



Mount Vernon
Council
of Citizens'
Associations

Record

Together we make a difference

Founded in 1969

Volume LVII, No. 08, September 2024

FROM THE CO-CHAIRS

1. MV District Fairfax County School Board member will be our guest speaker for the Sept 25th GC.
2. The NPS Acting Superintendent will be our guest speaker at the October GC meeting.
3. The County is offering a grant for condo, apartments and HOA's to install EV charging stations. Member Presidents were sent an email regarding how to apply. If you want more info please contact Supervisor Storck's office.
4. Transportation and Trail network meetings to be hosted by the County. See more info on page 8.

MVCCA BOARD

Co-Chairs	Katherine Ward co.chair1@mvcca.org
	Judy Harbeck co.chair2@mvcca.org
	Scott Taylor co.chair3@mvcca.org
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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

MVCCA General Council Meeting Minutes

MVCCA GENERAL COUNCIL MEETING MINUTES

07/24/2024 Virtual Meeting/ZOOM

PRESIDING: Co-Chair Katherine Ward

ATTENDING

- Co-Chair - Katherine Ward
- Co-Chair - Judy Harbeck
- Co-Chair - Scott Taylor
- Treasurer - William Kane

Committees

- Environment and Recreation - Larry Zaragoza
- Planning and Zoning - Bindu Mathur
- Transportation - Jason Zaragoza
- Southeast Fairfax Development Corporation - Ellen Young
- Storm Water Management Special Committee - Leo Milanowski

Communities Attending

Huntington
Bell Haven Citizens Association
Wellington Civic Assoc
Belle View
Holland Court Property
Gum Springs Homeowners
HHV
BHTCA
Hollin Hills
Mt. Zephyr
Montebello
Mt Vernon Civic
Wellington Civic Association
Huntington Club

Dan Storck-FFX County
Peyton Smith -FFX County
Rachel Flynn - Fairfax County

----- Council Minutes ----- Council Minutes -----

The meeting was called to order at 7:02 PM

JUNE 2024 minutes - Minutes approved unanimously.

Meeting announcement that reports out from committees will be skipped and more information can be found in the July Record.

TREASURER REPORT: The Treasurers report, as published in the June Record, was unanimously accepted. Finished the year \$800 ahead of budget.

Membership Update - 23 applications for renewed membership; 20 are paid at this point in the year. IRS Form 990-N submitted to verify non-profit status.

Comments of Appreciation: The Council presented Rachel Flynn, outgoing Deputy County Executive, with a certificate of appreciation for all she has done to support the MVCCA and our mission. The certificate will be mailed to her at her new job location.

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) PROPOSED RESOLUTION "BRILLIANT KIDZ LEARNING CENTER (SE 2023-MV-00002) SPECIAL EXCEPTION" (P&Z-2024-02)

Resolution for Brilliant Kids Learning Center, 2704 Beacon Hill Road; Special permit for childcare facility expired and needs to be renewed. Operating hours 5am to 11pm M-F; 6:30am to 7:45pm Sat/Sun

Resolution unanimously passed.

Supervisor Storck's Report

Vianair - 8-year process continues: project website:

www.vianair.com/soa

Data Center Report and Zoning Ordinance - over 60 people testified on July 16th; decision to defer to July 30 to consider public input.

2550 Huntington Ave: Rezoning - planning commission hearing July 10th; applicant increased retail space and made other commitments to provide outdoor space and schedule events once a month for the next 5 years; Board of Supervisors hearing scheduled for Sept 24th.

Tourism Tuesday and Potomac Banks Branding - spotlight on tourism partners every Tuesday.

Mount Vernon Summer Concert Series - free concerts on Friday, Saturday and Sunday at various locations.

PACE program - state program receiving federal dollars and has no county oversight.

Belhaven Community Association and Sewer Line Upgrade - developer Cotera evaluated alternatives; community concerns about minimizing impact; upcoming community meeting to discuss further.

New Mount Vernon District Police Station Commander - Major Mark Mitchell replaced by Major Matt Lewick

New Commander at Fort Belvoir - Col. David Stewart replacing Col. Joe Massena; Change of command 8 Aug.

