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Founded in 1969

Mount Vernon  
Council  
of Citizens'  
Associations

# Record

Volume LVI, No. 1, January 2023

## FROM THE CO-CHAIRS

1. A reminder: The National Park Service has extended their GW Parkway and bike trail environmental assessment comment period to Jan 18th. Please take the time to comment. Sign in to comment at: <http://parkplanning.nps.gov/GWMP.South>
2. The intersection of Rollins and Ft Hunt Rd has a sight-line issue and is dangerous. The NVDOT will hold a meeting on Jan 26th to address this issue. Contact Supervisor Storck's office for more details about meeting location time etc.
3. Bylaws changes are coming - see changes on page 6 in this Record. A discussion and vote will take place at our February General Council Meeting. The current bylaws

may be found on the MVCCA website at <https://www.mvcca.org/general-information/bylaws>

4. Need nominating committee volunteers for the 2023 board elections. Help MVCCA get the best candidates for Co-chairs, Treasurer and Secretary positions.
5. View the Northern Virginia Comprehensive Transportation Action Plan at: <https://mvcca.org/docs/NVTA-TranAction-Dec2022.pdf>

## 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	Co-Chair 2	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

## MVCCA General Council Meeting Minutes

### MVCCA General Council Meeting Minutes December 14, 2022

Called to order at 7:05 p.m. by Co-Chair Ward.

In attendance: Belle Haven Terrace; Belle View Condominium; Collingwood Springs; Holland Ct; Hollin Hall; Huntington CA; Mount Vernon CA; Mount Zephyr CA; Potomac Valley River Bend; Riverside Gardens; Wellington CA; Williamsburg Manor North.  
Guests: Supervisor Dan Storck; Nick Rinehart, Sup. Storck's office; Erika Christ.

The November GC minutes were approved unanimously.

Committee Reports:

Education: as published;

E&R: as published;

P&Z: as published;

Public Safety & Transportation: Joint meeting, as published;

SFDC: as published;  
Fairfax Federation: no meeting;  
Stormwater: no meeting;  
Membership: still looking for new members.  
Treasurer’s Report: as published, accepted unanimously.

Resolution on the US Park Service on North Down Rd, passed unanimously.

Letters:

1. On the environmental assessment for the Southern Parkway. Passed unanimously.
2. Regarding the Parkway intersections at Belle Haven Rd & Belle View Blvd. Passed unanimously.

Approved letters can be found in the MVCCA Resolution Tracker.

Supervisor’s Report: The Huntington Metro SSPA was passed by the BOS. The Huntington Club Condo extended the deadline for purchase of the condo, allowing for time for additional funding to be agreed upon. The Mount Vernon Hwy trail will be completed in the Spring. “The One” BRT system was officially launched. Successful in reducing the number of lanes from 13 for the widening of Richmond Highway, and we’re still waiting for the final decision on reducing the speed limit to 35. While whole scale under-grounding along Richmond Highway has not been approved, it will be required for all new developments. The BOS approved an environmental plan for the County to be carbon neutral by 2050.

Meeting adjourned at 8:30 p.m.

## Budget & Finance

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

## Education

The Education meeting did not meet in January. Our next meeting will be February 1 at 7:30 pm. Our guest speaker will be Leigh Burden, Assistant Superintendent, Department of Financial Services, who will discuss the upcoming FCPS budget.

Contact the Education Chair for the zoom link.

