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Mount Vernon Council of Citizens' Associations

Record

Volume LVII, No. 02, February 2024

FROM THE CO-CHAIRS

1. Looking for volunteers for the Nominating Committee. If you'd like to be on the nominating committee for our Executive Committee Board members, or if you'd like to run for one of these offices, please contact the Co-chairs.
2. If you missed the Annual Town Hall Meeting, you can review the event by going to Supervisor Storck's offices webpage.
3. The Fairfax County Executive Bryan Hill will present his proposed budget for FY2025 to the BOS at the Feb 20th Board Meeting starting around 10:00 am. You can watch it on channel 16. Please review the budget either then or online so MVCCA can offer valued comments during the public hearings.

MVCCA General Council Meeting Minutes

Wednesday, January 24, 2024, Virtual via Zoom

MVCCA GENERAL COUNCIL MEETING MINUTES

Virtual Meeting/Zoom called to order 7:02 pm

Presiding Co-Chair Katherine Ward

Attending: Co-Chair - Lynn Pascoe; Secretary - Tamara Srader; Treasurer - William Kane; Planning and Zoning - Bindu Mathur; Southeast Fairfax Development Corporation - Ellen Young; Storm Water Management Special Committee - Leo Milanowski; Cathy Hosek – Education; Jason Zaragoza – Transportation; Fairfax Federation – Marty Sanchez-Lowery

Elected and Appointed Officials and Staff: Supervisor Dan Storck, Mount Vernon District; Nick Rinehart, Mount Vernon County Staff

Community Organizations: Roberta Tinch, President INOVA and Vice President and Administrator, Inova Musculoskeletal Service Line; Melissa Riddy – Director Communications INOVA

Huntington Community Association, Belle Haven Citizens Association, Wellington Civic Association, Belle View Condominium Unit Owners Assn, Holland Court Property Owners Assn, Gum Springs Homeowners Organization, Mount Zephyr Citizens Association, Hollin Hall Village Citizens Association, Belle Haven Terrace Civic Association, Civic Association of Hollin Hills, Montebello, Riverwood Homeowners Association, Mount Vee Manor HOA, Mount Vernon Civic Association, Mount Vee Manor HOA, Wessynton Homes Association, Villamay Community Association, Stratford Landing Citizens Associations, Holland Court Property Owners Association

The meeting was called to order at 7:02 PM

December Minutes – Minutes Approved unanimously.

MVCCA BOARD

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

Guest Speaker was introduced, and we received an in-depth report on what's going on at INOVA in general and more specifically at MV INOVA from Roberta Tinch, President INOVA, and Melissa Riddy – Director Communications

INOVA has 5 hospitals each one has a group of specialties they offer therefore, not everything is in every hospital; INOVA is a nonprofit organization. They offered \$321 million dollars in value in community investments last year. They are the largest employer in the DMV - around 22,000 employees. Mt. Vernon INOVA Hospital has a specialized Magnet Nursing Designation - one of the only systems in the country with this designation. Ms. Tinch was asked how the new services recently added will impact the current campus and will the new hospital planned for the Landmark Center cause changes at MV INOVA. She responded that MV INOVA will maintain the current level of care and that the building itself had unused or no longer needed space, so they were able to reuse these areas for the new services. She was also asked about traffic and expressed mutual feelings about the traffic on Sherwood Hall Lane as our members do.

COMMITTEE REPORTS

TREASURER REPORT: The Treasurer's Report, as published in the January Record, was unanimously accepted. Large expenditure - \$800 - liability insurance policy; Dec report indicates halfway report for business year and tracking close to what we have budgeted.

Stormwater – Did not meet this month we are still waiting new county stormwater policy to review. The county is looking for a contractor to handle the pilot project for stormwater issues in Hollin Hills/ Wellington communities. We also have not heard anything about the proposed grant sharing program expected to help homeowners with stormwater issues; the 30 Jan amendment to Chesapeake Bay protection ordinance for tree preservation will be reviewed at the ER meeting in February.

