



Mount Vernon
Council
of Citizens'
Associations

Record

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Volume LVIII No. 7, July 2025

FROM THE CO-CHAIRS

1. No August General Council Meeting. Enjoy your summer. See you in September.
2. Park Police have been very active on the GW Parkway pulling speeders over.
3. Still looking for a chair to the budget and finance committee.
4. If you are concerned about safety. checkout this county website: <https://connectfairfaxcounty.org/privacy-faqs/>
5. If you are concerned about auto theft checkout this website: <https://fcpdnews.wordpress.com/2023/02/24/fcpd-using-flock-safety-license-plate-reader/>

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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PS/TRAN	John Lincoski chair.pst@mvcca.org
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FCFCA	Marty Lowery rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski . specialcommittee@mvcca.org
Webmaster	Jason Zaragoza webmaster@mvcca.org

MVCCA General Council Meeting Minutes

June 2025 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Katherine Ward

ATTENDING

- Co-Chair – Scott Taylor
- Treasurer – William Kane
- Secretary – Tamara Srader

Committees

- Southeast Fairfax Development Corporation – Ellen Young
- Storm Water Management Special Committee – Leo Milanowski
- Public Safety and Transportation – John Lincoski
- Terry Mulligan – MVCCA Record Editor
- Bindu Mathur – Planning and Zoning
- Marty Lowery – Fairfax Federation
- Teresa Taylor – Education Committee

Communities Attending

- Belle View Condo
- Holland Court POA
- Hollin Hall Village
- Montebello
- Mt Zephyr
- Riverwood HOA

Mount Vernon Council of Citizens' Associations Website: www.mvcca.org

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Huntington
Wellington
Springbank
Gum Spring Homeowners
Villamay
New Alexandria
Bucknell Manor
Belle Haven Terrace
Spring Bank Community Association

Fairfax County Staff

Supervisor Storck
Peyton Smith

Community Member Fatimah Dandashi
Community Member Ray Novitske

32 Attendees

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

May meeting minutes were approved.

Committee Reports

Education – New Chair, Teresa Taylor, was appointed by the Executive Committee as nominated and approved last month. Her resume is in the June Record. Last meeting agreed as a committee to support the 5-year boundary update so we don't get into the current position where it's been around 40 years since the boundaries were last updated. The committee is compiling a boundary information letter and requests that MVCCA distribute via email to the association presidents who they hope in turn will distribute to their respective members. The information letter will contain items such as meeting dates and times and how boundaries in the Mount Vernon area could change depending on the plan. Kathy Hosek will continue to work with the committee as the boundary advisor because of her expertise in this subject matter.

Environment and Recreation – Please see the information as published in The Record

SFDC – Working with Fairfax County Department of Economic Incentives (DEI) on a marketing campaign for the Route 1 corridor. The funds are coming from Fairfax County, with a \$120,000 budget to market the corridor to people and businesses. SFDC has also held contests and asked for feedback on artwork at the new BRT bus stations. There may be one entry that has been approved. Other exciting things to come, and hopefully we will get some great new designs for the BRT.

Public Safety and Transportation – Busy month. Had a request from Supervisor Storck's office for a possible prohibition on left turns at Groveton Street at Richmond Highway. It's been the site of numerous car accidents over the years, including a fatality. In the informal feedback from the members of the committee it has been

mostly positive. One of the neighborhood committees is going to do a resolution. The MVCCA Public Safety and Transportation committee will probably follow with a resolution as well. The only real reservation was if this is just a temporary solution to a potentially long-term problem. There does not seem to be community support for restricting left turns both north and south on Groveton.

Several members of the committee attended the I-495 Southside Express Lane meeting and presentation by VDOT. The sentiment of the group is opposing the VDOT recommendation. VDOT is giving very little opportunity for Metro involvement, and there are concerns that the addition of toll lanes could impact local roads, including the already clogged Route 1 and Fort Hunt Road area. Strong community voice against the project.

