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Mount Vernon Council of Citizens' Associations

Record

Volume LVIII No. 6, June 2025

FROM THE CO-CHAIRS

1. Cochairs selected a new Education Committee Chair: Teresa Taylor. See her resume in this RECORD.
2. We are seeking a new Budget and Finance Committee Chair. If you are interested please contact one of the cochairs.
3. Important Notice: Public Meeting to address new designs for the MV district offices campus. June 24th 7:00 p.m.–8:00 p.m. at Walt Whitman School.
4. Make sure you comment on the I-495 express lanes from Van Dorn over the Woodrow Wilson bridge. Comments due June 26th. www.vdot.virginia.gov/495southside. Fort Hunt and Route 1 will be impacted. MVCCA does not believe this express lane modification will ease our traffic congestion and it will delay any opportunity for Metro across the bridge that has been in the plans for years.
5. See note under Dues/Membership in this RECORD.

MVCCA BOARD

Co-Chairs	Katherine Ward co.chair1@mvcca.org
	Judy Harbeck co.chair2@mvcca.org
	Scott Taylor co.chair3@mvcca.org
Secretary	Tamara Srader secretary@mvcca.org
Treasurer	Bill Kane treasurer@mvcca.org
Membership	vacant membership@mvcca.org
Editor	Terry Mulligan editor@mvcca.org
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EDUC	Teresa Taylor chair.edu@mvcca.org
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PL/Z	Bindu Mathur chair.pz@mvcca.org
PS/TRAN	John Lincoski chair.pst@mvcca.org
SFDC	Ellen Young rep.sfdc@mvcca.org
FCFCA	Marty Lowery rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski . specialcommittee@mvcca.org
Webmaster	Jason Zaragoza webmaster@mvcca.org

MVCCA General Council Meeting Minutes

May 2025 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Scott Taylor

ATTENDING

- Co-Chair – Judy Harbeck
- Co-Chair – Katherine Ward
- Treasurer – William Kane
- Secretary – Tamara Srader

Committees

- Environment and Recreation – Larry Zaragoza
- Southeast Fairfax Development Corporation – Ellen Young
- Stormwater Management Special Committee – Leo Milanowski
- Public Safety and Transportation – John Lincoski
- Planning and Zoning – Bindu Mathur
- Terry Mulligan – MVCCA Record Editor
- Jason Zaragoza – MVCCA Webmaster

Communities Attending

- Belle View Condo
- Holland Court POA
- Hollin Hall Village

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

Montebello
Mt Zephyr
Riverwood HOA
MVCA
Huntington
Wellington
Springbank
Mason Hill
Gum Spring Homeowners
Villamay
Williamsburg North

Fairfax County Staff

Peyton Smith, Angelique Rinaldi, and Elliott Meyer

Community Member S. Fox
Community Member N. Kawal
Community Member R. Novitske – Penn Daw Fire
Station Rep.

32 Attendees

Meeting Called to Order at 7:02 p.m.

April Minutes approved.

Committee Reports

Environment and Recreation - met on May 7th, 2025, and minutes are posted in the record. In addition to the meeting and minutes posted in the record, they also discussed a joint resolution with the Transportation Committee, and this will be considered for vote later in the meeting.

Public Safety and Transportation - did not hold a meeting in May and instead attended the DCA South of Airport noise meeting. Did not learn any information that was not already known; however, it was good to keep the conversation going. There are a series of meetings scheduled on the I-495 express lanes where VDOT will be unveiling their preferred alternatives in the study. Meetings will be on the 2nd, 4th, 9th, and 11th of June. Based on the information provided, it appears as if the information is the same as that presented in earlier meetings and minimal Metro involvement. This has been a major concern. There is an upcoming meeting with the committee on June 9 with guest Lieutenant Anna Rose, who is the Parkway station commander for the southern end of the GW Parkway.

Education - met on May 7th with minutes posted in the Record. Encouraged everyone to attend the boundary meeting on May 29th at Whitman to get an idea on what they are proposing. Current idea is to uproot approximately 80 kids from neighborhoods, including public housing on Sherwood Hall Lane, to end the island problem. This rips the kids out of their neighborhoods. Printed in the record is the resolution from the education committee from Fairfax Federation. No vote currently because it is more for informational purposes.

Planning and Zoning - no meeting in May, but instead the members were asked to attend the County Plan

Forward meeting. This is the updated version of what was previously the comprehensive plan. There is some draft text about the process which includes land use, environment, transportation, and other topics. However, there are also new areas such as healthy communities that relates to healthy lifestyle and that sort of thing. The Record includes the link for you to review the documentation. Next meeting is June 2nd via Zoom. Guests will provide information on the Moon Inn as well as the Days Inn related to redevelopment of those two properties. Regarding Grist Mill Park Barn, spoke with the White brothers on the progress of the project, but there has been no progress because the county staff person they are working with has been out of the office.

Budget - no meeting last month, and the chairperson was not in attendance.

Stormwater - Did not meet last month. They have been trying to arrange a meeting with Fairfax County to talk about their plans for a study for the Tauxemount, Wellington, and Hollin Hall Village stormwater issues that have been circulating for about 4 years. Joni Calmbacher, head of the Stormwater Planning Division, contacted the committee chair and suggested some dates for meeting. They will have an update hopefully at the next meeting on the study.

Master Plan Steering Committee - Visioning statement for government properties at the corner of Sherwood Hall Lane and Parker's Lane will be June 2nd. and the committee will get the results of the session from the previous meeting. If you have any ideas about this corner, please let Leo know because he would like to represent the best interest of the community and the MVCCA.