Fairfax County Police Dept at Paris Olympics - dozen officers to serve and protect Olympics.

Committee Meetings - Economic Development (17% vacancy rate - relatively good shape compared to other community)

Fire Station and Affordable Housing at Beacon - challenges for funding and could not get the state funding that was needed; therefore, the project will only include homeless shelter and about 30 emergency housing units for; will not be serving any sex offenders; will be reducing height of the building.

Adjourn: 7:24 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

Meeting minutes not available.

Environment & Recreation

Wednesday, June 3, 2024, Meeting of the Environment and Recreation Committee (Zoom meeting)

E&R Representatives: Hollin Hall Citizens Association, Wellington Community Association, Huntington Community Association, Spring Bank Community Association, Touxemount Community Association, Belle Haven Terrace Civic Association and Potomac Valley River Bend Civic Association

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

Larry Convened the meeting at 7 pm

Judd Isbell, President, Friends of the Mount Vernon Trail was our guest speaker. He spoke of the work that Friends of Mount Vernon Trail undertakes. They have a number of activities, including invasive plant removal at various locations throughout the year. He further described many of the challenges that we face with invasive plants.

Glenda Booth, Friends of Dyke Marsh and a committee member also presented on concerns for invasives and other issues. She highlighted material in a fact sheet on the Parkway that she had prepared. She agreed to send the fact sheet to the chair so that it could be shared with the committee.

The meeting adjourned at 7:40 pm.

Planning & Zoning

Planning and Zoning (P&Z) Monthly Meeting 8/26/2024

Committee Attendees:

- P&Z Committee Chair
- Huntington CA
- CA of Hollin Hills
- Hollin Hall Village CA
- Belle Haven CA
- Stratford Landing CA
- Riverwood HOA
- Potomac Valley River Bend
- Williamsburg Manor North

Other Attendees and Guests:

- Jenifer Josiah – Fairfax County LDS Project Manager
- Harvey Clark – Fairfax County LDS
- Zack Williams - Counsel for Transwestern representing 8850 Richmond Highway redevelopment -
- Ben Shankle - Representing 8850 redevelopment
- Ked Whitmore -Representing 8850 redevelopment
- Ally Javaid – 8850 Richmond Highway owner
- Holly Dougherty – Mount Vernon Springfield Chamber of Commerce
- Katherine Ward - MVCCA Co-chair
- Scott Taylor – MVCCA Co-chair
- Erika Christ – Editor Mount Vernon on the Move
- Evan Kaufman – SFDC
- And other concerned citizens

Proceedings:

Counsel and developers representing the 8850 Richmond Highway (“IMP” building) redevelopment project provided an update to the high-level site plan that they would like the County to consider. The site currently consists of a commercial

building that is vacant, and the owners don’t anticipate being able to lease it to commercial clients given the current market conditions. The developers updated plan took into consideration some comments and concerns that were relayed to them in a previous P&Z meeting. The developer’s plan would require a zoning amendment to change the site use from office, retail or hotel/conference center uses to residential, requiring the developer to have their plan considered through the Fairfax County Site-Specific Plan Amendment process. The County is treating the redevelopment proposal as a Tier 3 plan, the result of which is that it is a low priority for County consideration. The developer wants the County to approve a change from Tier 3 site plan to Tier 1.

The Supervisor was asked about this request at the last Council meeting and did not support the site-specific plan process change requested. Given the fact that the property is currently vacant with little prospects of being leased out for commercial purposes, either as is or if redeveloped, the P&Z Committee finds the proposed change is land use acceptable or at least worthy of being considered by the County as a Tier 1 project.

