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Mount Vernon Council of Citizens' Associations

Record

Volume LVI, No. 8, September 2023

FROM THE CO-CHAIRS

EV charging station support from the County :

- Single family homes - the permit fee to install a wall charger is being waived this year. Contact the permits office.
- HOA's Condo's and POA's- money is available thru the county to pay for the installation of a charging station within your community. Limited funds available and applications need to be made by November. Contact the Environmental and Energy Coordination Office at Fairfax County. <https://www.fairfaxcounty.gov/environment-energy-coordination/policies-and-initiatives>

MVCCA BOARD

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Stormwater	Leo Milanowski	specialcommittee@mvcca.org

MVCCA General Council Meeting Minutes

Wednesday, July 26, 2023, 7:00 p.m. Virtual via Zoom

MVCCA GENERAL COUNCIL MEETING MINUTES

Virtual Meeting/Zoom Convened 7:04pm
Presiding Co-Chair Lynn Pascoe

Attending:

Co-Chair – Katherine Ward, Secretary - Tamara Srader, Treasurer - William Kane, Environment and Recreation - Larry Zaragoza, Planning and Zoning - Bindu Mathur, Southeast Fairfax Development Corporation - Ellen Young, Storm Water Management Special Committee - Leo Milanowski

Elected and Appointed Officials and Staff:

Supervisor Dan Storck, Mount Vernon District,
Michele T. Intern Fairfax County, Supervisor Storck's Office

COMMUNITY MEMBERS

Associations Present:

Belle Haven Terrace Civic Association, Belle Haven Citizens Association, Civic Association of Hollin Hills, Holland Court POA, Hollin Hall Village Citizens Association, Huntington Community Association, Mason Hill Citizen's Association, Montebello Condominium Unit Owners Association, Mount Vee Manor, Mount Vernon Civic Association, Wellington Civic Association, Mount Zephyr Citizens Association

Community Members - Queenie Cox, Erika Christ, Ray Novitske

Previous Minutes:

The June 2023 General Council Meeting minutes were **unanimously approved.**

Supervisor Storck - Sent links for newsletter as well as spreadsheet for development projects; Talked about history of poll tax; Discussed a grant that is to be used to complete the Gum Springs historical survey of community buildings and landmarks - historic overlay district possible; Introduced intern Michele who is working this summer; Advised the members that the Infill Task Force work has concluded and the recommendations are being shared with the board of

supervisors – He intends to bring it forward in the Fall as aboard matter. He mentioned that some other board members have issues with tree preservation overview aspects of the infill task forces recommendations because they do not have communities like ours. He was asked if this will wait until after the election in the Fall - did not answer directly; List has around 10 items to ask staff to come back to the board with recommendations; Our stormwater chair asked about the proposed county Grant programs for stormwater projects - board has several different programs that they have been working to move forward with. Dan said he'd have the county staff folks who are knowledgeable about stormwater and biodiversity to meet with MVCCA committees at our Aug 28th meeting. Recognize some stormwater systems need some support if they are going to continue to function; private HOA's are making the point that other non-HOA stormwater is draining into private HOA's; management will be Public Works and Environmental Services - will do program funding and eligibility determination, facility maintenance and record keeping. NOVA Soil and Water Conservation will be responsible for the grant administration. 30 grants per year (demo project) to get started. Next steps we will have a public meeting seeing board approval to create a local stormwater management fund on Sept 12th; also seeking board approval for grant program - max amount is 7k. Initial budget is 250k total through stormwater tax. Issue of developers brought up how HOA's and POA's - built by developers and not talking to buyers of properties - what legally can be forced to have certain things in the deeds to hold them liable to release off bond until 5 years has passed. Need to hold developers liable - it's our tax dollars. Why would county dollars be used for private developers? Some stormwater management facilities are old and outdated and need assistance. MVCCA asked for funds for homeowners and not HOAs in 2022 resolution. Have been waiting since last October for Fairfax county's plan on how to handle stormwater. Aug 28th P&Z meeting - invite Stormwater committee - ask if county staff could also attend in addition to MVCCA members. National Night Out - will be making the rounds along with Police Captain Mitchell. Member rumbling about 7835 Richmond Hwy (tire place) - Cramer property - leased - seeing special exception for lighting. The supervisor has no specific awareness of this property and might need to talk to Nick. Point was brought to find a way to communicate in packages that are not broken up in small pieces and instead bring things together to see the bigger picture. The group also acknowledged increased enforcement on the North end of Richmond HWY by police. Members asked if the committees of Fairfax County could please post the minutes of their meetings so people can see what is happening in the area.

Co-Chairs Report: River Farm working with the MVCCA to get greenhouse installed which will require a special exception; Federation has not had a meeting in 2 months - picnic in August at Mason District Park to swear in their new board. They are struggling to rewrite bylaws.

Committee Reports

Environment and Recreation - As published in The Record

Planning and Zoning-Lukens Lane 4-acre development is seeking changes to zoning – from R2 moving to R3; That will allow for 12 homes; concern was related to tree canopy; land use attorney informed group that the owner will have an arborist do a survey of the trees. And invited the committee to come visit the property. summary of other projects Penn Daw Fire Station; Huntington projects delated to Nov 2023; 5928 Richmond Hwy cancelled; Infill task force was March 2023 and looks like it is getting pushed off and the committee is asking this to happen; next committee meeting 28th August (will be Sept Meeting however moving up a week before Labor Day).

SFDC - Shopping center where Safeway was located on Richmond Highway has been sold – and a Fresh World Market likely the new owner; however more to come on this; Busboys and Poets is looking to open a location within Fairfax County and especially on Richmond Highway; new events this fall will have a few book signings in Mt Vernon Plaza; potential "best in show" dog show contest is being planned in the future.

Fairfax County Federation of Citizen Associations – see cochair comments above.

Stormwater – As printed in the record and working with E&R on resolution.

Budget and Finance - Looking for a chairperson.

Education: - Did not meet – next scheduled meeting is October 4th at 7pm.