SFDC - More information can be found in the Record. Exciting news to pass along is that a grant has been received for \$10,000 from Google promoting the corridor, and this will be for either 6 or 12 months. Had a presentation from Fairfax County on design guidelines. We are hoping to be on the list for a presentation from county staff now that it was brought to their attention that MVCCA was not on the list.

Fairfax Federation - last meeting was May 22nd, and it was for the election of officers. Approved the resolution about AI that was then sent to the Superintendent of Schools. They are asking FCPS to address a strategic plan on AI given that it has taken almost a decade to talk about computers and cell phones and what to do with them. Resolution that was passed asked for action within a year. Also, there was a presentation from Fairfax County about the new unified sanitation districts because they are trying to do away with residents having to secure their own trash hauling company. A public hearing about this will occur on June 24.

Penn Daw Fire Station - Ray Novitske mentioned that the committee had a meeting around 2 months ago with the designers and the county. The design has changed a little bit because the program requirements have changed slightly. The fire station remains as-is with the same size

and capacity. The shelter is also the same. The affordable housing has been dropped from the components, and the belief is that this is due to costs. The other housing component, transitional housing, is still in the design. Two developments have been updated on the housing components. The shelter will not accept registered sex offenders because it has been shown that there is a childcare center within a certain distance. The transitional housing has been updated from one-bedroom units to one-, two-, three-, and four-bedroom units and will include families, most likely because they will no longer accept registered sex offenders at the shelter. Other than that, the design continues to evolve.

Treasurer Report - We ended the month with \$11,424 in the bank account. We should end the fiscal year with a surplus of about \$1,000.

Treasurers report approved as published.

Membership: We currently have 36 member associations.

Proposed budget for next fiscal year as published in the record was approved as published.

Resolutions Voted on during the May 2025 Meeting

Environment & Recreation

Proposed Mount Vernon Council of Citizens' Associations (MVCCA) Resolution Providing Comment on the Environmental Element of the Plan Forward draft dated 4/1/2025 (MVCCA, E&R 2025-03)

Resolution passed

Proposed Mount Vernon Council of Citizens' Associations (MVCCA) Resolution on the need for Fort Belvoir Stormwater Permit to Include PFAS (MVCCA, E&R 2025-02)

Resolution passed

Joint Public Safety & Transportation and Environment & Recreation

Mount Vernon Council Oo Citizens' Associations (MVCCA) Resolution on the Proposed 495 Southside Express Lanes (MVCCA PS&T and E&R, Joint Resolution 2025-01)

Resolution passed

MVCCA Officer Election - Co-Chair

Elections held in accordance with Article 10 in the Bylaws
Nomination of Katherine Ward - 3-year position
No nominations from the floor
Unanimous approval for nominee to Co-chair position

Supervisor Stork

Dan was not able to attend - Peyton Smith provided comments on his behalf.

Information was sent for the Board Brief and April Good News Advisor, so be on the lookout for those communications. Also sent to the group were lists of current developments in the Mt. Vernon district. Peyton introduced two new staff members.

Angelique - new transportation aide has taken over some of Diego's duties such as code enforcement.

Elliott - also a new staff member and is assigned to environment, energy, historic resources, and tourism.

Remembered Jerry Connelly who passed away last week on May 21.

Also lost Cathy Hudgens a few days ago. She served the Hunter Mill District and was the first African American to serve on the Fairfax County board of supervisors.

Reminder of the I-495 Southside Express Lane public meetings coming up. Mt Vernon Recreation Center is opening in early June. Food and Beverage tax - official implementation will be January 1, 2026, and funds are already accounted for in the approved budget. 8850 Richmond Hwy IMP Building - in October Supervisor Storck responded to the MVCCA request to move the IMP building to tier one for the transwestern project. As a followup to that, he had county staff do some reviews for the Woodlawn area to include a study of the area and are looking to develop a vision for the area and will continue to keep MVCCA informed of developments as soon as they are able to share.

2025 SSPA process had 43 nominations, and there are three proposals in the Mt. Vernon district, one of which is in the MVCCA boundary, which is a Lidl store with multifamily housing near the South Alexandria development. It is anticipated that the board of supervisors will decide on which nominations to move to the workshopping phase.

Unified Sanitation - note was read from Supervisor Storck about the county considering a change in how trash is collected. State Law requires that the county provide at least 5 years notice to waste collectors and others before making a change that might affect them. There will be a public hearing on June 24 that will provide input to the Board of Supervisors about things that counties should consider about our future solid waste collection system. If the board approves, the county would officially be notifying solid waste collectors that in about 5 years the system might change. The specifics of any change that might occur would be identified after extensive public engagement with residents, community associations, and small to large waste collectors. Under a Unified Sanitary District (USD) the county would manage waste hauling contracts directly with collectors, making the process easier for residents and single family homes. Supervisor Storck has not decided yet.

Community Time

Comment about 7835 Richmond Hwy - zoning violation. Parcel is split zoned and has applied for a special exception. They would require a special permit to allow the light vehicle piece.

Question asked about electric vehicle charging.

Meeting Adjourned 8:36 p.m.

Respectfully submitted.
Tamara Srader

- - - - Dues/Membership - - - -

The MVCCA business year runs from July 1st to June 30th, and we ask member associations to renew their membership each year by completing an application which is available at the following link: [Membership Application](#). The membership application should be completed by the first of July each year, and annual dues should be paid as soon as the application is submitted. Our dues are based on the total number of residences represented in the association and are explained in the membership application.