## Environment & Recreation

### E&R Meeting Minutes January 4, 2023

- Roll Call
- 2023 Chair Goals
  - Develop a new mission statement
  - Tree preservation initiatives
- E&R Calendar
  - NPS Vine Removal Training, Sat. Jan 21st at 10am, Collingwood Picnic Area
  - Supervisor Storck’s Town Meeting, Sat. Feb. 11 7:30-1:30, Mt. Vernon High School
- Presentation: Elaine Kolish, Mt. Vernon District Tree Commissioner
  - New to position - appointed by Sup. Storck in July
  - Succeeding Cathy Ledec
  - Retired government lawyer at FTC
  - Looking forward to having a conversation and learning
  - Presentation “How Citizens Can Help Preserve Trees”
  - About
    - Established by ordinance
    - Advisory role to BOS
    - 50th year of citizen commission service in August 2023
    - Charter requirements - a bit out of date
    - Seeking to update charter to reflect 2019 Tree Action Plan
  - 2019 Tree Action Plan
    - How to manage urban forest: know what we have, preserve, expand
    - Establish a community of practice
    - Provides tools for BoS
  - Community of Practice
    - Agencies, nonprofits, businesses, residents are members
    - 2 meetings per year
    - Learn best practices
    - Report out
  - Tree Commission Priorities
    - Update charter
    - Expand public awareness
    - Support data collection - has been a challenge to get data to determine how well they are meeting goals
    - Support BoS natural resource goals per TAP, CECAP, and Resilient Fairfax
  - Regulatory and Administrative Environment
    - VA Code, Fairfax Code, Zoning Review, LDS and DPWES Review
    - 65% increase in Jan-Aug 2022 Zoning Applications reviewed by Urban Forestry over 2020
    - 29% increase in Jan-Aug 2022 Site Plan Submissions to Urban Forestry over 2020

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

- Section 122.2.2 - Standards for 10-year Tree Canopy
  - Requirement can be met through preservation or planting of trees
- Section 122.2.3
  - Language about deviations that can be requested and may be granted in certain circumstances
- Tree Preservation Requirements
  - R-3 R-4 land must have 25% of site to be covered by tree canopy in 10 years
- Recent Efforts to Improve Tree Preservation on Infill Development
  - More standardization
  - In first submission of site plan, developer must request a deviation
  - Must require basis for deviation
  - Staff reviewers may recommend alternative site layouts to preserve trees
  - Require developer to give notice to neighbors with shared tree or root zone. Those receiving notice don't have rights, but gives them notice to talk to developer and opportunity to negotiate.
  - Katherine Ward
    - Notice does make a difference (cites local anecdote of forcing a developer to preserve trees by going to supervisor and planning commission)
- How to Help Preserve Trees
  - Government does not want to unduly restrict property owners' rights
  - What can you do
    - Attend zoning meetings, comment on requests for deviations
    - Use adjacent property owner notices to negotiate changes with property owner to extent possible
    - Question whether fees for Tree Fund (when preservation or planting not feasible) provide sufficient incentives to preserve or plant trees?
    - Collaborate on community education on environmental and personal benefits of trees with goal that buyers want properties with mature trees rather than more square footage
    - Keep an eye open on the new Site-Specific Plan Amendment Process. Allows more frequent opportunities to submit nominations
      - Katherine
        - Site-Specific Plan Amendment doesn't have to do with zoning
        - Jan. 10 7pm Meeting at Walt Whitman Middle - affordable housing and discussion on new process
  - Questions
    - Kevin Knapmiller
- Ex. Small home, relatively large lots filled with mature healthy trees. People came in, bought the house, spent their money taking the trees down. Didn't see the trees as having value. Where does education begin and end? Realtors could communicate it?
- How is the tree commission approaching education?
- Elaine
  - We learn things through EQAC - anecdotal but still a notice to the community
- Glenda Booth
  - Worked on it for years without much success. Whatever the current requirements are, they aren't working very well. Fundamentally need some changes in ordinances. Suburban mindset of having lawns is not helpful either.
- Elaine
  - Planting a sapling might be a better approach because they will catch up and having a better chance of success at developing a root structure
- Larry Zaragoza
  - Thanks to Elaine and request to share presentation
  - Issues go beyond tree commission's purview - comprehensive plan, etc. Only way to be effective is to be talking across all of these different areas.
- Elaine
  - Certain trees can get special treatment, but property owner has to agree with it.
- Katherine
  - Two problems - county staff do get applications to preserve a tree, even memorial tree. Right now only entity who could do easement is Northern Virginia Conservation Trust, but they are in a quandary about what to do.
  - Neighbors can't put in a conservation easement over multiple lots
  - In data, any way of getting information on number of trees on a property - gather what is there, what they take down, and what they plant
  - Who is managing where you plant the new trees? County should require them to put them in certain areas so they aren't cut down for recreation purposes.
  - What is the commission doing about Fairfax County Park Authority to allow every tree to be taken over by ivy?