Environment and Recreation: passed resolution relating to stormwater management fund; discussed living shorelines and resolution for living shorelines next month; status of Quander and Fairfield trail park - county looking at doing trail work there; talked about data centers and continue to be a big issue;

Public Safety: Looking for a chairperson.

Transportation: As printed in the record.

Treasurer: Treasure's Report for July 2023 was unanimously approved. End of year revenue exceeded expenditures by about \$600. Unanimous approval of the treasurer's report.

Membership for next year 21 associations applied; 17 have paid (50% mark). Has been sending reminder email to associations.

Resolutions:

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION TO REMOVE OBSTRUCTION OF HISTORIC MARKER ON FORDSON ROAD (TRANSPORTATION) TRAN-2023-01- **unanimously approved to not be voted on at this time.**

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Resolutions - Transportation Committee - will not be voted on tonight; community member informed that the marker appears to be on private property - different measurements for roads that are narrow and are doing research if that is the case - waiting on VDOT to make determination if the marker was placed on private property. The road is 39 feet and is supposed to be 50 feet. VDOT installed the sign. Determined to pull the resolution until more information can be researched on the location of the sign/marker. No issue with pulling the resolution.

Meeting adjourned at 8:11 PM

Respectfully submitted - Tamara Srader

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Budget & Finance

We are looking for a chair for this committee. If you are interested, please contact a co-chair.

Education

Our first Education Committee meeting will be October 4 at 7:30. Our meeting topic will cover the FCPS Bond initiative that is on the ballot so a great opportunity to ask questions and learn more about that process.

Environment & Recreation

Environment and Recreation Meeting September 6, 2023

The meeting was called to order at 7:08 pm by the Chair Larry Zaragoza. MVCCA Cochair Katherine Ward, MVCCA Treasurer Bill Kane, and E&R Recorder Christina Curley were in attendance.

Associations represented: Spring Bank Community Association, Hollin Hall Village Citizens Association, Belle Haven Terrace Civic Association, Wessynton Homes Association, Mount Vernon Civic Association, Wellington Civic Association, and Sulgrave Manor Civic Association.

Kevin Knappmiller (Spring Bank) briefed the Committee on his recent Quander Fairchild Trail walk through with the new FFX Co. Trail Staffer (previously from Montgomery Co Trails Office) and many surrounding community residents. Boundaries were clarified and the County's plans for bridges and trails appear to be in alignment with previous MVCCA and Community

dialogue. Although the effort warrants continued community engagement and oversight, to date the money for this project seems to be well allocated. He will continue to reach out for updates and report back. No further actions recommended for the E&R Committee at this time.

Chair Zaragoza led discussion on a draft resolution regarding screening for the proposed Fire Station/Affordable Housing/Supportive Housing Complex near Beacon Mall on Route 1. The building is currently in architectural phase, and still needs to go through zoning. It will need to adhere to the County's Landscaping and Screening Ordinance; however, the ordinance is currently under revision and not expected to be completed until later this year. The draft E&R Committee Resolution supports the installation of tall evergreens to be planted to act as a screen. Discussion raised concerns of space available, types of trees, and if the passing of the resolution would unintentionally convey MVCCA support for the overall project. The vote had one against; all others voted yes. There were no abstentions.

Chair Zaragoza led discussion on a draft resolution recommending changes to Virginia's Living Shorelines Law and a related draft letter addressed to State Senator Surovell and Delegate Krizek on the same subject. Concerns were raised over guidance provided in recent letter, which appears to conflict with implementation of the current Living Shorelines Law. Given the on-going E&R Committee concerns on this issue and complexities of navigating the Wetlands Board process, Katherine Ward suggested the Committee establish an advisory notice on the MVCCA website to give information on multi-tiered permit requirements (state, local, federal, etc.), key points of contacts, and how to navigate the current law step by step. Katherine Ward recommended the draft resolution be forwarded to the P&Z Committee for review. Vote was taken and the motion to pass the resolution to P&Z Committee was unanimously passed.

Chair Zaragoza introduced a draft Posting of Meetings and Meeting Minutes resolution. Currently, the Board of Supervisor's website does not digitally post all upcoming meetings' times and locations. Moreover, all meeting minutes are not available. The resolution asks the Board of Supervisors to comprehensively inform citizens of all County advisory boards meetings and subsequent meeting minutes in a easily accessible website to empower civic engagement and awareness. Draft resolution passed unanimously.

Brian Pagels (Bell Haven Terrace) informed the group that September 23rd is National Public Lands day. Several FFX Co Parks, to include North Hill Park, will conduct park clean-ups in celebration, and the North Hill Park is looking for volunteers. Volunteer opportunities can be found at: www.fairfaxcounty.gov/parks/topics/national-public-lands-day

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Chair Zaragoza informed the Committee of four upcoming meetings to discuss Metro's use on the Wilson Bridge. Katherine Ward stated the focus is on putting Express Lanes on the bridge. Meeting dates are 12, 13, 19 and 20 SEP, with the 12th being virtual.

A motion to adjourn was made, seconded, and passed at 8:24 pm. The next E&R Committee will be on 04 OCT 2023 via Zoom.

Planning & Zoning

Monthly Meeting 8/28/2023

Committee Attendees:

P&Z Committee Chair, Vice Chair
Belle View Condominium
Belle Haven Terrace Civic Association
CA of Hollin Hills
Montebello Condominiums
Hollins Hills CA
Huntington CA
Mason Hill Citizens Association
Mt. Vernon CA
Stratford Landing CA
Hollin Hall Village CA
Hollin Hall Village CA
Riverside Gardens Citizens Association
Gum Springs
Riverwood HOA
Huntington CA
Waynewood
Wellington CA

Other Attendees:

Paul Reynolds - DPWES
Catie Torgerson - DPWES
Ellie Ku Codding - DPWES
Jack Meritt - DPWES
Co-Chair MVCCA
Nick Reinhart - Supervisor's Office
Dan Storck - Supervisor
Chair of E&R
Chair for Stormwater
Concerned Citizens

Proceedings:

The meeting was called to order by P&Z Committee Chair. Agenda items were discussed beginning with Stormwater Management Assistance. This discussion was led by County staff from the Department of Public Works Environmental Services. Co-Chair Katherine Ward asked if the meeting could

be recorded, which was agreed to. The recording can be found at: <https://youtu.be/0ay0wvzpjYA>

Following the flooding of residential properties resulting from inadequate and aging stormwater infrastructure and increased infill development, the Mount Vernon Council of Citizens' Associations has repeatedly asked the County to address flooding problems that we and other areas of the County are experiencing. In its Resilient Fairfax initiative, the County recognizes that flooding is a threat to property. However, specific action to address the flooding that we have raised has not yet been provided as infill continues, which often strips trees and other vegetation from land and creates new impervious surfaces.