PZ – No meeting members were asked to attend the Potomac Yard Arena meeting hosted by the City of Alexandria. City officials answered many questions regarding costs, traffic, construction etc. The biggest issues for citizens are related to parking and traffic. Chair of h transportation committee was in touch with the Del Ray Community Association President who hosted the meeting We were provided with info on the expected State Legislature vote in Richmond regarding stadium authority could possibly be early February ; If Stadium Authority gets approved Del Rey Community Association will start asking detailed questions; offered to coordinate with us and welcome MVCCA to give input on transportation projects.

TRANS – A discussion was held regarding Capital Bike share proposals along the MV Trail as well as Huntington/Belle View/ Ft Hunt - taking public comment until Feb 2; Capital Bike share

program users are penalized if they are not returned to their "dock" in appropriated stations. Belleview Condo's rep advised the Capitol Bike Share folks that a few of their proposed sites are actually private Belleview condo property and that the shopping center bike shop already rents bikes. The presenters advised that this proposal was just that a proposal and wanted and appreciated input.

Budget and Finance – Looking for a chairperson.

Public Safety – Looking for a chairperson.

ER – Discussion regarding flooding questions and how the 250K to help private property owners to correct this hasn't been in acted. The amount of the grant could be up to 5k per property. The county is shorthanded with staff.

Fairfax Federation – Marty Sanchez-Lowery new representative - support of casino project and will continue to pursue; lots of push back from McLean Civic Association and Sully District (proposed at Tysons Corner at old Aston Martin dealership). State Legislature will be deciding if they will take this on as a public referendum.

EDU – Mtg Feb 7th - 2 board members will be there (Mr. Moon and Mr. Dunne); not going to meet again until next May; will be talking about the budget and will be presenting some of the issues seeing in MT Vernon schools; opportunity to hear about their goals.

SFDC – FYI April 7 is annual economic summit with Franconia Chamber of Commerce at the country club; next week is the Urban Land Institute technical panel.

Nominating Committee – Bylaws state that March Meeting will form the Nominating Committee - Slate of Nominees will be published in May Record with the election in May - need 3 people (2 co-chairs with 3 years for 1 person and 2-year term for the other). Can email Katherine or Lynn with interest in any of these positions.

GC requested to ratify: a letter previously signed off on by the MVCCA Board regarding the for-Ft Belvoir DIA Headquarters in Record - approved by acclamation. "MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION E&R-2024-01 COMMENT ON THE DRAFT FINDING OF NO SIGNIFICANT IMPACT (FNSI) DEFENSE INTELLIGENCE AGENCY HEADQUARTERS ANNEX, CONNECTOR ROADS, FORT BELVOIR, VIRGINIA"

Supervisor Storck comments – New look to newsletter and mailer; 37th annual MV Town Hall meeting will be on Feb 10; Pohick church 250th Jubilee anniversary; Meeting with VDOT - updating with changes on Richmond Hwy - year away from acquisition of land along the Hwy; no new updates on 495 express lanes from Van Dorn over the WW Bridge but his office

----- Council Minutes ----- Committee Reports -----

has advised VDOT of their concerns ; will get back to us when he has more information to share; Infill met with county staff and Supervisor Smith (chair of land development committee) and is expecting a decision/vote by the BOS in the future. Fairfax County allocated 250k for flood mitigation grant program; Vet Clinic on 5904 Richmond Hwy/Fort Hunt is still in process - in applicant's court to get things done; Stadium move to Potomac Yard - pros/cons - doesn't think taxpayer money should be used to bail out billionaires; Capital Bike Share - more conversation will take place before he weighs in for a position on the process/guidance on placement of bike stations; Mount Vee Manor President asked for the Supervisors assistance to get VDOT to fix a recurring sinkhole issue in front of their community. She was advised to talk to Peyton in his office on this issue and might need to get state representatives involved.

Cochairs REPORT

Reminded members to reach out if they are interested in being on the nominating committee. Or running for one of the executive committee positions.