- - - - Committee Reports - - - -

Public Safety/Transportation

MVCCA Public Safety/Transportation Committee Minutes June 09, 2025

The Mount Vernon Council of Citizens' Association (MVCCA) Public Safety and Transportation Committee (PS&T) met at 7:00 p.m. on June 9, 2025, in a virtual gathering hosted on Zoom. Participating in the meeting were: Captain Allen Stone and Lieutenant Anna Rose from the National Park Service (NPS); John Lincoski, MVCCA PS&T Committee Chair; John Bioty, MVCCA Transportation Committee note-taker for tonight's meeting; Jason Zaragoza, former MVCCA Transportation Chair; and Katherine Ward, MVCCA Co-Chair.

Representatives from the following MVCCA Associations included Wellington Heights Civic Association, Wellington Civic Association, Spring Bank Community Association, Villamay Community Association, Hollin Hall Citizens Association, Mason Hill Citizens Association, Mount Vernon Civic Association, Gum Springs Homeowners Association, Riverwood Homeowners Association, Belle View Condominium Unit Owners Association, Potomac Valley River Bend Civic Association, and others.

Total attendance for tonight's meeting was nineteen.

Announcements

Chair Lincoski indicated that the agenda for tonight's meeting would include discussions on:

1. The George Washington Memorial Parkway (GWMP) by Lt. Anna Rose of the NPS.
2. Morningside Lane and GWMP Intersection concerns by Wellington Heights.
3. Resolution on Huntington Avenue's proposed Road Diet.
4. Resolution on requiring Fairfax County to conduct a comprehensive traffic impact analysis on the North Kings Highway and Richmond Highway intersections to ensure the safe and efficient traffic for the proposed LIDL Grocery Store, which intends to build

- - - - Committee Reports - - - -

next to the 12,000 sq ft Office Depot Store in the Richmond Highway Corridor.

5. Reminders on the upcoming series of Virginia Department of Transportation (VDOT) presentations for their "preferred (2 express lanes in each direction) alternative" for the I-495 Express Lanes Study presented for public comment on June 2, 4, 9, and 11.
6. Member time for new items.

Chair Lincoski began tonight's meeting by introducing Lt Anna Rose, the new GWMP Station Commander. Chair Lincoski mentioned that the Parkway has been an item of interest and concern to both Committees for a considerable length of time.

GWMP UPDATE/DISCUSSION BY LT. ANNA ROSE, NPS

Lt. Rose began her discussion by letting the Committees know where the NPS focus currently stood with respect to the Parkway. She stated that there were 328 March enforcement actions on the GWMP, of which 221 were in the Southern section (Old Town to Mount Vernon); 149 of those actions were for speeding. Recently, in May 2025, there were 212 stops for speeding on the Parkway. She inferred that NPS' focus was now on speeding and on the Southern section of the Parkway. She mentioned that she was aware that there was a desire to place speed cameras on the Parkway. She entertained the possibility of speed repeaters instead. These devices use radar to track vehicle speed and post it on a sign for drivers to see. She thought this would add to the trend of slowing traffic down on the GWMP. At this point several Committee members acknowledged that speeding on the Parkway was trending downward and that National Park Police (NPP) enforcement was having a positive effect on the issue.

MVCCA Co-Chair Katherine Ward asked if Lt Rose was aware of Congressman Beyer's efforts to introduce a Speed Camera Bill for the GWMP. Lt. Rose said she was not aware but would investigate it. Katherine Ward also added that Congressman Beyer had partnered with a Republican Colleague who supported changing the current situation of Parkway fines going to the U.S. Treasury's General Purpose Fund. Instead, both Congressmen recommended that Parkway fines be plowed back to the NPP for use in Parkway improvements and upgrades. Lt. Rose asked that any MVCCA Congressional information regarding the GWMP be sent to her at anna_rose@nps.gov. Another Committee member added that she was impressed with NPS' response to Parkway maintenance and trouble issues. She said, "if you see an issue or problem on the Parkway, call Parkway Maintenance and they will fix it right away." Several other members asked about the overall effects of the Road Diet on Parkway accidents. Lt. Rose said she would have to look at that for another time. Another member stated that dead limbs and suspect trees along the Parkway were a concern, noting the fatality of a tree falling on a vehicle

- - - - Committee Reports - - - -

near the Morningside intersection last month. Lt. Rose said she would bring it to the attention of the Parkway Superintendent. Lt. Rose added that if there is an urgent need for Parkway assistance, call (202) 610-7500 to reach the National Capital Region Park Police, located at 1100 Ohio Drive, SW Washington DC 20242. She added, "It's your 911 number to call for Parkway issues."

Chair Lincoski thanked Lt. Rose for her GWMP discussion and said that he hoped that the NPS and NPP would be a part of MVCCA's future discussions for Parkway safety and improvements.

MORNINGSIDE LANE and GWMP INTERSECTION BY WELLINGTON HEIGHTS

Chair Lincoski introduced Steve Ditmeyer, a Wellington Heights Committee Member who offered a presentation regarding the concerns associated with the Morningside Lane intersection and the GWMP. Mr. Ditmeyer's presentation focused on the geography located at that intersection and how it adversely contributes to the many crashes that have occurred there, some of them fatal.