DPWES presented a briefing to the Committee and answered prepared questions from the MVCCA Stormwater and E&R Committee. DPWES emphasized that structural flooding remediation was their priority and the tools at their disposal were regulations, policies, and programs. They elaborated on each.

Unitarian Church is trying to host the River Farms Forest Pre-school in a building on the MVUC campus. They expect to have between 30 and 50 students. The Mason Hill community has concerns over traffic and has prepared a resolution stating such. MVUC has applied for an amendment to their Special Use Permit. There is a County Hearing scheduled for September 13th to consider the requested amendment.

Co-Chair Katherine Ward mentioned the Landscaping and Screening Ordinance Amendment that will increase the size of buffers required for the perimeter of parking areas. It includes provision for native plants. County meetings to consider the amendment to be held on 8/29 and 8/30.

The Brookside Motel redevelopment project was canceled by the developer citing inconsistent and excessive restrictions imposed by the County staff.

A Community Meeting was held on July 27, 2023 at Bucknell Elementary School to review the preliminary design of the Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing Project. The site is at the former Hybla Valley Nursery at 2801 Beacon Hill Road, Alexandria, VA 22306. Previous design comments had been incorporated in a revised design concept. Revisions addressed concerns that the shelter egress was too close to Route 1, that there was excessive impervious parking on the site, that the design was too institutional, that recreational areas needed contained in the rear of the facility, and that open spaces in the front of the buildings would promote loitering. The revised concept design addressed many of these concerns. It included moving shelter egress further away from Route 1, updated multi-story facility design, placing facilities nearer the Beacon

Hill road to eliminate front courtyard, introduction of underground parking, and elevated recreational area in the rear of the facility. Next step is to finalize the design. Details and updates are available at the following County link:

https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/assets/documents/projects/2023-07-27_%20community-meeting.pdf

The SSPA process and Site Specific Plan Amendments will be discussed at County meetings scheduled in October. City Side and Days Inn developments are being considered. Committee will include Ray Novitske and Scott Taylor, who will report on proceedings to the MVCCA.

6514 Cygnet Drive is an infill that is being developed on a parcel that is in the RPA and on a sloped lot adjacent to a stream that empties into Dyke Marsh. The southern portion of the lot and the entire eastern lot line lie in the Watershed Management 100 yr Floodplain, which requires a setback. Local homeowners have expressed concern to the Supervisor’s office and the County about developing the parcel, citing encroachment into the RPA and impact of stormwater runoff. Residents have already experienced water damage from the stream flooding. The owner has submitted a building plan and received an administrative RPA waiver from the County to proceed with building a single family home on this property. They will still need to submit an acceptable infill Lot Grading Plan. The Supervisor’s office is arranging a meeting with our community and the Fairfax County LDS staff where we will once again relay our concerns and see what steps are being taken to address them.

VDOT plans to end express lanes at Route 1. A public meeting is coming up soon to review the plan. MVCCA members expressed concern that expansion of the express lanes at the Route 1 interchange would have a negative impact on North Gateway development.

Public Safety

We are looking for a chair for this committee. If you or someone in your community are interested, please send an email to co.chair1@mvcca.org and co.chair2@mvcca.org and let us know of your interest.

Transportation

The Mount Vernon Council of Citizens’ Association (MVCCA) Transportation Committee met on August 28, 2023 in a virtual gathering hosted on Zoom. Participating in the meeting were National Park Service (NPS) George Washington Memorial Parkway (GWMP) Chief of Staff, Dr. Christopher Hershey and Partnership Coordinator, Jonathan Molineaux; National Park Police (NPP) Lieutenant Tim Wallace; Fairfax County Staff members, Graham Owen, Aaron Klibaner, JoAnne Fiebe, and Lia Niebauer; and Transportation & Housing Liaison for Supervisor Storck, Mr. Peyton Smith. Representing the Mount Vernon Unitarian Church were Robin Roberts, Karen Delmonico, and Richard Roesel.

From the MVCCA: Jason Zaragoza, Transportation Committee Chair & Attendance-Taker for tonight’s meeting; John Bioty, Transportation Committee Note-Taker for tonight’s meeting; Katherine Ward and Lynn Pascoe, Co-Chairs, and Bill Kane, Treasurer.

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle View Condominium Unit Owners’ Association; Holland Court Property Owners’ Association; Hollin Hall Village Citizens’ Association; Huntington Community Association; Mason Hill Citizen’s Association; Montebello Condominium Unit Owners’ Association; Mount Vernon Civic Association; Mount Vee Manor Home Owners Association (HOA); New Alexandria Citizens Association; New Gum Springs Civic Association; Riverwood Homeowners’ Association; Stratford Landing Citizens’ Association; Sulgrave Manor Civic Association; Villamay Community Association; Waynewood Citizens’ Association; Wellington Civic Association; Wellington Heights Civic Association.

Total attendance for the joint meeting, including several other interested individuals, was 31.

Chairman Zaragoza noted that meeting announcements had been sent out with the “read-ahead”.

ANNOUNCEMENTS/AGENDA (listed for record purposes only):

- (1) Update on GW Parkway South Section and Mount Vernon Trail Improvement Plan. The Public Comment period for this project ends on September 1st. Slides for the Aug 9th Public Meeting can be found at: [gwpmp_south_section_mvt_improvements_plan_AOE_final_508_20230725.pdf](https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/assets/documents/projects/2023-07-27_%20community-meeting.pdf) National Park Service GWMP Chief of Staff, Dr. Christopher Hershey and Partnership Coordinator, Jonathan Molineaux, will be in attendance to answer member’s questions. Note: Regarding NPS’ request

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for comments by 1 Sept, these have nothing to do with the Belle View/Belle Haven intersections or the Mount Vernon Trail (MV Trail). NPS' request was intended to address the historic nature of the Parkway and the properties along side it. Citizens will have the opportunity to comment on other Parkway designs/items at other public meetings that will take place in the fall or early in 2024.