The committee met on June 9th, with Parkway station commander Lieutenant Rose and Captain Alan Stone providing an overview of activities and enforcement on the George Washington Parkway south of Old Town. Citations are up, and there has been noticeable increased enforcement in March and April. There is the possibility of speed monitors and speed cameras. Also, a committee member presented information on the intersection of Morningside on the parkway and how it could possibly be made safer, especially now that many trees have been lost at that location.

There was a robust discussion about parking enforcement on Fairview Drive with the county, and there seems to be good county feedback and cooperation from Supervisor Storck's Transportation liaison.

Stormwater – No meeting last month, and the chairperson was not in attendance. Do have some news for the council. The Department of Public Works and Environmental Services stormwater chairs briefed the land use committee of the Board of Supervisors on the 17th, and the Stormwater Committee watched the meeting. They have reintroduced the new county policy on flood prevention. It was originally presented in April 2024 and has been mellowing out ever since. Went to the land use committee to brief it and will go to the Board of Supervisors next.

Still trying to arrange a meeting with DPWES Stormwater planners about the study they are doing.

Governmental Center Meeting Visioning Committee

- Sherwood Hall Lane and Parkers Lane. Met three times and have developed a vision statement for the revitalization of that corner. Opinion is that Supervisor Storck said that everything is still on the table and the committee should consider that fact.

Fairfax Federation - nothing other than what was published in The Record.

Planning and Zoning – Did meet, and there are two projects coming up. First one is related to the Moon Inn

on 6140 Richmond Highway, which is very early in the process, but looking at possible 114 residential units with about 5,000 sq ft of commercial space on the ground level and about six stories tall. The other project is the Days Inn property, and plans are calling for about 420 units and six or seven stories tall. This one does not have plans for retail and will have garage parking.

Treasurers Report – May report was in The Record. Two small transactions for the month. Still on track for a surplus for the end of the fiscal year. Total in the bank at the end of May is \$11,334.

Treasurers report approved as published in The Record.

Membership – as of the time of the meeting there were 19 applications for next fiscal year, and 13 of those communities have paid their dues.

Co-chairs report – some comments published in The Record. The team is in the process of finding a new budget and finance committee chair because the previously appointed person can no longer serve. If anyone is interested, please contact one of the co-chairs.

Resolutions and Ratifications Voted on during the June 2025 Meeting

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

Ratification passed.

Environment and Recreation

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

Resolution passed.

Planning and Zoning

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

Resolution passed.

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

Resolution passed.

Supervisor Stork

Dan provided an update on several local issues and projects. He discussed a visioning process for the Mount Vernon Governmental Center corner, including plans to renovate various facilities. A survey will be open for 4–6 weeks to gather resident input. The Mount Vernon Rec Center is now partially open, with some facilities still to

come, offering a 25 percent discount on memberships. The Board of Supervisors accepted the SSPA process, and a steering committee is being formed. A detailed letter was sent to VDOT regarding the I-495 South Side Express lanes project, asking numerous questions without endorsing the project. Dan also mentions ongoing efforts to address issues at 6801 Darryl Court, including drug use and code enforcement problems. He encourages residents to report concerns to his office promptly. The unified sanitary district proposal was deferred until October.

Bucknell Manor meeting - community is not satisfied, and there was a lengthy discussion on the situation.

Community Time

Huntington Avenue Water Main Breaks - two recent breaks in the past few weeks; two also known during the past Winter.

Community discussion focused on a problematic situation in the Bucknell Manor community involving a house with drug activity and code violations. Dan explained that multiple agencies are involved, including police, code enforcement, and the health department. He mentioned that the property has multiple owners, with one resident owner enabling the issues. The community members expressed frustration with the slow progress and lack of coordination between agencies. Dan acknowledged these concerns and committed to improving communication between departments and with his office. He also suggests educating the community about how the magistrate's office and courts work. The group discusses potential actions, including civil lawsuits and contacting elected representatives, though Dan is unsure these would expedite the process.

Representatives from Bucknell Manor were in attendance and reported that the police were called 95 times last year and 55 people had been arrested. The issue is that the charges don't stick. Individuals who are arrested don't have enough drugs on them to go to prison or they are not caught in the act.