Mr. Ditmeyer stated that geographically, cars approaching the Parkway from Morningside Lane have poor visibility due to the horizontal and vertical curb of the Parkway layout. This is the case even in clear, dry weather. Looking north, he argued that cars cannot see well enough around vehicles in the turning lane exiting at Morningside, so many of them pull out too far into the intersection becoming targets for through traffic proceeding south. Looking south, however, the view has improved due to the clearing of trees associated with the most recent violent storm. Mr. Ditmeyer said, overall, he liked the Road Diet and its impact on Parkway, but it did not improve visibility issues at the Morningside Lane intersection. His presentation showed a round-about at the Morningside Lane intersection that he believed could improve safety. He also mentioned a new redesigned intersection that included a grass median for vehicle separation that would enhance safety. Lastly, he discussed a third alternative that recommended not allowing left turns on to the Parkway from Morningside Lane. Lt. Rose claimed that that was a nonstarter because drivers will do it anyway.

Mr. Ditmeyer concluded his presentation by stating that southbound visibility at the Morningside intersection has improved due to the removal of trees associated with the recent storm. Visibility looking north, however, is still a major problem and continues to be a significant safety concern. He showed a slide that included the total number of accidents that occurred there. His presentation included pictures to support his analysis.

RESOLUTION ON HUNTINGTON AVENUE PROPOSED ROAD DIET

Shortly before tonight's PS&T Meeting, Jason Zaragoza, former MVCCA Transportation Committee Chair and now Huntington Community Transportation member, reached out to Chairman Lincoski and asked if he could introduce

a Resolution on a Fairfax County initiative to conduct a road diet on Huntington Avenue. The Road Diet effort was intended to reduce four lanes (two in each direction) to two lanes (one in each direction) and construct bicycle lanes alongside those two lanes.

Mr. Zaragoza explained that the Huntington Community was very much in favor of the resolution, but VDOT was not. He felt that Huntington Ave., which was due for repaving this year, would miss the boat if the MVCCA did not support the effort. The Huntington Road Diet project, after all, was to be conducted as part of the VDOT repaving process. Timing was of the essence, and endorsement by the PS&T Committee was essential if the project were even to stand a chance.

Several Committee members suggested different wording to the Resolution, and the document was edited to reflect its final version which is attached to these minutes. Upon conclusion, a motion was brought to the floor and seconded for a vote to approve or reject the Resolution. After all votes were counted, the Resolution passed unanimously with nineteen (19) votes "for" and zero (0) against.

RESOLUTION TO REQUIRE VDOT TO CONDUCT A TRAFFIC ANALYSIS TO ENSURE SAFE TRAFFIC FOR THE LIDL GROCERY STORE NEXT TO THE 12000 SQ FT OFFICE DEPOT STORE IN THE RICHMOND HIGHWAY CORRIDOR

This initiative was put forward by the Planning and Zoning Committee (P&Z) seeking PS&T added support. P&Z reasoned that surrounding communities were concerned with the Richmond corridor traffic pattern at that location. With a new LIDL Grocery Store being added next to the Office Depot Complex, the situation would get more complex. A traffic analysis, they thought, was needed to assure surrounding communities that the roadways would support, not exacerbate, the problem.

MVCCA Co-Chair Katherine Ward asked Chairman Lincoski if he had talked to LIDL about their plan. He mentioned that he had not. Katherine Ward also added that there was a Fairfax County Site Specific Plan Amendment (SSPA) Process that would also evaluate traffic concerns.

After further discussion, there were no objections to the Resolution, but like the previous Huntington Avenue Road Diet Resolution, some members desired slightly different wording. Wording was modified that suggested that MVCCA urge Fairfax County to require a comprehensive and updated traffic impact analysis focused on the North Kings Highway and Richmond Highway intersections. This was to ensure the safe and efficient operation of the road network to deal with local traffic challenges. The Resolution also encouraged continued engagement with the community to improve pedestrian and vehicular traffic, so the project positively contributed to the vision of the Richmond Highway Corridor.

Upon conclusion of edits and discussion, a motion was brought to the floor and seconded for a vote to approve or reject the Resolution. After all votes were counted, the

- - - - Committee Reports - - - -

Resolution passed unanimously with eighteen (18) votes “for” and zero (0) against. A copy of the Resolution is also attached to these minutes.

Member Time/New Business

Prior to closing, Chairman Lincoski reminded PS&T Committee members that VDOT released their preferred alternative for the I-495 Express Lane Study. Of the three alternatives, (1) No Build, (2) One Express Lane in each direction, and (3) Two Express Lanes in each direction, VDOT chose Two Express Lanes in Each Direction from Springfield, VA to Oxon Hill, MD with a new bus service and space reserved for future Metro development. This configuration was presented for public comment on June, 2, 4, 9, and 11. With other members of MVCCA and this committee, Chairman Lincoski attended the June 11th meeting where he raised the committee objections to the proposal, chiefly concerning the treatment of Metro in the plan and the potential for the project to cause adverse impacts on already congested local roads.

Additional information on VDOT’s “preferred alternative” can be found at: <https://www.vdot.virginia.gov/projects/northern-virginia-district/i-495-southside-express-lanes-study/>

Chairman Lincoski added that anyone can submit input by completing the online comment form at <https://publicinput.com/a20763> or email: 495southsideexpresslanes@VDOT.Virginia.gov. Comments can also be sent by mail to Michelle Shropshire, P.E., VDOT Northern Virginia Megaprojects Director, 4975 Alliance Drive Fairfax, VA 22030 or calling VDOT at: (703) 691-6044 or TTY/TDD 711.