Adjourn: 8:32 PM

Respectfully submitted by Tamara Srader

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

Budget & Finance

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

Education

The Education Committee did not meet in February due to a scheduling conflict. Our next meeting will be held on Zoom on Wednesday March 7 at 7 pm.

We have invited Mr. Moon and Mr. Dunne of the FCPS School Board to join us. We will take a deep dive into the Superintendent's proposed budget and work on our resolution..

Environment & Recreation

The meeting was called to order on 08 FEB 2024, at 7:05 pm by Chair Larry Zaragoza. Katherine Ward, MVCCA Co-Chair, and Christina Curley, E&R Cmte. recorder were in attendance.

Associations represented: Huntington Community Association, Wellington Civic Association, Spring Bank Community Association, Hollin Hall Village Citizens Association, Potomac Valley-River Bend Civic Association, and Belle View Condominium Unit Owners Association.

Jerry Stonefield, Fairfax County Land Development Services, briefed the committee on changes to the FFX Co. Ordinance amendments to the Chesapeake Bay Preservation Ordinance that will be proposed. In 2020, Virginia Legislators amended the VA Code in the Chesapeake Bay Preservation Act, which included addition of language on two key adjustments: 1) preservation of mature trees and 2) coastal resilience and adaptation to climate change. The amended language was adopted by the Water Control Board in 2021 and, thus, became effective at the state level. VA counties, however, were given three years to incorporate the State Level guidance into the local County Ordinance via County Ordinance amendments. FFX Co. has until SEP 29 2024 to adopt ordinance amendment language to meet this requirement. Proposed Co. amendment language will incorporate follow the new statutory language but is still being crafted. E&R Cmte. requested draft language, as soon as available. Upcoming FFX Co. Discussion Open houses: 7pm Mon Feb 26; 12pm on Feb 29.

Chair Zaragoza led a Missing Middle discussion in for Arlington, FFX, Alexandria locations. Proposed that MVCCA Cmtes. with common interests, such as E&R and P&Z, work together to provide oversight, and if warranted, develop an overall MVCCA position on the issue.

Chair Zaragoza provided an update on the Living Shorelines initiatives in Richmond. Led discussion on creating a letter of appreciation to both State Senator Surovell and Delegate Krizek for their efforts taken to date in this area. Cmte. members concurred.

Chair Zaragoza briefed Cmte. on ongoing Potomac River Keeper efforts assessing the safety of Potomac River water. High levels of PFAS have reported in the Piscataway Creek (across the Potomac in Maryland) well above levels that are being considered for a federal standard. Cmte. Chair will continue to monitor.

Kevin Knappmiller updated Cmte. on Quander Fairchild Park project status – the Fairchild property was never transferred to the county. Although the transfer is now in the queue. Cmte. Member Knappmiller will draft a resolution to give to FFX Co. to move the transfer up in their queue.

Motion to adjourn at 8:19 p.m. The next E&R Committee will be on MAR 06 2024 via Zoom.

Planning & Zoning

Planning and Zoning (P&Z) Monthly Meeting 2/5/2024

Committee Attendees:

- Belle View Condominium
- Belle Haven Terrace Civic Association
- Gum Springs Homeowners Organization
- CA of Hollin Hills
- New Gum Springs Civic Association
- Collingwood Springs
- Montebello Condominiums
- Wellington CA
- Mt. Vernon CA
- Mount Vee Manor HOA
- Hollin Hall Village CA
- Montebello Condominiums
- Huntington CA
- Stratford Landing CA

Other Attendees:

- Planning and Zoning Chair
- Luken Lane Attorney/Presenter
- Luken Lane Property Owner
- MVCCA Co-Chair
- Editor, Mount Vernon on the Move
- Other Concerned Citizens

Proceedings:

The meeting was called to order by P&Z Committee Chair, Bindu Mathur and began with a presentation on the Lukens Lane Development project.