(2) Site Specific Plan Amendment (SSPA) for 6034 and 6036 Richmond Hwy (Cityside Apartments) and 6100 and 6130 Richmond Hwy (Days Inn). General discussion on traffic implications of proposed development. Fairfax County staff will be in attendance to listen to member comments and concerns.

(3) Voting on a Proposed Resolution regarding Mount Vernon Unitarian Church. The Proposed Resolution opposes the approval of a Special Use Permit adding an accessory private school in an R2 residential community which may increase pupils from 50 to 80 and double the number of employees, volunteers, and teachers. In Fairfax County "R-2 Residential" is defined as a residential district intended to accommodate moderate density, suburban residential uses and a limited number of commercial and institutional uses.

(4) Update on efforts to control noise generated by aircraft in the vicinity of Mount Vernon. Mount Vernon Civic Association representative Mark Yonchak will provide an update to the committee on this issue.

(5) Discuss a potential schedule change for future Transportation Committee meetings. Seeking alternatives to avoid conflict with monthly Planning & Zoning (P&Z) Committee meetings.

Additional Committee Updates:

(6) Supervisor Storck's office has facilitated an agreement between Fairfax County Department of Transportation (FCDOT) and the Fairfax Connector Bus Stop Team to install 8 new trash cans along the Mount Vernon Trail. Installation is expected to be completed within the next 1 – 2 months.

(7) New turn signals will be installed at Memorial Street and Richmond Hwy to mitigate conflict between cars turning left onto Richmond Hwy and cars proceeding straight across the intersection.

(8) An I-495 Southside Express Lanes Study Virtual Public Meeting will be held Sept. 12 at 6:30 p.m. The study evaluates the potential extension of the Express Lanes system on the southern section of I-495 by 11 miles from the Springfield Interchange across the Woodrow Wilson

Memorial Bridge, to the MD 210 interchange. VDOT will share preliminary alternative concepts for review and input.

(9) Member time for introduction of new business.

PRESENTATIONS: SSPA for 6034 and 6036 Richmond Highway.

AGENDA ITEMS:

Update on GW Parkway South Section and Mount Vernon Trail Improvement Plan:

Chairman Zaragoza led off by stating that it was his understanding that public comments on the publicized GWMP South Section and Mount Vernon Trail Improvement Plan were to focus on the historic nature of the Parkway and the properties along side it. He mentioned that later this year, or early 2024, there would be opportunities to address other aspects of the plan. He then introduced NPS Chief of Staff, Dr. Christopher Hershey who led off by stating that the 30-day public comment period would officially close on September 1st, 2023. To date, NPS has received approximately 7,000 letters and comments thus far. Dr. Hershey reiterated that the intention of the Public Comment Period was to gather comments on proposed changes that related to the historic nature of the Parkway. He mentioned that there would be sufficient opportunity at a later date to comment of other aspects of the Improvement Plan.

Discussion: Dr. Hershey's statement generated considerable controversy among the membership and significant debate followed. One Transportation Committee Member, with considerable Parkway experience, mentioned that the governing provision (Section 106 of the National Historic Preservation Act and its implementing regulations 36 Code of Federal Regulations [CFR] Part 800) "Protection of Historic Properties", was intended to allow comment on the entire GW Parkway South Section and Mount Vernon Trail Improvement Plan – not just to changes related to the historic nature of the Parkway. Using the example of NPS' plan to create north and south road diets on the South Section of the GWMP, he claimed that this effort does affect the historic nature of the Parkway. In addition, modification to bridges and Mount Vernon Trail also affects the historic nature of the Parkway. NPS' response included the statement that all public comments are valued but those affecting the historical nature of the Parkway were currently of greater interest.

Dr. Hershey further said there would be time (later on) to address related issues such as the road diet. Another Committee member noted that there was no address to send in written comments to NPS – only electronic comments were being solicited. Overall, Committee members agreed that NPS needed to clarify what types of comments were being solicited since the aforementioned provision ("Protection of Historic

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Properties - Section 106) placed the entire Parkway on the Register of Historical Places. Dr. Hershey took the comment at hand and said he would work with Chairman Zaragoza to ensure there was a valid NPS address to send in public comments.

Generally speaking, Transportation Members remained confused on what types of comments were being solicited. It appeared to members that proposed Parkway and MV Trail changes were substantial even though NPS reported that changes did not overly affect the historical significance of the Parkway. At this point, Chairman Zaragoza asked NPS to address planned aspects of the Road diet, however, Dr. Hershey stated that he was not prepared to do so. Dr. Hershey did add that the Improvement Plan was conceptual at this point and there would be opportunities to drill down on overall changes at a later date.

Most Committee members believed that a major reason for the road diet stemmed from a lack of enforcement on the Southern Section of the Parkway. Members indicated that speeding and reckless driving was increasing on this area of the Parkway. Another member stated that NPS' previous Safety Study was to be built on three (3) elements; Engineering, Enforcement and Public Information – yet enforcement was lacking. NPP's Lt Wallace chimed in noting that traffic safety was the emphasis for Parkway Police however the organization was manpower challenged at the moment. When members asked "how many Park Police patrol the Southern Section of the Parkway, NPP responded one (1) on a 24/7 basis.

In the minds of the majority of Transportation Committee members Parkway enforcement is sorely lacking. Members agreed that NPP doesn't have what it needs to adequately patrol the South Section of the Parkway. Lt Wallace did mention that Park Police had been involved in 20 incidents (mostly DWI, reckless driving and speeding and accidents) in 2022 but thus far in 2023, that number has increased to 56. Several members felt that approaching Congressman Don Beyer to get help with NPP staffing was appropriate. Chairman Zaragoza asked Lt Wallace to take note on the increase of commercial trucks using the Parkway. Lt Wallace agreed that this was an issue and said that he would emphasize the concern among NPP Officers.