Chairman Lincoski suggested that members can also reach out with comments to:

- Senator Scott Surovell — senatorsurovell@senate.va.gov
- Delegate Paul Krizek — delpkrizek@house.virginia.gov
- Chairman BOS Jeff McKay — chairman@fairfaxcounty.gov
- Supervisor Dan Storck — dan.storck@fairfaxcounty.gov
- BOS Fairfax — county-clerktotheBOS@fairfaxcounty.gov

Members may also want to write to *The Washington Post* and *Washington Times* Letters to the Editor.

Meeting Adjourned

Without further business, Chairman Lincoski thanked Committee members for sharing their thoughts, interests, and concerns to MVCCA related items. The PS&T Meeting concluded at 8:12 p.m..

Future 2025 Public Safety/Transportation Committee Meetings

- July 14
- August 14—No Meeting
- September 6
- October 13
- November 19
- December 8

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

- - - - Committee Reports - - - -

Environment & Recreation

MVCCA Environment & Recreation Committee Meeting June 4, 2025

The Environment and Recreation Committee meeting occurred on June 4, 2025, led by Chair Larry Zaragoza and Co-Chair Scott Taylor. Member organizations represented were: Huntington Community Association, Wellington Civic Association, Hollin Hall Village Citizens Association, Belle View Condominium Unit Owners Association, Spring Bank Community Association, and Potomac Valley-River Bend Community Association.

The meeting was called to order at 7 p.m. by Chair Zaragoza.

Fort Belvoir and PFAS

Dorothy provided an update on the June 2 Fort Belvoir meeting on Monday. She explained that the DEQ website did not have the documents needed to evaluate the permit. She further stated that although she had prepared comments for the hearing, she decided to hold off and revise her comments to make them more pointed. Although the MVCCA had provided formal comments on the permit, Larry encouraged individual members to submit comments on behalf of themselves or their communities so long as they meet the comment deadline.

Wetlands Board Meeting

Anita and Larry attended the Wetlands Board meeting, which resulted in the approval of a permit application that was essentially the same as a previously submitted permit. It was clear from the comments by Wetlands Board members that there was a legal suit on this case. The discussion concluded with comment that clarity in the process and expectations are badly needed.

Comment on JLARC study on Data Centers

Larry noted that the comment on the JLARC study should be modified to be a comment on planning for water supplies in the future. To this end, a study of water supply needs for Northern Virginia is expected from ICPRB, and the consideration of this study will be helpful in formulating comments on future water supply needs.

Southside Express Lanes

Larry offered a quickly crafted resolution that focused on the environmental impacts of the proposed VDOT project. Kevin motioned approval following editorial review of the committee by email, which Anita seconded. The motion passed unanimously.

At 8:10 p.m. Kevin motioned adjournment, which was seconded by Anita, and the meeting adjourned.

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

Education

MVCCA Education Committee Meeting Wednesday, June 4, 2025 at 7:00 p.m.

Our meeting was held on Zoom.

Six members were present.

Our topic this month was discussing the proposed boundary updates, the public engagement meetings, and the boundary mapping tool.

Link to Boundary Mapping Tool: <https://www.fcpsboundaryreview.org/>

Current CIP <https://www.fcps.edu/sites/default/files/media/pdf/Adopted-Capital-Improvement-Program-FY-2026%E2%80%939330.pdf>

Things that Cathy will take back to the Boundary Advisory Committee when they meet over the summer:

- Regional meetings that focus only on our school.
- Maps need to be more detailed with street names.
- Reasoning for changes need to be shared.
- Reachout to PTAs of impacted schools.
- QR codes in public locations (e.g., grocery stores and coffee shops).

We agreed as a committee that we support the 5-year boundary updates so we do not get in this position again.

The Education Committee is compiling a boundary information letter and request that the council distribute via email to the Association Presidents to send it to their members to share the boundary information.

Teresa Taylor will be taking over as the Education Committee Chair. We are hopeful that some of the important issues facing Education will encourage more associations to send a member to join our committee.

Meeting adjourned at 8:35 p.m.

New Education Committee Chair Bio

Teresa Taylor
703-725-0837
tstaylorvilla@gmail.com

I retired from Fairfax County Public Schools in July after teaching with the county for 18 years. During my time at FCPS, I was as an ESOL teacher and also a classroom teacher in three different elementary schools. I currently hold an hourly High Impact Tutoring position with FCPS and tutor students 3 days a week. I also substitute teach 1 day a week in a Pre-K classroom that's part of the Head Start Program.

I have broad experience with FCPS as a student, parent, and teacher. In addition to teaching in the county, I attended FCPS elementary, middle, and high schools, and my three children are FCPS graduates.

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

I am currently the Belle Haven Terrace Civic Association's representative on the Education Committee. I was also the civic association's representative several years ago when the committee was chaired by Judy Harbeck. I have also just finished a second 3-year term as the St. Paul's Episcopal Church Board's Representative to St. Paul's Episcopal Preschool.

Stormwater

MVCCA Stormwater Committee Report June 13, 2025

The MVCCA Special Committee on Stormwater did not meet in June.

The Committee has pursued several initiatives with County staff since its inception. We have pursued County action to assist individual homeowners with their documented stormwater issues and encouraged requirements for on-site stormwater run-off mitigation techniques for new and infill construction. We have also asked County staff to determine the underlying cause(s) of damaging stormwater run-off in the older communities in Mount Vernon, whether it be aging, inadequate infrastructure; increases in impervious surfaces due to infill development; or other causes. With respect to the latter, Fairfax County's 2026 budget provided funding to pursue a stormwater run-off pilot project in the adjoining communities of Wellington, Tauxemont, and Hollin Hall Village.