Dan addressed three main points raised by Poul. Regarding Inova Hospital, Dan confirmed that Inova has repeatedly assured him they plan to stay and continue investing in the local facility. On the issue of airplane noise monitoring, Dan acknowledges Poul's concerns about the chosen measurement method but indicated that no decision has been made yet on hiring for noise monitoring. Finally, Dan disagreed with Poul's concern about big haulers having an advantage in a unified sanitation district, stating he will not support a system that disadvantages smaller haulers.

Meeting Adjourned 8:38pm

Respectfully submitted.

Tamara Srader

Planning and Zoning

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**MVCCA Planning and Zoning Committee Minutes
July 7, 2025**

Committee Attendees

P&Z Committee Chair
MVCCA Co Chair 3
MVCCA Co Chair 1
New Gum Springs CA
Tauxemont
Belle View Condominiums
Potomac Valley River Bend
Springbank
Riverwood HOA
Gum Springs Homeowners Organization
CA of Hollin Hills

Guest Speaker

Daquan Zhou, Revitalization Program Manager

Proceedings

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

1. Urban Design Guidelines.
2. Updates on Ongoing Projects.

Meeting Notes

Urban Design Guidelines are made up two volumes meant to be used together. Whereas Volume I applies to all revitalization districts and includes broad design best practices, Volume II is district-specific and covers features and characteristics unique to the district.

Our speaker discussed that the purpose of updating Volume I was to better reflect changes in Fairfax County, especially to:

- Emphasize placemaking within districts that each have a unique identity.
- Elaborate upon the Comprehensive Plan with design best practices and details for public space and streetscape design.
- Provide specific schemes for paving, furnishings, lighting, and tree planting, including a variety of implementation strategies.
- Create a cohesive and unified public jurisdiction between developments that may develop at different times.

Zhou noted that these guidelines are NOT regulatory and are flexible. They are not meant to overrule zoning ordinances. By-right projects are encouraged but not required to utilize the guidelines. He expects these guidelines to evolve as best practices are updated.

Whereas Volume I has seven chapters, significant changes were only made to the first four chapters.

Chapter 1, which is the introduction, relates to: The guidelines relationship to the Public Facilities Manual (PFM), maintenance expectations, and by-right developments. Chapter 2 relates to streets and streetscapes, and Chapter 3 relates to parks and open space. The last significant changes are to Chapter 4, which is on building design.

Changes will go to the Planning Commission in September, followed by the Board of Supervisors in October 2025.

The second topic at the meeting was to update the committee regarding ongoing projects. The following projects were discussed along with a summary:

- Penn Daw Fire Station, Emergency and Supportive Housing at the former Hybla Valley Nursery on 2801 Beacon Hill Road: No updates
- Plan Forward: Resolution submitted last month.
- Governmental Center, Fire Station, Police Station, and Library at Sherwood Hall and Parkers Lane: Meeting held on June 24 where stakeholders were asked to complete an anonymous survey on what they desired for this area.
- Grist Mill Barn Project: Internal meetings were scheduled. No formal updates given.
- Alexandria Crossing: Developer is trying to get the pending proffer interpretation approved which would allow site plan approval.
- 2560 Huntington Avenue: The application remains on hold. County staff are still working on the floodplain issue.
- 2550 Huntington Avenue: Developer is working on equity to allow commencement of the development.
- LIDL Project: This tier 2 SSPA nomination, requires a rezoning application. We completed a resolution on this requesting that additional traffic studies be done. Developer understands that traffic and access are major concerns and will conduct these transportation studies.
- Moon Inn, Days Inn, Hawaiian Spa: Both projects are moving forward, following some adjustments to ensure that the full Richmond Highway corridor (including landscaping panels, bike lanes, and sidewalks) is accommodated at the frontage of both sites. A presentation will be made to Fairhaven Civic Association and to us on August 25.
- IMP Building: Transwestern Development Company terminated their contract to purchase and develop this property.

The next Planning and Zoning meeting will be held on August 25 (in lieu of a September meeting).

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Public Safety and Transportation

The Public Safety and Transportation Committee meeting has been rescheduled from Monday, July 14 to Monday, July 21st at 7:00 pm via Zoom. Our agenda for the meeting will include identifying topics of interest for the upcoming year as well as updates on several local traffic and transportation concerns.