The County LDS representatives provided an update on the Alexandria Crossing redevelopment effort. Of particular interest to the Committee was the sewer upgrade that is part of the overall effort. In June 2023, the site plan was updated to include the utility work required to upgrade the sewer, and it was approved in August 2023. The Sewer upgrade will require the disturbance and partial destruction of a green space that is supposed to be a site and sound buffer between the Belle Haven Community and Richmond Highway. The green space was deeded to the County by the original developer of the Belle Haven Community to be preserved and protected by the County. The Belle Haven Civic Association believes this was not adequately considered in the sewer upgrade plan and has attempted to get the County to consider an alternative path for the sewer that would minimize impact to the green space buffer. As the County staff approves projects such as these without community input, the P&Z committee is seeking touch points within the County to get these concerns in front of the County decision makers and ensure the community’s concerns are considered as the planning process continues.

Public Safety

The new Public Safety Chair, John Lincoski, will hold the next meeting on October 1 at 7pm.

Transportation

The Mount Vernon Council of Citizens' Association (MVCCA) Transportation Committee met on Sept. 9, 2024 in a virtual meeting on Zoom. Participating in the meeting were Zachary DesJardins and Hannah Cacner, Fairfax County Department of Transportation (FCDOT); Diego Rodriguez Cabrera, Transportation & Housing Liaison for Supervisor Dan Storck; MVCCA Transportation Committee Chair Jason Zaragoza (Huntington Community Association) served as attendance and note-taker for the meeting; and MVCCA Co-Chair Katherine Ward.

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle View Condominium Unit Owners Association; Gum Springs Homeowners Association; Hollin Hall Village Citizens Association; Huntington Community Association; Mount Vernon Civic Association; Mount Vee Manor HOA; Riverwood Homeowners Association; Waynewood Citizens Association; Wellington Civic Association; Westgrove Citizens Association.

Total attendance for the meeting was 14. Chairman Zaragoza called the meeting to order at 7:02 p.m. He introduced Diego Rodriguez Cabrera, the new Transportation & Housing Liaison for Fairfax County Supervisor Dan Storck's office. Rodriguez Cabrera takes over for Peyton Smith, who is now Development & Land Use Liaison for Supervisor Storck's office. He is the main point of contact for residents regarding transportation and trails, waste and recycling, code compliance, parks, and housing stability. He can be reached at diego.rodriquezcabrera@fairfaxcounty.gov.

Proposed Huntington Ave Safety Project

Chairman Zaragoza then called on Zachary DesJardins, representing the Fairfax County Department of Transportation (FCDOT), to discuss a proposed safety project on Huntington Ave.

Mr. DesJardins prefaced his presentation by noting that this is a proposed project not yet approved by VDOT, and that the county would be soliciting feedback from the public in the upcoming weeks. If approved, the plan would be implemented during the 2025 repaving season, when Huntington Avenue is scheduled to be repaved.

Mr. DesJardins gave an overview of existing conditions on Huntington Ave between Richmond Highway and Telegraph Rd. He noted that four wide travel lanes encourage speeding over the 30MPH limit and "cut thru" traffic. The sidewalks are narrow with unpleasant walking conditions and there are no bicycle facilities.

Huntington Ave was widened from two to four lanes in the early 1980s when the Huntington Metro Station opened, however Park & Ride demand has been less than anticipated and future growth for the surrounding area is transit-oriented. The Mount Vernon Task force recommended a road diet study in May 2022 and FCDOT developed an Active Transportation Plan for the Huntington neighborhood in June 2022. FCDOT plans to install four Capital Bikeshare stations along Huntington Ave in 2025.

The 2022 Active Transportation study shows a high level of discomfort for bicyclists riding along Huntington Ave. In addition, there were 54 reported crashes between 2021 – 2023. DesJardins noted that anytime there is a project along Huntington Ave, during public meetings residents often complain about speeding and cut thru traffic on the road.

A road diet would convert the four-lane street into two lanes with a center turn lane. The center turn lane would add capacity and the lane reduction would provide space for bicycle infrastructure. DesJardins said that many studies have shown that road diets provide safety benefits for all street users, including people who drive, people who walk, and people who use bikes.

Under this scenario pedestrians would only have to cross one travel lane in each direction and have space in the median to wait for a gap in traffic. It would also move vehicles further away from the sidewalk creating a buffer for people walking. A road diet would also make crosswalks east of Farrington Ave eligible for Rectangular Rapid Flashing Beacons (RRFB), a feature which many Huntington residents have asked for.