After more than an hour and a half, discussions ended and Chairman Zaragoza thanked NPS and NPP for their participation. He requested that they continue to engage the Committee on matters affecting transportation on the Parkway.

SSPA for 6034 and 6036 Richmond Hwy (Cityside Apartments) and 6100 and 6130 Richmond Hwy (Days Inn):

John Kandel, from Montebello, showed a presentation involving the SSPA for 6034 and 6036 Richmond Hwy (Cityside

Apartments) and 6100 and 6130 Richmond Hwy (Days Inn). His discussion focused on traffic implications within the proposed development.

Discussion: Mr. Kendal's presentation indicating that there were four (4) buildings involved with this SSPA but only one road access in each direction in and out of the development. This, he noted, would present a delay problem especially to northbound traffic because one would have to cross two southbound lanes on Route 1 (Richmond Highway) before being able to head north. Delays of ten (10) minutes or more are not uncommon for drivers wishing to do so. He mentioned that the two new buildings (6034 and 6036) have parking garages. He estimated, however, that if the Amendment were granted, there would be a 16 to 20 percent increase in traffic volume to the area. He added that this would prove overwhelming for residents. Mr. Kendal stated that a traffic light in this area is a must and suggested that Virginia Department of Transportation (VDOT) get involved in this issue.

Chairman Zaragoza noted that Fairfax County staff were in attendance and asked them to respond to member's concern. County officials reported that there will be an October 8th internal meeting to better understand the traffic implications associated with this SSPA. Additionally, there was a strong desire to get VDOT to the meeting to discuss access issues for Montebello residents.

Proposed Resolution regarding Mount Vernon Unitarian Church:

Chairman Zaragoza announced that the Committee's next item for discussion was a Proposed Resolution opposing the approval of a Special Use Permit adding an accessory private school in an R2 residential community. The Resolution opposes an estimated increase of pupils from 50 to 80 which doubles the number of employees, volunteers, and teachers in the Mason Hill Area. It also mentions that there would be associated traffic congestion in a residential community.

Mason Hill briefed that *essentially the Resolution would amend SP-82-V-069* previously approved for a Church with a child care center and the addition of an accessory private school use. Mason Hill noted that Mount Vernon Unitarian Church (MVUC) is located at 1909 Windmill Lane, Alexandria, VA in Mason Hill, an R2 residential community in the Mount Vernon District of Fairfax County. An estimated increase in traffic would be problematic on the one entry/exit road leading to the Mason Hill Community. Zoning issues associated with this area will be discussed at a hearing on September 13, 2023.

Discussion: On the other side of the issue, the Mount Vernon Unitarian Church Committee consisting of Richard Roesel, Robin Roberts and Karen Delmonico presented opposing viewpoints. According to Mr. Roberts, many of the issues in the Proposed Resolution were worst-case scenarios and

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unrealistic. Impact would be far less than stated my Mason Hill and possibly indiscernible.

After hearing both sides of the issue, a motion was made by a Transportation Committee member to vote on the Proposed Resolution but it was not “seconded.” The Committee believed that there was too much disparity in the numbers of traffic related issues presented by opposing parties. A suggestion was made that both parties get together and agree on the numbers before presenting them again to the Transportation Committee. Additionally, both parties were reminded that Planning and Zoning (P&Z) issues needed to be presented to the MVCCA P&Z Committee and not the Transportation Committee. Only transportation issues would be considered by the Transportation Committee.

Update on efforts to control noise generated by aircraft in the vicinity of Mount Vernon:

An update on efforts to control noise generated by aircraft in the vicinity of Mount Vernon was led by Mark Yonchak, a member of the Mount Vernon Civic Association. Mark stated that aircraft noise in the area was getting worse and it appeared that not much was being done about it. He mentioned that aircraft noise was affecting visitors and guests at the Mount Vernon Estate and complaints were being heard from the Ladies’ Auxiliary who operate the grounds. He suggested that Committee members log onto the FAA.Gov website to register an aircraft noise complaint whenever appropriate.

Discussion: Committee Member, Mike Rioux, a consultant who had been working the issue, reported that at one time Prince Georges County, Fairfax County, and Alexandria City was collaboratively working noise issues in the National Capitol Region (NCR). He mentioned that it appeared that this was no longer the case. He mentioned that Fairfax County was rumored to continue to work the issue by itself but he was unsure if that was going to happen. Mike stated that he did not understand why this combined trio of local jurisdictions disbanded and let noise complaints build up. Mike stated that aircraft noise will continue to be a hot-bed issue that will grow worse. Another Committee Member noted that a factor affecting the volume of aircraft traffic in the NCR is landing fees. National Airport’s landing fees, he reported, are 60% cheaper than those at Dulles.

Possible schedule change for future Transportation Committee Meetings:

Chairman Zaragoza raised the issue of changing the Transportation Committee meetings to Tuesday to avoid conflict with monthly Planning & Zoning Committee meetings. He asked if this was a problem for anyone.

Discussion: Some Transportation Committee Members indicated that they could not make Tuesday evening meetings.

Chairman Zaragoza then said he would discuss dates with the MVCCA Board and solicit input from the Transportation Committee via email.

New Business: None was introduced - however prior to asking for a motion to adjourn, Chairman Zaragoza announced that the I-495 Southside Express Lanes Study, a Virtual Public Meeting, would be held on Sept. 12 at 6:30 P.M. The study evaluates the potential extension of the Express Lanes system on the southern section of I-495 by 11 miles (from the Springfield Interchange across the Woodrow Wilson Memorial Bridge, to the MD 210 interchange). VDOT will share preliminary alternative concepts for review and input.

Meeting Adjourned:

Upon completion of new business, a motion to adjourn was presented and quickly seconded. Chairman Zaragoza thanked the Committee for sharing their thoughts, interest and concerns to MVCCA related topics. The MVCCA Transportation meeting concluded at 9:07 PM.

Future (2023) Scheduled Transportation Committee Meetings:

- Tuesday Oct 3rd
- Monday, Nov 13th
- Monday, Dec 11th

Note: Until further notice, all meetings will be held remotely.

