- Co-chairs Report
- Resolutions
- Supervisor's Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

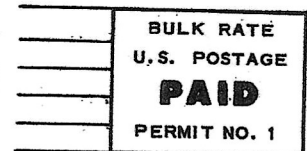
MVCCA Council—November 16, 7:00 p.m., Virtual
MVCCA Board—December 8, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	12/7	7:30	Virtual	Hosek
E&R	12/7	7:00	Virtual	Morgan
PL/Z	12/5	7:00	Virtual	Mathur
PS	12/6	7:00	Virtual	Zaragoza
TRAN	12/5	7:00	Virtual	Sitnik
MSCS	TBD	7:00	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.*



F. C. Harris
212 Fairfax Rd.
Hollin Hall Village
Alexandria, Va.



The Mount Vernon Citizen

Vol. 8. No. 1

MOUNT VERNON, VIRGINIA

April - May 1955

APRIL QUARTERLY MEETING ANNOUNCED

Of importance will be the regular quarterly meeting of the Mount Vernon Citizens' Association, to be held at St. Luke's parish hall, Fort Hunt Road, on Monday, April 25, at 8 p.m.

Dr. Henry E. Stauss, president, says competent members of the Association will briefly discuss roads, sewers, water, zoning, civilian defense, and the County Master Plan.

The Master Plan maps will be on display. Dr. Stauss will try to have present the candidates for supervisor from the Mount Vernon District. Also preliminary plans for the summer day camp will be presented.

At the close of the business session, refreshments will be served.

OUR PROBLEMS

The problems of the Area served by the Mount Vernon Citizens' Association, often are those of the County as a whole.

The current County-wide problems are schools, water, sewers, roads, and over-all planning. Some of these concerns are in the course of solution; all are under discussion by County officials. But we citizens need to remember that solution of one problem frequently creates another: Good schools mean higher taxes; sewers bring denser populations.

Fast roads spoil, as well as improve, residential areas. These problems will be with us for a long time. A wise choice of County officials will go far in solving them, now and in the future.

Problems peculiar to this section are protection of the Memorial Boulevard from undesirable encroachments, and maintenance of the beauty of our Area. Other important problems are recreational facilities, and support of the Volunteer Fire Department.

The area of membership in the Mount Vernon Citizens' Association extends from Marlan Forest, south along the Potomac River and the Fort Hunt Road properties, to include Mount Vernon and all of the present Woodlawn Plantation. Definite advantage is found in the unity of our membership.

PARK, POOL OFFICERS ELECTED

Officers of the Mount Vernon Park and Pool Association, were elected at the annual meeting, as follows:

For president, Dr. A. J. Saury; vice president, Edwin Harn; secretary, Mrs. Rufus Wright; and treasurer, Fred T. Bishopp. They were elected by the new board of 15 directors who were elected earlier in the meeting.

Board members were selected by ballot from nominations by a nominating committee. Members who will serve for a three-year term are Fred T. Bishopp, John Charles Harris, Edwin Harn, Maurice G. Herndon, and Mrs. Rufus Wright. Those selected for two years, Mrs. John Briar, Jon Magnusson, Dr. A. J. Saury, Henry Schultheis, and Richard Stratton.

Five directors who will serve for one year are Neil Dickinson, Carroll Hinman, Stuart Rand, John P. Smith, Jr., and Paul E. Thompson. Five directors will be elected each succeeding year, and new officers will be chosen by the board members.

In making nominations for board members, the committee chose candidates for fitness as well as for the geographic location, in order to have a widely distributed representation.

(This is the first issue of THE CITIZEN since December 1954.)

The Mount Vernon Citizen



Published by the
Mount Vernon Citizens' Association
Mount Vernon, Virginia

Distribution is last week of the month.

Editor, Mayme C. Parker
Arcturus on the Potomac
SO. 8-7058

The Mount Vernon Citizen's sole interest is the civic welfare of the communities in which it circulates.

MVCA OFFICERS - 1954-5

This Association is the Senior, or Over-ALL, civic group of the Area -

President - Dr. Henry E. Stauss
Vice Pres - Richard S. Lockett, Jr.
CorreSecy - Mrs. Paxton(C) Funkhouser
Rec. Secy - Mrs. Fred T. Bishopp
Treasurer - Maurice R. Hepner

* * *

Secondary, or local, associations serve their respective subdivisions within the Mount Vernon Area. Membership in local Associations in no sense interferes with support of The MVCA. Rather, the one actually supplements the other.

Presidents of Groups Within the Area
MOUNT VERNON CITIZENS' ASSOC. - Dr. Stauss

Marlan Forest	-	Kenneth Kelleher
Hollin Hills	-	Milton C. Coon
Wellington Hgt.	-	Don F. Hunt
Hollindale	-	Richard Whiting
Tauxemont	-	J. Gunner Bach
Wellington Park	-	Col. Charles D. Conley
Great Meadow	-	A. H. Humphries
Woodley Hills	-	Charles R. Horner
Woodland Park	-	Mrs. Robert E. Perkins
Hollin Hall Village	-	_____?