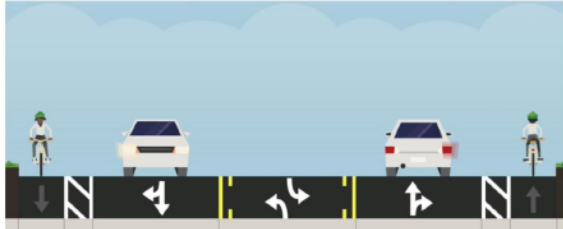
DesJardins also noted that there is a bus shelter funded at Hunting Creek Rd which will consolidate several stops at that location. That will lead to many more people crossing the street, however at this time a pedestrian refuge island at that location remains on the county's unfunded project list.

For bicyclists, buffered bike lanes would provide safe space and would connect to the Mount Vernon Trail via Richmond Hwy and to the Carlyle neighborhood in Alexandria via the Telegraph Rd side path.

For drivers, the addition of left turn lanes between Farrington Ave and Richmond Hwy would improve safety for drivers by reducing three crash types – rear end crashes, angled crashes, and side swipe crashes. It also reduces speeding as slower drivers set the limit.

There would be minimal changes to Richmond Hwy and Telegraph Rd to mitigate delays.

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



Bike lane Buffer Travel lane Left turn lane Travel lane Buffer Bike lane

Proposed cross-section of Huntington Ave from Farrington Ave to Hunting Club Rd

DesJardins said that the full traffic study will be posted ahead of a virtual public meeting taking place on Oct. 9, 2024 at 7 p.m. There will be a public survey for feedback that will be available through Oct. 25, 2024.

Following the presentation, Chairman Zaragoza noted that this same presentation was given at a meeting the preceding week with residents of the Huntington community, Jefferson Manor, and the Huntington Club. He said that all attendees voiced their support for the proposal, though some had concerns about specific parts of the plan.

A committee member asked why bike lanes are necessary when currently there are not many bicyclists seen on the road. DesJardins said that future development planned around the Huntington Metro Station create additional demand, along with the future Capital Bikeshare stations. He also noted that community feedback to date indicates that many bicyclists are avoiding Huntington Ave due to current unsafe conditions.

The representative from Waynewood Citizens Association said his community is opposed to the proposal.

Another committee member asked if sidewalks would be widened as part of this project, and DesJardins said that while there is not funding for sidewalk widening, new development projects along Huntington Ave – such as the Arden – will incorporate wider sidewalks.

DCA South of Airport Noise Study Update

Mark Yonchak, representing the Mount Vernon Civic Association, recapped a public meeting on July 17, 2024, for Mount Vernon District residents on the airport noise mitigation project. He said there was no transparency from the contractor Vianair regarding what would be done with the public survey that was taken. He noted that community members worked to get people to respond to the survey, but there has been no information about what, if anything, they're doing with that information. He said he will follow up with Fairfax County staff

to look at the contract with Vianair to find out how they can be held accountable to the terms of the contract.

Rollins Dr/Westgrove Blvd and Fort Hunt Rd Intersection
A committee member asked for an update on the intersection of Fort Hunt with Rollins Dr / Westgrove Bl. Chairman Zaragoza directed the committee to the [slides](#) and [video](#) from a presentation given in July 2024 outlining the proposed design. The representative from the Westgrove Citizens Association said that his community is pleased with the changes VDOT has incorporated into the design.

The meeting adjourned at 8:01 p.m.

The next meeting will take place on Monday, Oct. 7 at 7 p.m. via Zoom.

Fairfax Federation

Meeting minutes not available.

SFDC

Report at the General Council meeting.

----- Committee Resolutions & Letters -----

IMP Building Letter for General Council vote

Supervisor Storck
Mount Vernon District Supervisor

Date: Sept 11, 2024

Subject: Change 8850 Richmond Highway Rezoning and SSPA process from tier 3 to tier 1

The Mount Vernon Council is seeking your support and action. We have repeatedly met with Transwestern, the developer for the property located at 8850 Richmond Highway. They are seeking a change to the SSPA review schedule from tier 3 to a tier 1 classification.