Special Committee on Stormwater Management

September 14, 2023

PROPOSED ORDINANCE CHANGE TO ALLOW FORMATION OF A STORMWATER GRANT PROGRAM

County staff is working to establish a grant program to provide limited financial assistance to private property owners and “communities of interest” to help mitigate problems associated with rain-driven flooding. To do this, a change to the County ordinance is required. The proposed change updates a Virginia Code reference and will allow establishment of a Stormwater Management Fund for the purpose of granting funds to an owner of private property or a common interest community for stormwater management and erosion prevention on previously developed lands under the authority of § 15.2-2114.01 of the Code of Virginia. Grants from the fund may be used only for:

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

- i. The construction, improvement, or repair of a stormwater management facility;
- ii. Erosion and sediment control; or
- iii. Flood mitigation and protection measures that are part of a comprehensive flood mitigation and protection plan adopted by the County.

MVCCA's resolution of July 27, 2023 requested that the overarching flood mitigation policy under current revision be completed before programs to address flooding issues are developed.

In spite of the resolution, the Board of Supervisors approved the ordinance change at its September 12 meeting.

At the Board meeting, staff reiterated its intent to brief the Board's Environmental Committee on October 3 on specific elements underlying the grant program. The Stormwater Committee will work to obtain these details before the October 3 meeting to allow for analysis and comment.

At the public hearing, Hollin Hall Citizens Association, represented by Leo Milanowski, gave the following testimony:

Good evening. I am Leo Milanowski and I live at 8017 Washington Road in Hollin Hall Village off Fort Hunt Road in the Mount Vernon District. I have lived in my home for a little over 42 years. I currently serve on the Board of Directors of the Hollin Hall Village Citizens Association. Hollin Hall is a neighborhood of over 700 homes celebrating its 80th birthday this year. We are not a "common Interest community" as defined in Chapter 23.3 of the Virginia Code. We are a voluntary association made up of neighbors pursuing common goals and interests.

I also serve as the chair of the Mount Vernon Council of Citizens Association's Special Committee on Stormwater, a committee established in early 2021 to address numerous complaints from Mount Vernon residents encountering issues with rain driven flooding.

But today, I am here as a representative of Hollin Hall Village.

In many areas of Mount Vernon, and I would guess in other county districts as well, the character of neighborhoods are changing largely through infill development. In parts of Hollin Hall, infill has replaced 34 homes with 68 houses and many existing house upgrades; all built to the existing setback requirements. In both situations, impervious surfaces have increased, some more

dramatic than others. All of this is occurring in our neighborhood that has stormwater conveyance systems designed and installed in the 1950's and early 1960's. And by any standard, aged and inadequate.

I don't pretend to know the considerable science and engineering expertise that underlies the treatment of stormwater flows, but I do know that my Hollin Hall neighbors and neighbors across our Mount Vernon district are impacted by stormwater run-off problems; some naturally occurring and others, man-made and allowable under current County policies that I believe are ripe for change. But that's a topic for another day.

*I am here today tell you that we support efforts that help to prevent or solve the problems resulting from rain driven flooding. I want to emphasize this point: Hollin Hall is very supportive of the **any** County Policy, Program, and Project with that intent. Our neighborhood supported the Mount Vernon Council's resolution of February 23, 2022, requesting the Board to utilize Stormwater Tax Revenues to correct rain-driven flooding problems suffered by homeowners and neighborhoods.*

The program under consideration today, gives us some hope that serious efforts to address individual homeowners issues is about to begin. However, a number of unknowns about how the grant program will be executed, especially absent an overarching policy, guiding solutions, is concerning.

As you may know, County staff is in the process of revisiting the County's current Flood mitigation policy. The updated policy is now projected for early 2024 release. We are hopeful that this policy will address the problems faced by the individual homeowner with flooding from rain. At first look however, it seemed peculiar that a program addressing flooding issues would precede the overall policy under which a program, and in this case the grant program, would operate. County staff addressed this issue at a briefing to MVCCA in late August 2023, and I left that meeting understanding that the ordinance change under consideration would allow staff to move forward and nail down the parameters, operational aspects, and details of the grant program, currently projected for a October 2023 unveiling. Staff also assured us that private property owners would be given equal consideration within the grant program. Again, we are hopeful that the program's details being developed will contain

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meaningful, **and considerable**, support to individual homeowners.

Meetings with county staff on the rain driven flooding problem have been informative and productive. And kudos are due to staff for the updated policies regarding stormwater detention that address run-off issues. Further efforts are needed in this area especially reconsideration of the square footage exclusion that exempts a significant number of infill projects. As an example, in our neighboring community of Wellington recently completed infills that met the exemption criteria were built, but have experienced post-occupancy flooding issues.

Office of Soil and Water Conservation reps have also educated us on current grant programs available to help folks solve problems. And we have encouraged homeowners to take advantage of these programs, as we will for any new programs the Board authorizes. But even as cost-sharing grants, these programs are not inexpensive. Anecdotally, I've heard of costs from \$13,000 to nearly \$50,000 to solve flooding problems.

Staff has always pursued solutions where county maintained infrastructure has caused problems. But they've also made it clear that they don't have the legal basis to address problems not of their making. An interesting point taken from the meeting with staff in late August was that the County's ability to enact the grant program under discussion was allowable because Alexandria city pursued a Virginia Code change allowing this type of program. If I may be so bold, I would suggest that the County's legislative agenda for the next session seek authorizing language allowing the County to pursue programs to assist homeowners directly to overcome their flooding issues.

Please understand that I am not asking the County to commit Stormwater Tax revenues to problems that are of a homeowner's own making. But I do think it is a matter of fairness and equity to provide direct assistance to homeowners who have been impacted by county reviewed and permitted development, out of date county policies, or any other actions not self inflicted. Again, I'm hopeful that the revised policy and the new grant program will permit projects that directly assist homeowners.