AMENDMENT TO BY-LAWS

Dr. Stauss, President, says the next meeting of the MVCA will consider amending the Association By-Laws to create four additional standing committees - Objectives, Finance, Fellowship and Attendance, and Constitution and By-Laws. The need for the committees is very great.

Our President wishes to add another idea - That we seriously need personnel for these committees, whether or not they are added to the list of standing committees.

MOUNT VERNON GUARDS

The first public appearance of the Mount Vernon Guards, appropriately, was on the occasion of the George Washington Birthnight Ball, celebrated at the Belle Haven Country Club, on February 19. The celebration was the official observance of General Washington's by his Mount Vernon neighbors, and was sponsored by the Mount Vernon Citizens' Association. The civic group is also the sponsor of the Mount Vernon Guards.

A squad of five young men, standing guard during the early hours of the celebration, attracted favorable attention for their fine appearance in brilliant uniforms of Colonial design.

Present were M. Gordon Herndon, James Gordon, John Klisch, Francis Klisch, and Ricky Minnich. They were under the direction of John Charles Harris, their leader.

On Tuesday, February 22, the Mount Vernon Guards led the line of march through the gates at Mount Vernon to Washington's Tomb as a Guard of Honor.

Leaving Mount Vernon, General Washington's home, the guards paid a short visit to the beautiful home Washington had planned for his kinsman, Woodlawn Plantation. Here the boys were on guard for a time, and later were served lunch before they left to take part in the Alexandria official parade. Again their appearance was of unusual interest, as they were assigned a place in the official parade.

On March 31, the date of Nelly Custis's Birthday, the Guards were invited to be a part of the celebration at Woodlawn Plantation, where they were again the object of much inquiry and admiration.

Other assignments included the appearance of the group at Blair House in Washington on Saturday, April 16; part of a tour sponsored by the National Trust.

Mr. Harris feels that the boys are indeed honored to have been invited to so many of the early American and Colonial homes.

Mr. Harris is now seeking additional funds for this project, to outfit more members.

* * * * *

Victor H. Cahalane, Division Chief, Wild Life, National Park Service, will become assistant director of the New York State Museum, on May 1. Mr. Cahalane frequently was on detail as a consultant at the Walt Disney studios. The interesting Cahalanes have lived for several years at Fort Hunt.

CONSERVATION REPRESENTATIVE

E. H. Clocker, Marlan Forest, has been appointed to be the Mount Vernon representative on the Potomac Valley Conservation and Recreation Council.

Mrs. John F. Hauber, Alexandria Avenue, Wellington, who is on the executive committee of the Council, invites groups of members of interested organizations, to spend Sunday, May 15, for an outing in Rock Creek Park. She says further, it is very desirable to have a large attendance, to emphasize the recreational features, and in protest against the proposed freight expressway.. Also to call attention to the recreational opportunities, as an extension of the C. & O. Canal parkway, now threatened to become a highway, and obliterate the character and natural beauty of the canal built under the direction of Washington's planning. Dog races, horsebackriding, bird walks are a few of the recreational features to be provided for those who plan to take groups of friends for the day's fun.

GIRL SCOUTS BUY CAMP SITE

A new Girl Scout camp site of 229 acres, on Aquia Creek, near Stafford, Va., has been acquired by the county council. Funds from the annual Girl Scout Cookie Sales have been accumulated over a period of several years, for this purchase.

On Monday, April 23, Girl Scout leaders and parents are invited to come to a meeting at Hollin Hall School at 7:30 p.m. Mrs. James A. Hutchins, Jr., So5-5387, Neighborhood Chairman, says Scout leaders are needed.

SUMMER DAY CAMP PLANNED

The summer day camp sponsored annually by the Mount Vernon Citizens' Association for school-age children, will be held at the Girls' Friendly Holiday House at Wellington Villa, July 5 to August 9.

Mrs. Arch J. Oliver, Jr., 301 Shenandoah Road has accepted the chairmanship. She will be assisted by Mrs. Paul E. Thompson, last year's chairman. Parents are urged to take advantage of the opportunity to make the summer vacation more pleasant. Mothers willing to help Mrs. Oliver, may call her on So8-8805.

PUPILS AT HOLLIN HALL SCHOOL are scheduled to receive the Salk vaccine, on April 22, 29, and on May 27, in Grades 1, 2, and 4 (also for those of grade 3, whose former injections were not effective).

TREE PLANTING CEREMONY

The Ladies' Auxiliary of the Mount Vernon Volunteer Fire Department, initiated their annual sale of dogwood buttons, when they planted a pink flowering dogwood tree on the grounds of the fire department, on Sunday.

The flower of the dogwood is the symbol of "honor and commemoration of volunteer firemen. The sales of dogwood buttons is a benefit for the State fund, from which the sick and injured firemen receive relief.

Dr. Henry E. Stauss, president of the Mount Vernon Citizens' Association praised the unselfish service of our volunteer firemen, who risk their lives to safeguard our families and our property. Equipment, laundry, and operating expenses must be provided for the company. The firemen receive no pay. Dr. Stauss added that a Fairfax member of the House of Delegates introduced the bill making the dogwood the official State flower.