The Lukens Lane development project involves the construction of 12 houses on Lukens Lane. The property is owned by the Jones Brothers. Sara Mariska, an attorney for the Jones brothers, presented an update on this project. The current proposed site plan was submitted on December 12, 2023. The County is requiring the project to retain more tree canopy than the current plan provides. The current plan has 24,000 sq. ft. of canopy and there is an easement with an additional 6,000 sq. ft. of canopy. Unfortunately for the developer, the easement canopy can not be applied to meet the developer's requirement. It was noted that even with the easement canopy, the project would not meet the County canopy requirement, so the developer will need to make additional changes to the plan. Members of the committee questioned why some development projects are allowed to remove existing tree canopies, while others are held to a rigid preservation standard. The Evergreen development on Ft. Hunt Road was cited as an example. Another committee member asked if the easement could be placed in a Conservation Trust as a way to get credit for the canopy in the

easement. Both of these questions will need to be researched further. The proposal is scheduled to go before the Planning Commission on April 24, 2024, and some resolution to the canopy requirement will need to be reached by then. There is no date set to bring this proposal before the Board of Supervisors.

The next topic was discussion on the changes to the Comprehensive Plan for WDUs. The Board of Supervisors established the Workforce Dwelling Unit or WDU For-sale Policy Task Force whose job was to examine challenges and potential improvements to the WDU for-sale program. The task force reached a consensus in October on several recommended policy changes. These policies were to work towards maximizing the potential of the for-sale WDU program. These recommendations were discussed at the Board's November 28 Housing Committee meeting. And now the next step is for these proposed changes to be considered for incorporation into the Comprehensive Plan. Ms. Lia Niebauer from the Planning Division at Fairfax County Department of Planning and Development was supposed to brief the committee on the latest developments with this task force, however, her briefing has been rescheduled to our March meeting.

The Committee Chair provided updates on the following current and recent development projects:

IMP Building/SSPA Process

A company called Transwestern, is taking over the SSPA application for the IMP Building redevelopment. The Land Use Attorney will be able to come to our March meeting to discuss this in more detail.

Brookside Motel

Staff comments Brookside Motel redevelopment were received in August but the developer does not feel like County staff will support proposed development of this project at this time. A change to the Comprehensive Plan Amendment was authorized back in December 2021. The staff comments did not reference the current condition of the property on this report till several pages in. This is significant because the property has a significant amount of impervious surface and stormwater runoff risks that were substantially mitigated in the previous development proposal. There is no contract with the property owner and we are not sure if or how the owner will proceed.

Huntington Avenue

Zach Fountain, the staff coordinator for the community center at Huntington reports that the larger issue is the fact that the builder wants to build on portions of the floodplain. The County will likely require that the building footprint be adjusted so that it's not on any portion of the floodplain, and if that were to happen there would be no space for a community center OR

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

retail. The MVCCA has been pushing for retail since there is already a community center at Huntington.

The main point of disagreement is that the developers are proposing a retaining wall that would change the floodplain itself so that the building is no longer on it, which the county does not allow for. You can't just go in and build a wall and say ok there is no floodplain now! The county also stated that the completion of the new levee has changed the floodplain boundaries so that more of this property is now located within the floodplain now. But, if the developer can demonstrate that it was adversely affected by the levee then there might be an allowance for them to build on that area. The developer has to prove that they were hurt. So far, the County does not think the plans submitted so far are adequate. Zach Fountain, the County staff coordinator suggested that if it turns out there is no space for either the community center or retail on this site that an alternative might be to include a proffer asking them to contribute funds to improve the existing community center at Liberty Drive. I think we would be much more in favor of that if it came to it. Meanwhile, Lynne Stroebel the attorney for this development stated that the 2550 Huntington Avenue is going forward while the issues are being worked out at 2560 Huntington Avenue. They are working on a final submission for 2550 Huntington Avenue that is due in March. The Planning Commission hearing date has not yet been scheduled, but she thinks that it will be in May. She is scheduled for our March meeting with perhaps a final presentation.