With authorization of the funding, the Committee has contacted staff in the Department of Public Works and Environmental Services(DPWES) to initiate discussion on the scope of the study as well as timeline for its start/ completion. DPWES staff has indicated that the scope/ timeline will not be available until the July/August timeframe. At that time, the Committee will reconvene with staff to ensure that the effort addresses the specific issues in the named communities and to ensure its scaleability to other communities in the Mount Vernon district.

Planning & Zoning

MVCCA Planning and Zoning (P&Z) Monthly Meeting June 2, 2025

Committee Attendees

- P&Z Committee Chair
- MVCCA Co Chair 3
- MVCCA Co Chair 1
- Wellington CA
- New Gum Springs CA
- Montebello Condominiums
- Stratford Landing CA
- Riverwood HOA
- Gum Springs Homeowners Organization

- - - - Committee Reports - - - -

Huntington CA
Tauxemont
Springbank
Belle Haven Terrace

Other Attendees

Bob Pikora, FCDOT
Kyle Kelly, FCDOT
Holly Dougherty, Mt. Vernon-Springfield Chamber of Commerce
Concerned Citizens

Guest Speakers

Uri Pasternak, Bean Kinney & Korman
Mark Viani, Bean Kinney & Korman
Michael Workosky, Wells & Associates
Monica Hawkins, Walter L. Phillips
Temple Washington, WHA Architecture and Planning
Josh Wooldridge, The NRP Group

Proceedings

The meeting was called to order by P&Z Committee Chair.
The meeting had four topics:

1. Redevelopment of Moon Inn.
2. Redevelopment of Days Inn.
3. Response to Plan Forward project.
4. Response to SSPA for Lidl complex.

Meeting Minutes

Moon Inn

Project Overview: The Moon Inn is located at 6140 Richmond Highway. It is currently a two-story motel with 35 units. The lot is approximately 60,000 square feet. The motel is set back from the road. The redevelopment plan calls for:

- 114 residential units
- Ground floor commercial (approximately 5,000 sq ft.)
- Six stories at front
- Entry will be right in/right out
- Rear garage
- Green roofs
- Plantings along highway
- Commercial outdoor seating
- Project is being developed by current owners
- Significant change in grading will result in step downs

Days Inn/Hawaiian Spa

Project Overview: The Days Inn and Hawaiian Spa are located at 6100 and 6130 Richmond Highway. They are currently a one-story motel and a one-story retail location. The lot is approximately 194,000 square feet. The redevelopment plan calls for:

- 420 units
- Six to seven stories
- No plans for any retail
- Lot has significant grade changes
- Garage parking

- This project progress is a few months behind the Moon Inn project
- Development company is The NRP Group whose other properties include: The Kincaid at Caton Hill in Woodbridge and The Rylan in McLean, VA

Plan Forward

The committee was given the task of reviewing the draft text for the Land Use portion. Comments were to be emailed by June 6th so a formal document could be written.

SSPA for the Lidl complex (CPN-2025-IV-MV-029)

Committee noted that there needs to be a significant transportation study done in this area to determine the impact before we could grant approval.

Next Meeting:

The next P&Z meeting will be July 7 at 7:00 p.m. via Zoom.

Fairfax Federation of Citizens Associations

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The Federation held it's annual election of officers at their General Membership Meeting on May 22nd. The following individuals were elected for the 2025–26 year: Morgan Jameson, President; Dave Fitzgerald, 1st VP; Matt Bell, 2nd VP; Luann Whittenberg, Corresponding Secretary; Jeff Parnes, Treasurer; Bill Barfield, Pro-Tem Secretary.

The Federation approved the Resolution on Artificial Intelligence in FCPS. The approved resolution was sent to the FCPS Superintendent on May 22, 2025.

https://www.fairfaxfederation.org/files/ugd/8bf868_592fc03be24d45b1aeffac04d1b1040.pdf

ANNUAL PICNIC

There will be no meetings held in June. However, the traditional investiture of new officers will take place on June 19th. The event is a Picnic at Mason District Park where all are welcome. Board of Supervisors Chairman Jeff McKay will discuss the State of Fairfax and give the Oath of Office to the new 2025–26 Federation Officers. You can RSVP to attend on https://docs.google.com/forms/d/e/1FAIpQLSdmmA7ht3-kaULh_Pi3kw1r2VQ20IG5xX4ZrHzj-JaNPK8Q/viewform?usp=send_form

- - - - Resolutions - - - -

Environment & Recreation

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MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATION (MVCCA) Resolution on the June Southside Express Lanes Preferred Option (MVCCA, E&R 2025-04)

- - - - - **Resolutions** - - - - -

Whereas, the Environment and Recreation Committee of the MVCCA has reviewed the June VDOT proposal, which includes a preferred alternative with two express lanes;

Whereas, the MVCCA has already asked that alternatives with Metro be considered, which have not been considered in developing the June preferred alternative;

Whereas, we understand that a full environmental impact assessment will not be required for this project;

Whereas, the impacts of the preferred alternative have not been provided but are needed to provide for an informed recommendation on the impact to noise, trees, wetlands, and stormwater;

Whereas, there is no agreement with Maryland to extend the toll lanes into Maryland or specific plans for infrastructure needed for expansion of Metrorail along the beltway;

Whereas, providing Metrorail in the middle of I-495 will require additional land to retain traffic lanes, and securing the additional property needed will only become more expensive and challenging in the future;

Whereas, the impacts to local roads are not available (for example Fort Hunt Road backups waiting to get on to I-495 can last over 2 hours, and this delay is likely to lengthen in the absence of additional local lanes along Fort Hunt Road and Route 1);

Whereas, Senator Surovell has stated that agreements with the private parties that manage the toll roads typically last for long periods, such as 50 or 90 years, and it is very expensive to make changes to roads once a contract has been signed, and

Whereas, Senator Surovell also stated that once a lane is converted to a toll lane we should expect that it will be extremely unlikely that it can be converted to accommodate Metrorail.