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

- Elaine
  - Written several columns for Waynewood neighborhood about invasives
  - An Arlington park hired invasive specialists to take it out
- Larry
  - Has come up on EQAC
  - Park Authority says it agrees, but issue is budget
  - Coordinate around budgeting
- Active Committee Items
  - Wetlands Board Guidance
    - Larry: guidance is an improvement over what they had before. Provides greater clarity. However it doesn't provide relief on subjectivity to others. Concern about perceived overreach spilling over to people's reluctance to preserve trees.
      - Floodwall
    - No updates
  - Sale of 6514 Cygnet
    - Mailbox at property
  - Stormwater Coordination
    - Nothing yet
  - Quander/Fairchild Properties
    - Katherine to send Kevin other contact info to get to the bottom of it
  - Industrial Flooding from Mt. Vernon Rec Center
    - Zamboni - had attached sump pump to hose and set the hose down on the sewer cover in the street, flooded the street and grass. Put it back into the building
  - Rt. 1 sidewalk development near Target
    - Haven't heard anything more on that - more transportation than recreation issue, but serious problem for walkers and people in wheel chairs
  - CECAP
    - Presentation to Board in December. Reaction was mixed. So much here, what are our priorities? What can we tell the community? Will be discussing further at EQAC meeting next week
  - 1509 Collingwood Drive
    - By right development of church property
  - Brookside Motel
    - No updates
  - Parking Reimagined
    - Presentation made to transportation committee
    - Concern - not adequate plantings to shield cars and provide green space
  - County Budget
    - Need to wait for it to be advertised
  - GWP Vine Removal
    - In events section

- GWP EA
  - Deadline for comment extended to January 18th
  - Friends of Dyke Marsh will have extensive comments on trail
- Next Meeting
  - Wed. Feb. 1

## Planning & Zoning

### Planning and Zoning Committee Community Meeting Report" in Lieu of Minutes

Instead of meeting on Zoom, we asked Planning and Zoning Committee members and interested citizens to join us for a Community Meeting held on January 10, 2023 at Whitman Middle School related to two long range planning projects that affect properties along the Richmond Highway corridor.

The first part of the meeting was related to Fairfax County's proposed affordable housing preservation policy which is to encourage the preservation of affordable housing units. The second part of the meeting was related to land use changes that are being considered through the Site-Specific Plan Amendment (SSPA) Process. These changes (called nominations) consist of requested deviations to the Comprehensive Plan. Of the four nominations that were planned for presentation, only two were discussed at this meeting. There is a total of nine nominations in the Mount Vernon District.

#### Affordable Housing:

The presentation was made by Brianne Fuller, Associate Director of Preservation Affordable Housing Development Division. Ms. Fuller stated that the county had the following objectives:

1. The need to preserve existing affordable housing
2. To adopt a goal of no loss of existing affordable housing
3. To strengthen communities by stabilizing housing, and
4. To produce 10,000 new affordable units by 2034 county wide

While the challenges to achieving the goals include:

1. Rising rents
2. The renovations of older units
3. The redevelopment of older buildings, and
4. The expiration of affordability commitments

Ms. Fuller noted that the affordable housing preservation policy will require that proposals for those seeking a change to the Comprehensive Plan or for those seeking a rezoning change must identify units that will be "affordable". Fairfax County will ensure that these are consistent with their goals. Additional density bumps may be allowed if certain conditions are met.

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

During the discussion, several concerned citizens addressed issues like where density bumps would be allowed and what would happen to residents while units were refurbished. Questions were raised that if increases in density were allowed, how would additional resources be allocated.