Alexandria Crossing

The project titled Alexandria Crossing is at the Old Evolution Home location. Lennar Corporation is planning on building residential units on the 7.6 acres between Shields Avenue and Quander Road. Alexandria Crossing is currently under site plan review. It is a challenging site with the topography and existing utilities which is making the site plan take longer than usual to approve. The work that's been done on the site thus far is mostly related to utilities and grading. The Committee is not sure when the site plan will be approved but it is expected to be completed shortly. Stuart Cain is the developer.

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 Transportation Committee did not meet in February. The next meeting will take place Monday, March 11 at 7 p.m. via Zoom.

Future (2024) Scheduled Transportation Committee Meetings (2nd Monday of the Month):

- Feb – No scheduled meeting
- Mar 11
- Apr 08
- May 13
- Jun 10
- Jul 08
- Aug – No scheduled meeting
- Sep 09
- Oct 7
- Nov 11
- Dec 09

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

Special Committee on Stormwater Management

Meeting minutes not available.

Fairfax Federation

Meeting minutes not available.

SFDC

SFDC, and the Fairfax County Department of Planning and Development, joined with the Urban Land Institute to form a Technical Assistance Panel (TAP) to identify short and long term Placemaking Strategies along Richmond Highway. The TAP toured the Highway, and listened to local business and citizen stakeholders during a workshop held on January 31. The recommendations were presented on February 1, and included planting of many more trees along the Highway. The several entertainment sites, pop up parks and gardens, etc. will be considered after informing and working with adjacent neighborhoods. The PowerPoint presentation is here: https://drive.google.com/file/d/1_YrWEUG0vx2zq1zjg84N8_5DrQ14JTdr/view?pli=1

Committee Resolutions to be Ratified by the General Council



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

The Honorable Scott Surovell
Virginia State Senate Majority Leader
General Assembly of Virginia
34th District of Virginia
P.O. Box 289
Mt. Vernon, VA 22121

Dear Senator Scott Surovell,

Feb 13, 2024

On behalf of the Mount Vernon Council of Citizens' Associations (MVCCA) I am writing to thank you for introducing Senate Bill 730 and urging adoption before the Senate Agriculture, Conservation and Natural Resources Committee last month on January 30. Your presentation recognized that the 2020 law is having significant negative impacts on tidal waterfront property owners.

Given that the bill was referred to the Water Commission we welcome the opportunity to support Bill 730 during the Water Commission Committee's review, so let us know how we can be of assistance.

We appreciate all your efforts and those of Del Paul Krizek as well.

Katherine Ward

Katherine Ward
Cochair
MVCCA

Cc: Del Paul Krizek

----- 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 January 31, 2024

	January	Total July 1 to January 31	2023-2024 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 3,965	\$ 4,250	
Money Market Interest	0	0	2	
Total Cash Receipts	0	3,965	4,252	\$ (287)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	398	545	147
Insurance Premium	-	792	760	(32)
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	50	570	1,400	830
Web Site	-	-	1,000	1,000
Total Cash Disbursements	50	1,760	3,705	1,945
Net Budget - Receipts in Excess(less than) Disbursements:	(50)	2,205	547	\$ 1,658

Other Sources/Changes in Cash:

Cash at Beginning of Period	10,880	8,625	8,625	
Total Cash at End of Period	\$ 10,830	\$ 10,830	\$ 9,172	

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

Burke & Herbert - Checking	\$ 4,668			
Burke & Herbert - Money Market	6,162			
Total Cash	\$ 10,830			

Respectfully Submitted,
William J Kane, Treasurer
February 1, 2024

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, February 28, 2024, 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—February 28, 7:00 p.m., Virtual
MVCCA Board—March 12, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	3/7	7:00	Virtual	Hosek
E&R	3/6	7:00	Virtual	L. Zaragoza
PL/Z	3/4	7:00	Virtual	Mathur
PS	TBD	7:00	Virtual	open
TRAN	3/11	7:00	Virtual	J. Zaragoza
MSCS	TBD	7:00	Virtual	Milanowski

*The Record is published monthly except August by the
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