Therefore, be it resolved, that the MVCCA finds that the information on the expected impacts of the proposed project are insufficient to provide for an informed recommendation and asks that VDOT at least characterize and share impacts on noise, tree loss (which will make it harder to achieve the county’s tree canopy goal of 60% by 2050), wetlands, and stormwater;

Be it further resolved that environmental impacts on noise, tree loss, wetlands, and stormwater impacts should be minimized and mitigated;

Be it further resolved that impacts to local roads need to be evaluated and improvement made to at least mitigate and preferably improve traffic flow;

Be it further resolved that right of way property should be acquired along the VDOT roads so that there will be room for Metrorail in the future; and

Be it further resolved that if a private party is contracted

- - - - - **Resolutions** - - - - -

to perform the roadwork, the contract should not include constraints that will impede the addition of Metrorail in any way.

Joint Public Safety & Transportation and Environment & Recreation*

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*** Requires ratification**

MOUNT VERNON COUNCIL OF CITIZENS’ ASSOCIATIONS (MVCCA) Resolution in Support of Proposed Huntington Ave Road Diet (MVCCA, PS&T Resolution 2025-02)

WHEREAS; Huntington Avenue is currently configured with four wide travel lanes for cars with narrow sidewalks and no bicycle lanes; and

WHEREAS; There are no left turn lanes on Huntington Ave. between Biscayne Dr. and Hunting Creek Rd., which increases chances for accidents; and

WHEREAS; Huntington Ave. runs through the Huntington Transit Station Area, which contains the Huntington Metrorail Station. It is the southern terminus for the Yellow Line and will be the northern terminus for a planned Richmond Highway Bus Rapid Transit (BRT) system; and

WHEREAS; The 2017 Fairfax County Comprehensive Plan recommends that the Huntington Transit Station Area develop into a mixed-use center with “non-automobile dependent development” and exist as “a place where county residents can live, work, and shop without excessive dependence upon the automobile”; and

WHEREAS; The 2022 Active Transportation Plan by Fairfax County Department of Transportation (FCDOT) identified high levels of stress for both pedestrians and bicyclists along Huntington Ave.; and

WHEREAS; In a 2024 survey conducted by FCDOT, 67 percent of respondents rated their level of comfort for walking across Huntington Ave as “Uncomfortable” or “Very Uncomfortable,” and 77 percent rated their level of comfort biking along Huntington Ave. as “Uncomfortable” or “Very Uncomfortable”; and

WHEREAS; FCDOT plans to install four Capital Bikeshare stations along Huntington Ave.; and

WHEREAS; The MVCCA has consistently endorsed measures to enhance pedestrian safety in order to improve quality of life for all residents, not just automobile drivers; and

WHEREAS; Pedestrians frequently cross Huntington Ave. at unmarked locations due to the lack of crosswalk infrastructure; and

- - - - - **Resolutions** - - - - -

WHEREAS; Visibility of the two crosswalks between Foley Dr. and Mainstay Dr. is extremely limited, especially at night; and

WHEREAS; The road diet proposed by FCDOT would convert four auto lanes into two lanes with a center turn lane and space for bicycle infrastructure; and

WHEREAS; The proposed road diet would make crosswalks east of Farrington Ave. eligible for Rectangular Rapid Flashing Beacons (RRFB), a feature which both drivers and pedestrians along Huntington Ave. have consistently identified as necessary; and

WHEREAS; The proposed road diet would reduce speeding and eliminate accidents caused by cars passing slower cars or waiting to turn left; and

WHEREAS; FCDOT data show that this design would only increase travel time at the Richmond Highway intersection by 7 seconds during a.m./p.m. peak hours, and at the Telegraph Rd. intersection would increase travel time by 9 seconds during a.m. peak hours and 5 seconds during p.m. peak hours; and

- - - - - **Resolutions** - - - - -

WHEREAS; The proposed road diet is consistent with future development planned for the Huntington Transit Station Area as outlined in the Fairfax County Comprehensive Plan and the recommendations in the FCDOT Active Transportation Plan for Huntington; and

WHEREAS; The Huntington Community Association, the organization which represents the Huntington community and is a member of the MVCCA, after significant discussion over several meetings, fully endorsed the road diet approach.

THEREFORE, the MVCCA declares its support for the proposed road diet, which would convert four auto lanes into two lanes with a center turn lane.

ALSO RESOLVED, the MVCCA calls upon the Virginia Department of Transportation and Fairfax County Department of Transportation to implement the proposed road diet as part of this year's planned repaving of Huntington Ave.

Approved by the MVCCA Board of Directors June 10, 2025



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

Mr. William Cuttler
Virginia Department of Transportation

June 11, 2025

Ref: Huntington Avenue Road Diet resolution is attached.

The Mount Vernon Council of Citizens Associations (MVCCA) Board of Directors on behalf of our 21,000 members fully supports the proposed road diet along Huntington Avenue in the Mount Vernon District of Fairfax County. This diet would convert four auto lanes into two lanes with a center turn lane.

We understand that the complete road diet includes more than just restriping the Huntington Avenue however the restriping could be accomplished as part of this year's planned repaving of Huntington Ave later this year.