As I wrap up, I want to thank County staff, both at the HQ level and in Supervisor Storck's office who have suffered through our questions as we try to

improve the rain-driven flooding issues in Mount Vernon. I look forward to engaging with staff to ensure that the details of the revised county flood mitigation policy and this grant program's execution to provide county homeowners with solutions to their stormwater flooding issues. Thanks for allowing me to speak with you today. And I'd be happy to take any questions you have.

Fairfax Federation

The Fairfax County Federation of Citizens Association held its annual picnic & swearing-in of the newly elected officers on August 24th at Mason District Park.

The swearing in was done by Penny Gross, Board of Supervisors Vice Chair & Mason District Supervisor.

Next meeting will be September 21st at 7:30 pm.

SFDC

There will be a verbal report at the General Council meeting.

PRESENTED BY THE SFDC
Join us for this Unmissable Event

ART & LITERATURE WONDERLAND
in the Park-Let Space

11-2PM Admission is FREE

Oct. 14th, 2023
Mt. Vernon Plaza Park-Let

7698 Richmond Hwy,
Alexandria, Virginia
Learn more at sfdc.org/event/art

Painting, writing, & crafting
Art Stations
Book Signing
Writing Workshop
Live Music

Committee Resolutions

Environment & Recreation

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) E&R 2023-2

TREE PLANTINGS SURROUNDING THE PROPOSED FIRE STATION/AFFORDABLE HOUSING/SHELTER/SUPPORTIVE HOUSING COMPLEX

WHEREAS the proposed Fire Station/Affordable Housing/Shelter Complex will be in a residential area;

WHEREAS the development of this project will likely result in the loss of most if not all trees currently on the property;

WHEREAS the MVCCA recognizes that development and infill is causing significant loss of tree canopy and threatens our ability to meet the tree canopy goals for the future;

WHEREAS the county's existing landscaping and screening requirements are minimal and the proposed revisions to these requirements are under development; and

WHEREAS community members have expressed a desire to plant trees around this complex for screening.

THEREFORE, BE IT RESOLVED that the MVCCA asks that the Board of Supervisors direct that trees that will be tall evergreen trees and effectively screen the facility, especially for those sides with adjoining residential housing.

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) E&R 2023-03

MEETING NOTICE AND AVAILABILITY OF MEETING INFORMATION

WHEREAS the Mount Vernon Council of Citizens' Associations routinely engage in reviewing and commenting on county programs that affect the lives of the Mount Vernon residents;

WHEREAS § 2.2-3707 G states that "At least one copy of the proposed agenda and all agenda packets and, unless exempt, all materials furnished to members of a public body for a meeting shall be made available for public inspection at the same time such documents are furnished to the members of the public body."

WHEREAS the Wetlands Board publishes notices of meeting in the Washington Times and provides notice to permit applicants by mail, notice of the Wetland Board's meeting on the Wetland Board website often significantly lags notice in the Washington Times and the information on the Wetlands Board does not include or provide links to meeting materials, which are typically posted in the county's PLUS system (i.e., <https://plus.fairfaxcounty.gov/CitizenAccess/Cap/MyRecordsCap.aspx>) and the Virginia Marine Resources Commission website; (i.e., <https://webapps.mrc.virginia.gov/public/habitat/>);

WHEREAS while the county has established a website for all meetings (<https://www.fairfaxcounty.gov/calendar/ShowCalendar.aspx?C=1&keyword=Wetlands+Board&searchframe=monthly>), when searching for meetings for a group, (e.g., the Wetlands Board, EQAC or the Tree Commission) no past or future meetings are posted;

WHEREAS in contrast to the meetings of the Board and Planning Commission, whose recorded meeting links are readily available with links on the county website, the YouTube links to the recorded meetings of the wetlands board are not posted on the county wetland board website;

WHEREAS the difficulty in knowing where to go to access meeting materials, makes it hard for members of the public to follow or even comment during comment periods of meetings;

THEREFORE, BE IT RESOLVED, the MVCCA asks that the Board of Supervisors reaffirm and direct county staff to post all meeting notices on the County's website as soon as the public body receives that notice, as required by law;

BE IT FINALLY RESOLVED THAT the MVCCA asks the Board of Supervisors to direct county staff to at least provide relevant links to information that the Wetlands Board discusses in meetings.

----- Resolutions/Letters -----

PROPOSED LETTER REGARDING THE 495 SOUTHSIDE EXPRESS LANES FROM VANDORN OVER THE WW BRIDGE

Mr. Nick Nies, AICP
VDOT 495 Southside Study NEPA Project
9030 Stoney Point Parkway, Suite 220
Richmond, VA 23235

Dear Mr. Nies:

The Mount Vernon Council of Citizens' Association (MVCCA) is an organization of 61 citizens' associations in the Mount Vernon Magisterial District of Fairfax County, Virginia. The MVCCA represents almost all residents along the Route 1 corridor.

We are very concerned with the current status of the VDOT 495 Southside Study NEPA Project. The information presented at the public meetings held in May 2022 and then on September 12, were unsettling in its direction and continue to be vague. While we understand that this is a work in progress, we feel that our concerns have not been seriously considered since the May 2022 meeting. We therefore raise these concerns:

1. In May presenters stated that you would be building within your right of ways. You made that same statement at the Sept meeting. However, on both occasions you were asked about the locations of your right of ways, and you continue to be unable or unwilling to answer the question. You were asked again at the Sept meeting and once again you are unable to answer the question. It is difficult for us to believe that someone in VDOT does not know where your right of ways are.
2. Presenters noted that the vehicular congestion was extremely bad on Route 1. But none of the plans address Route 1 congestion.
3. The presentation ignored any awareness of the Fairfax County plans for North Gateway (Ft Hunt rd., rt. 1 and WW bridge area) redevelopment planning and the resource protection area at that location. A question was asked about the existing right of way because we fear any expansion of the 495 roadways, or the development of a Route 1 interchange will encroach — and permanently end — the North Gateway redevelopment.
4. We are curious about your vehicle count. Michelle Shropshire said that volume has risen to pre-pandemic levels. While that may be, it is not because workers are again commuting. There is still a significant amount of at-home work. We wonder if you are correctly incorporating projections for vehicle growth, both on the Beltway and on Route 1 and are worried that your volume numbers may be too low.
5. The Wilson Bridge cannot be widened, and any added lanes (in addition to the two existing unused lanes) must occur between the fixed barriers. The addition of two express lanes each way would require adding two lanes and utilizing the two existing unused lanes. Converting the current six lanes (four traffic lanes and the two unused lanes) to eight lanes would be a reduction in lane width of 25%. Narrower lanes lead to a higher rate of traffic accidents — and 25% is a significant narrowing. Please comment on this.
6. We are disturbed that WMATA is not a partner on this project. While planning, funding, and construction of rail service takes much longer, it is a concept that WMATA has on a back burner. Indeed, it was an intent as far back as the agreement to build the new Wilson Bridge. Ignoring WMATA during the planning does a disservice to WMATA and to the concept of expansion of mass transportation.
7. We have one final, overriding concern. Currently, every rush hour afternoon there is an approximate eight-mile traffic backup on the Beltway, caused by the bottleneck from MD Route 210 and stretching back to the Van Dorn interchange. The proposed expansion — assuming Maryland were to widen 95 up to the MD Route 210 interchange — would merely move the bottleneck east by three miles. At the end of the day, it's the same bottleneck, extending from MD Route 210 back to the Eisenhower interchange. Millions of dollars and years of construction — with concomitant traffic delays — would ultimately accomplish nothing.

It seems obvious that VDOT favors adding two express lanes in each direction. It promotes this by reassuring us that in the future should rail service over the bridge be considered, one lane each way could be returned to rail use. But the consequential reduction in volume would go against the logic that justifies building the lanes in the first place.

----- Letter for GC Ratification -----



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

Ms. Karen Corbett Sanders
Fairfax County School Board
Mount Vernon District
8115 Gatehouse Road. Suite 5400
Falls Church, Virginia 22042

August 11, 2023

As you know from your own involvement, Fairfax County Design and Construction, Fort Hunt Little League, the Webster family and Senator Coons have combined forces to raise over \$250,000 to renovate the historic baseball field at Fort Hunt Elementary Field in memory of Peter Webster. Peter was a long-time standout player and loved playing Fort Hunt Little League baseball. Tragically, Peter died in an accident at home in June 2018.

The renovation has been approved by the County and preliminary design work has been completed. We expect the field work to be completed in Spring.

The MVCCA supports naming the baseball field at Fort Hunt Elementary School as PETER WEBSTER FIELD. as part of the field renovation. And we request that you encourage the Fairfax County School Board to approve this naming designation.

Katherine Ward

Katherine Ward
Cochair
MVCCA

Attached: MVCCA (EDU) Resolution 2023-01 Naming ballfield for Peter Webster
at Fort Hunt Elementary School

----- **Letter for GC Ratification (continued)** -----

**MVCCA (EDU) Resolution 2023-01 NAMING PETER WEBSTER FIELD
AT FORT HUNT ELEMENTARY SCHOOL**

WHEREAS PETER WEBSTER was a standout player and valued teammate for many years in Fort Hunt Little League and

WHEREAS PETER WEBSTER died unexpectedly in a tragic accident at home in June 2018; and

WHEREAS PETER WEBSTER played Little League Baseball at the baseball field at Fort Hunt Elementary School which is currently not named; and

WHEREAS Senators Chris Coons (DE), Tim Kaine (VA), Mark Warner (VA), Angus King (ME) and Congressional staffers Mike Henry, Jonathan Stahler and others along with Karen Corbett Sanders, the Mount Vernon District School Board Representative, Fort Hunt Little League and Maverick Baseball volunteers, players and families and members of the Fort Hunt Youth Athletic Association and the Mount Vernon Community in the Mount Vernon District at large have come together as **FRIENDS OF PETER WEBSTER** to remember **PETER WEBSTER**; and

WHEREAS the **FRIENDS OF PETER WEBSTER** have raised significant sums of money and worked closely with Fairfax County Design and Construction to renovate this field to memorialize **PETER WEBSTER**; and

WHEREAS the **FRIENDS OF PETER WEBSTER** believe it is appropriate to Name the field at Fort Hunt Elementary School after **PETER WEBSTER**;

THEREFORE, BE IT RESOLVED: The MVCCA hereby requests and encourages the Fairfax County School Board approve the naming of the baseball field at Fort Hunt Elementary School in Honor of **PETER WEBSTER** as the Peter Webster Field.

Approved by the MVCCA August 11, 2023

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

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Period Ending August 31, 2023

	August	Total 1 July to 31-Aug	2023-2024 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 605	\$ 2,475	\$ 4,250	
Money Market Interest	0	0	2	
Total Cash Receipts	605	2,475	4,252	\$ (1,777)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	201	241	545	304
Insurance Premium	-	-	760	760
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	-	80	1,400	1,320
Web Site	-	-	1,000	1,000
Total Cash Disbursements	201	321	3,705	3,384
Net Budget - Receipts in Excess(less than) Disbursements:	404	2,154	547	1,607

Other Sources/Changes in Cash:

Cash at Beginning of Period	10,375	8,625	8,625	
Total Cash at End of Period	\$ 10,779	\$ 10,779	\$ 9,172	

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

Burke & Herbert - Checking	\$ 4,617			
Burke & Herbert - Money Market	6,162			
Total Cash	\$ 10,779			

Respectfully Submitted,
William J Kane, Treasurer
September 2, 2023

Notes:

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

NEXT COUNCIL MEETING

Wednesday, September 27, 2023, 7:00 p.m.
Virtual

AGENDA

- Call to order
- Minutes Approved
- 7:15 pm Guest speaker - Clyde Wilbur Chair of the Fairfax County Wetlands Board. Topic - Wetland Boards mission and living shorelines
- Committee Reports
- Treasurer Report
- Co-chairs Report
- Resolutions
- Supervisor's Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—September 27, 7:00 p.m., Virtual
MVCCA Board—October 10, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	10/4	7:30	Virtual	Hosek
E&R	10/4	7:00	Virtual	L. Zaragoza
PL/Z	10/2	7:00	Virtual	Mathur
PS	TBD	7:00	Virtual	open
TRAN	10/3	7:00	Virtual	J. Zaragoza
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.