This change will allow Transwestern to begin working with us and the county staff in earnest to create appropriate site plans and building designs. Considering the fact that investment funding is hard to obtain these days we are pleased that a developer wants to move forward with creating much needed residential community on this site for workforce and affordable housing.

MVCCA strongly believes that moving the Transwestern project to Tier 1 is in the best interest of the community and Fairfax County's future development of Richmond Highway. It, furthermore, will anchor the southern end near Ft Belvoir and northern end of Richmond Highway near the beltway with updated redevelopment. We believe this will encourage other developers to come to the highway—our main street.

We are strongly requesting you have the staff move this project to tier 1.

Sincerely,

Cochair
MVCCA

CC: Graham Owen
Peyton Smith
Walter Clark

----- Treasurers Reports -----

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Period Ending July 31, 2024

	<u>July</u>	Total 1 July to 31-Jul	2024-2025 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 855	\$ 2,505	\$ 3,955	
Money Market Interest	0	0	2	
Total Cash Receipts	855	2,505	3,957	\$ (1,452)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	-	540	540
Insurance Premium	-	-	707	707
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	70	70	1,400	1,330
Web Site	-	-	800	800
Total Cash Disbursements	70	70	3,447	3,377
Net Budget - Receipts in Excess(less than) Disbursements:	785	2,435	510	\$ 1,925

Other Sources/Changes in Cash:

Cash at Beginning of Period	11,545	11,545	11,545	
Total Cash at End of Period	\$ 12,330	\$ 12,330	\$ 12,055	

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

Burke & Herbert - Checking	\$ 6,168			
Burke & Herbert - Money Market	6,162			
Total Cash	\$ 12,330			

Respectfully Submitted,
William J Kane, Treasurer
August 2, 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.

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, 2024

	<u>August</u>	Total 1 July to 31-Aug	2024-2025 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 170	\$ 2,675	\$ 3,955	
Money Market Interest	0	0	2	
Total Cash Receipts	170	2,675	3,957	\$ (1,282)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	182	182	540	358
Insurance Premium	-	-	707	707
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	-	70	1,400	1,330
Web Site	-	-	800	800
Total Cash Disbursements	182	252	3,447	3,195
Net Budget - Receipts in Excess(less than) Disbursements:	(12)	2,423	510	1,913

Other Sources/Changes in Cash:

Cash at Beginning of Period	12,330	11,545	11,545	
Total Cash at End of Period	\$ 12,318	\$ 12,318	\$ 12,055	

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

Burke & Herbert - Checking	\$ 6,156			
Burke & Herbert - Money Market	6,162			
Total Cash	\$ 12,318			

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

Notes:

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

----- From The Cochairs (cont.) -----

Fairfax County Seeking Input on Active Transportation and Trail Network

Fairfax County is seeking feedback regarding its [proposed Active Transportation and Trail Network](#). There will be several in-person public meetings this month and four virtual meetings in November. Meeting dates and locations can be found here:

https://www.fairfaxcounty.gov/transportation/news/T15_24

In addition, they are conducting an [online survey](#) which will be open until Dec. 20.

Local reporter Erika Christ has a story with background info on the project and some helpful links:

<https://mvonthemove.com/county-seeks-feedback-on-proposed-activefairfax-transportation-plan/>

NEXT COUNCIL MEETING

Wednesday, September 25, 2024, 7:00 p.m.
Virtual

AGENDA

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

COMMITTEE CALENDAR

MVCCA Council—September 25, 7:00 p.m., Virtual
MVCCA Board—October 8, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	<i>open</i>
EDU	TBD	7:00	Virtual	Hosek
E&R	10/2	7:00	Virtual	L. Zaragoza
PL/Z	10/7*	7:00	Virtual	Mathur
PS	10/1	7:00	Virtual	Lincoski
TRAN	10/7*	7:00	Virtual	J. Zaragoza
MSCS	TBD	7:00	Virtual	Milanowski

**JOINT PL/Z and TRAN meeting*

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