Regards,

Katherine Ward

Katherine Ward
Cochair MVCCA

Attachment: Road Diet Huntington Ave MVCCA Resolution

Planning & Zoning

**Proposed Mount Vernon Council of Citizens' Associations (MVCCA) Resolution on the Land Use Element of the Plan Forward Draft Dated 5/6/2025
(MVCCA E&R Resolution 2025-02)**

WHEREAS, the Planning and Zoning (P&Z) committee of the MVCCA routinely reviews land use activities, site plans, and other issues that are of concern to residents of the Mount Vernon District; and

WHEREAS, The Department of Planning and Development (DPD), was charged by the Board of Supervisors in December, 2022 to update the Comprehensive Plan Policy; and

WHEREAS, Objective 9 of the Policy Plan Amendment Land Use Element proports to advance equitable community development in the land use process with inclusive community engagement, strengthening community identity, honoring local history, and improving access to opportunity; and

WHEREAS, the Land Use Element should be clear in providing a vision for the future so that developers, investors, and the community will have a shared understanding of expectations; and

WHEREAS, the Land Use Element will be used to guide planning and development in Fairfax County to ensure continued growth but still protect natural and cultural resources; and

WHEREAS, the countywide objectives and policies for land use have been organized into twelve (12) broad organizational element that include objectives and policies, guidance, and criteria.

THEREFORE, BE IT RESOLVED that the MVCCA believes that specific key performance objectives should be introduced for all organizational elements of the Land Use Element, against which progress toward planning objectives can be assessed; and

BE IT FURTHER RESOLVED that communities should be made aware of land use decisions that impact them before approval so that these communities can provide input before decisions are made and that the County consider those inputs before making either administrative or Planning Commission reviewed land use decisions; and

BE IT FURTHER RESOLVED that the MVCCA requests that the county hold additional outreach sessions to

present updates to the draft Land Use Element and discuss comments, explain how the Plan Forward objectives are aligned with the Countywide Strategic Plan, One Fairfax, zoning ordinance, and other recently adopted County plans and policy goals, and explain how performance objectives will be applied to future Land Use decisions.

**MVCCA Planning and Zoning (P&Z) Monthly Meeting
June 2, 2025**

WHEREAS, the proposed development is located on the west side of Richmond Highway and east of North Kings Highway, approximately 0.7 miles south of the Huntington Metrorail Station; and

WHEREAS, the site is currently developed with a 12,000 square foot Office Depot store and surface parking, within one of the designated Community Business Centers (CBCs) along the Richmond Highway Corridor; and

WHEREAS, the proposed redevelopment would replace the existing structure with a nine-story, mixed-use building containing up to 200 multi-family residential units and approximately 30,000 square feet of ground-floor, including a Lidl grocery store; and

WHEREAS, the proposal includes community amenities such as a civic plaza adjacent to the planned Bus Rapid Transit (BRT) station, public open spaces, and a small park atop an underground stormwater facility; and

WHEREAS, the primary access to the parking garage and loading area is proposed to be from North Kings Highway, an already congested and complex traffic zone with multiple intersections in a limited space; and

NOW, THEREFORE, BE IT RESOLVED THAT the MVCCA urges Fairfax County to require a comprehensive and updated traffic impact analysis focused on the impact this redevelopment will have on the North Kings Highway and Richmond Highway intersections and identify feasible traffic solutions that will ensure the safe and efficient operation of the road network, to address the congestion and complex traffic challenges

BE IT FURTHER RESOLVED THAT the MVCCA encourages continued engagement with the community and county to further refine design, improve pedestrian and vehicular traffic and to ensure the project contributes positively to the overall vision of the Richmond Highway Corridor.

BE IT FURTHER RESOLVED THAT the MVCCA urges Fairfax County to present the transportation study to the MVCCA to be considered before the Council endorsing the proposed redevelopment.

----- Treasurer's Report -----

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Periods Ending May 31, 2025

	May	Total July 1 to May 31	2024-2025 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
Cash Receipts (including deposits in-transit):				
Dues - Current Members	\$ -	\$ 3,702	\$ 3,955	
Money Market Interest	1	3	2	
Total Cash Receipts	1	3,705	3,957	\$ (252)
Cash Disbursements (including outstanding checks):				
Administrative	-	555	540	(15)
Insurance Premium	-	707	707	-
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	90	850	1,400	550
Web Site	-	354	800	446
Total Cash Disbursements	90	2,466	3,447	981
Net Budget - Receipts in Excess(less than) Disbursements:	(89)	1,239	510	\$ 729

Other Sources/Changes in Cash:

Cash at Beginning of Period	11,224	11,545	11,545	
Total Cash at End of Period	\$ 11,134	\$ 11,134	\$ 12,055	

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

Burke & Herbert - Checking	\$ 5,169			
Burke & Herbert - Money Market	6,165			
Total Cash	\$ 11,334			

Respectfully Submitted,
William J Kane, Treasurer
June 1, 2025

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, June 25, 2025, 7:00 p.m. (Virtual)

AGENDA

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

COMMITTEE CALENDAR

MVCCA Council—June 25, 7:00 p.m., Virtual
MVCCA Board—July 8, 7:00 p.m., Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	(vacant)
EDU	7/2	7:00	Virtual	Taylor
E&R	7/2	7:00	Virtual	L. Zaragoza
PL/Z	7/7	7:00	Virtual	Mathur
*PS/TRAN	7/14	7:00	Virtual	Lincoski
MSCS	7/3	7:00	Virtual	Milanowski

*JOINT Public Safety/Transportation Meeting

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