## **SSPA Nominations:**

The presentation noted that this is the first phase of the SSPA process. Meetings are being held to simply inform the public about the projects being considered.

Four nominations were scheduled to be discussed.

- Cityside Huntington (6034-6036 Richmond Highway)
- Days Inn (6100-6130 Richmond Highway)
- Moon Inn (6140 Richmond Highway)
- West Ford Manor (7927-7925 Richmond Highway, 3119 Sherwood Hall Lane, 3109 & 3111 Kingland Road and 3122 Douglas Street)

Time only allowed Cityside Huntington and West Ford Manor presentations.

Aaron Klibaner from Fairfax County's Department of Planning & Development presented an overview of the SSPA process. He discussed the various stages of this process which include proposal/screening, planning, zoning, site review and then finally construction. These nominations are in the proposal/screening stage.

Cityside Exchange is currently noted at 35-40 dwellings per acre (DU/AC). The nomination is intended for residential use at 50-65 DU/AC with the additional units slated as committed, long term affordable housing. Questions from concerned citizens noted that the area around Huntington Transit Station is to be a mixed use center but all that is being done is residential use.

West Ford Manor is in the Gum Springs neighborhood. This site is located near the Gum Springs Bus Rapid Transit Station (BRT) and is 5.5 acres. It is currently noted at 3-4 DU/AC. The nomination is for a multifamily residential use with a density of 12-20 DU/AC.

The Community Meeting was concluded because the meeting time ran out. Presenters promised additional time on the nominations not discussed as well as information on where speakers could be contacted.

## **Public Safety**

The Public Safety Committee did not meet in January. The next meeting is scheduled as a joint meeting with the Transportation Committee on Monday, February 6 at 7 p.m.

There will be a presentation by the Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) for a final design update on the Richmond Highway Widening/Turn Lane Analysis and the status of the Bus Rapid Transit (BRT) project.

## **Transportation**

The Transportation Committee did not meet in January. VDOT and FCDOT will attend our February meeting to discuss Richmond Highway lane analysis and widening.

### **Future (2023) Scheduled Transportation Committee Meetings:**

- Feb 6<sup>th</sup>,
- Mar 6<sup>th</sup>,
- Apr 3<sup>rd</sup>,
- May 1<sup>st</sup>,
- Jun 5<sup>th</sup>,
- Jul 10<sup>th</sup>,
- Aug 28<sup>th</sup> (this will be our Sep Mtg),
- Sep (see above note),
- Oct 2<sup>nd</sup>,
- Nov 6<sup>th</sup> and,
- Dec 4<sup>th</sup>.

Until further notice, all meetings will be held remotely.

## **Special Committee on Stormwater Management**

The Stormwater Committee did not meet in January.

## **Fairfax Federation**

No report this month.

## **SFDC**

There will be a verbal report at the GC meeting.



## Planning & Zoning

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### Proposed MVCCA Resolution:

#### **MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) AFFORDABLE HOUSING PRESERVATION RESOLUTION P&Z-2023-01**

1. WHEREAS: The County planning staff, based on the recommendations of the Affordable Housing Preservation Task Force is recommending changes to the comprehensive plan to ensure there is no net loss to the number of affordable housing units;
2. WHEREAS: The county estimates it needs 10,000 new affordable housing units county wide;
3. WHEREAS: Developers will be offered incentives to develop more affordable units such as allowing increased density for market rate units;
4. WHEREAS: The affordable housing preservation amendment will prioritize providing affordable units which are expiring within the next 10 years;
5. WHEREAS: Staff had no answer to questions about where citizens would live when their current housing is demolished and while awaiting newly built and improved affordable housing;
6. WHEREAS: Increases in the number of affordable housing units will put an additional burden on the current infrastructure including a need for additional schools, shopping facilities, restaurants and other community resources.