Col. William H. Wilson, president of the fire department, Mrs. Dorothy Higginbotham, president of the Auxiliary, and George Phillips, charter member and chief, of the Mount Vernon Volunteers, planted the tree.

Rev. Ernest Cornwell, first pastor of the Plymouth Haven Baptist Church blessed the Tree; and the Rev. Philip M. Hutchinson, Jr., pastor of the Blymouth Haven Baptist Church, gave the benediction.

Mrs. Inez Davies, Mrs. Margaret Peterson, Mrs. Kay Gibson, and Mrs. Evelyn Linton were the committee for the tree-planting. Mrs. Dorothy Higginbotham gave the address of welcome; Charles E. Knupfer led the group singing. Mrs. Kathleen James, of Chantilly, County secretary for the Volunteer Firemen, spoke briefly, and Albert Clarke sang "Trees".

The Mount Vernon Guards were present as a drum and bugle squad, presenting colors for the ceremony. Guards present, were M. Gordon Herndon, James Gordon; John Klisch, and Francis Klisch.

The Fire Company asks \$5 from each home in the Area, during the drive for funds.

DOGS AT LARGE -

The Fairfax County law prohibits dogs from running at large. Owners are reminded animals at large are liable to be picked up by the County dog-catcher and the owner subject to fine. Dogs must be kept on a leash when accompanying owner or others in public.

BRUSH BURNING REGULATIONS remain in force until May 15. Start outside fires after 4 p.m. on a calm day.

MOUNT VERNON BOY SCOUT TROOP 654**Mr. Harn, Scout Master**

The Mount Vernon Boy Scout Troop 654 will sponsor its annual modelair meet at Fort Hunt Park, on Saturday, April 30. The Troop has extended an invitation to Scouts and Cubs of the Mount Vernon Area to join in the competition. There will be a kite contest, also, with prizes for the best-made, most beautiful in flight, highest flight angle, and best ground gear.

Also prizes will be given for craftsmanship for building non-flying airplanes, models of plastic, wood kits and homemade. These events are open to Cubs and Scouts.

The rubberband and gasoline powered flying model events are open to Scouts only. The meet will start at 10 a.m. with kite flying, and non-flying airplane models, and judging in the morning.

In the afternoon, flying contests will be held. Hot dogs, soft drinks, candy stands, with selling of refreshments throughout the day. Prizes will be provided jointly by the Mount Vernon Scout Troop, and George's Model and Hobby Craft School in Alexandria. Prizes are to be gift certificates to be redeemed at the Hobby Shop for goods selected.

Indications are that keen competition will be seen among Cubs in the morning events; and between the Scouts for their events in the afternoon.

Mount Vernon Methodist -

Easter Sunrise Service, jointly with the Baptist Church at Plymouth Haven and Fort Hunt Road, at 7 a.m. with the Rev. Wm. W. Laughlin, Jr., the Pastor, conducting the Service.

This Paper costs 6¢ a copy. delivered. It goes to over 1,800 homes in our Area.

EXPLORERS HOLD BOAT RACES!

The Mount Vernon Explorers of Boy Scout Troop 654, held their annual boat races at The Pond of the Mount Vernon Park and Pool on Saturday, April 16.

Arnold Henry won first place for the day; Jimmy Aschenbach, second place; and Eric and Jerry Bramley divided third honors.

In the Class Gas Boats - Arnold Henry was first, and the Bramleys, second place.

For sailboats, Jimmy Aschebaach placed first and third. In the Class Electric boat, Arnold Henry took second place, and one of the classes was taken by Bramleys.

In the Class, Scratch-built boats, the prize for the best Built went to Jimmy Aschenbach; and to Henry Arnold for the best Kit-Built.

A special prize was won by Arnold Henry whose gas-powered boat crossed in 23½ min.

The Scouts were deeply appreciative for the privilege of using the facilities.

Cub Pack, No. 654 -**Mr. C. G. Aschenbach, Cubmaster.**

A cub Scout Family week-end is being planned for Camp Prince William, June 11, and 12. Cooks will be engaged from Quantico for meals. Games, hiking, fishing, swimming, will be enjoyed. A total of 64 members will be present, and a total of about 125 members and family. Through Scoutmaster Mr. Harn, scouts 654 will patrol the grounds. The camp has cottages with cots, a dining hall, and a central lodge with fireplace.

Mr. E. C. Wilkis, assistant cubmaster; will be in charge of food; Mr. Gerard Paquin, Mr. R.S. Ackerman, and Capt. L. Ellis, committeemen. (This Pack collected 1,000 cans of milk!)

"Builders of Better Environment For Home and Community"



I HEREBY MAKE APPLICATION AS A MEMBER OF THE
Mount Vernon Citizens' Association

NAME.....

Address.....

Home Phone..... MEMBERSHIP FEE \$2.00

Make checks payable to _____ Maurice R. Hepner, treasurer,
17 Morningside Drive, Wellington Heights, Alexandria.