THEREFORE, BE IT RESOLVED, the Mount Vernon Council of Citizen's Associations (MVCCA) supports density increases around BRT and metro stations, but can not support the lack of a plan in place for providing housing to citizens when their homes are being refurbished/demolished. Additionally, we request a plan for how the increased number of affordable housing units will affect the community infrastructure and the additional resources that will be needed.

**END PROPOSED RESOLUTION: P&Z-2023-01**

#### **Article III, Sec 2 - Member Associations - Voting:**

Add a final sentence:

"Any reference for notice is satisfied by emailing authorized representatives, as reflected in Member Associations' annual membership registration."

#### **Article V, Sec 1.**

#### **Article VII, Sec 1**

#### **Article XI, Sec 7:**

Add a final sentence to all three:

"All meetings may be held electronically, to the extent permitted by law."

#### **Article VIII, Sec 1 - Officers - Eligibility:**

REMOVE this language: (The Co-Chairs shall include no more than one member of a single member association, and)....

The following language in parentheses is to be omitted, and the language in quotations is to be added:

A Co-Chair shall not serve for more than (three) "two" consecutive (one-year) "three-year" terms, .....

#### **Article VIII, Sec 2 - Officers - Election:** Restated in whole, so we should print the current section in whole too:

"The officers of the MVCCA shall be elected by the General Council at the Annual Meeting in May. They shall serve from July 1 following their election until June 30 at the end of their elected term. If an officer is elected after July 1, that officer shall serve from the date of their election until June 30 at the end of their elected term. The treasurer and the secretary shall be elected to three year terms. One Co-Chair shall be elected every year to a three year term.

The 2023 election shall be for one Co-Chair each to one-year, two-year, and three-year terms."

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

## Mount Vernon Council of Citizens' Associations, Inc.

Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget  
Periods Ending December 31, 2022

	December	Total July 1 to December 31	2022-2023 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<b><u>Cash Receipts (including deposits in-transit):</u></b>				
Dues - Current Members	\$ -	\$ 4,190	\$ 4,370	
Money Market Interest	-	0	2	
Total Cash Receipts	-	4,190	4,372	\$ (182)
<b><u>Cash Disbursements (including outstanding checks):</u></b>				
Administrative	-	383	385	2
Insurance Premium	-	-	687	687
Outreach/Town Hall Meets	-	-	250	250
"Record" Production	100	540	1,400	860
Web Site	80	693	2,425	1,732
Total Cash Disbursements	180	1,616	5,147	3,531
Net Budget - Receipts in Excess(less than) Disbursements:	(180)	2,574	(775)	\$ 3,349

**Other Sources/Changes in Cash:**

Cash at Beginning of Period	10,766	8,012	8,012	
<b>Total Cash at End of Period</b>	\$ 10,586	\$ 10,586	\$ 7,237	

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

Burke & Herbert - Checking	\$ 4,425			
Burke & Herbert - Money Market	6,161			
<b>Total Cash</b>	\$ 10,586			

Respectfully Submitted,  
William J Kane, Treasurer  
January 4, 2023

**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, January 25, 2022, 7:00 p.m.**  
**Virtual**

### AGENDA

- Call to order
- 7:15 pm: Guest Speaker - Topic: Fairfax Affordable Housing Preservation Policy
- Minutes Approved
- Committee Reports
- Treasurer Report
- Co-chairs Report
- Resolutions
- Supervisor's Time
- Members Time
- Adjourn

## COMMITTEE CALENDAR

**MVCCA Council—January 25, 7:00 p.m., Virtual**  
**MVCCA Board—February 14, 7:00 p.m. Virtual**

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	2/1	7:30	Virtual	Hosek
E&R	2/1	7:00	Virtual	Morgan
PL/Z	2/6	7:00	Virtual	Mathur
PS	2/6*	7:00	Virtual	Zaragoza
TRAN	2/6*	7:00	Virtual	Co-chair 2
MSCS	TBD	7:00	Virtual	Milanowski

*\*Joint Transportation and Public Safety meeting*

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