During the last month, Supervisor Storck’s office queried the Committee on its possible support for a proposal to restrict left turns from Groveton Street onto Richmond Highway. The request stems from multiple broadside (t-bone) crashes, including a fatality in March 2023, and the absence of a traffic light at the intersection. VDOT engineers have recommended prohibiting left turns from both sides of Groveton Street to reduce accidents. Committee members overwhelmingly supported the proposal, and this finding was conveyed to the Supervisor’s staff.

Environment & Recreation

MVCCA Environment & Recreation Committee Meeting July 2, 2025

Meeting participants: Scott Taylor, co-chair, and Larry Zaragoza, committee chair; Huntington Community Association; Mount Vernon Civic Association; Hollin Hall Village Citizens Association; Belle View Condominium Unit Owners Association; Spring Bank Community Association, and Potomac Valley-River Bend Civic Association.

Chair Zaragoza called the meeting to order at 7:00 p.m.

The first order of business was a resolution on the county’s proposed battery energy storage systems. Comments were offered on the draft resolution. Ellen offered a motion to adopt the resolution, which was seconded by Kevin. The vote was unanimously in favor of the resolution.

There was also an extensive discussion on the county’s unified sanitary district proposal, which will not even be a proposal until board authorization, which is scheduled to follow a board hearing in September.

Chair Zaragoza also highlighted letters from Senate Majority Surovell, Delegate Krizek, and Supervisor Dan Storck asking DEQ to incorporate PFAS into the stormwater permit.

Co-chair Tailor raised the question of the 6801 Darrell Court, where there is no water or electrical service and human waste is being left in the yard. Larry agreed to

- - - - Committee Reports - - - -

follow up with Supervisor Storck’s office on this issue.

Ellen offered a motion to adjourn at 8:25 p.m., which was seconded by Dorothy. The vote was unanimous.

Education

MVCCA Education Committee Meeting July 2, 2025

The Education Committee met via Zoom at 7:00 on Tuesday, July 2, 2025.

Teresa Taylor introduced herself as the new committee chairperson, and then all attendees introduced themselves and the associations they represent.

Three new representatives attended the meeting—one from the Belle View Condominium Owners Association and two from the Huntington Community Association.

Cathy Hosek updated the committee on a community meeting about school boundaries that she attended. Mateo Dunne held the meeting on June 30 at Whitman Middle School to discuss the proposed expansion of the Mount Vernon HS boundaries. This expansion would include the neighborhoods adjacent to and around Whitman MS. This change would transfer some students from Hollin Meadows ES and Stratford Landing ES to Riverside ES. It would also require some students from Sandburg MS to transfer to Whitman MS, and some from West Potomac HS to move to Mount Vernon HS. Residents in the Candlewood Drive, Hollin Brook, Hollin Hills, Hollin Meadows, and Williamsburg Manor North communities have expressed opposition to the proposed boundary adjustment.

The committee discussed issues to address next year, including the boundary change plan, impact of school budget cuts, school safety, and learning more about the Montessori plan for Bucknell Elementary School. Representatives were also asked to email the committee chair with additional thoughts on issues to address.

The committee will not meet in August.

Stormwater

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

Southeast Fairfax Development Corporation (SFDC)

No meeting minutes for July.

- - - - **Committee Reports** - - - -

Fairfax Federation of Citizens Associations

No meetings were held in June, and none are scheduled in July.

On July 8, 2025, the Fairfax Federation President and Education Chairs sent a letter to superintendent Dr. Reid and members of the FCPS School Board regarding FCPS’ recent purchase of the Kings Abdullah Academy in Herndon. The letter congratulates FCPS on the financially savvy purchase and encourages the new school that will be housed there be designated a high achievement magnet school like Thomas Jefferson High School for Science & Technology but with a focus on an advanced humanities curriculum rather than STEM.

Additionally, the Federation is soliciting input from its membership on the County’s proposal to centralize residential trash pickup (Unified Sanitary District). Learn more [here](#).

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

Environment & Recreation

MOUNT VERNON COUNCIL OF CITIZENS’ ASSOCIATION (MVCCA)

Resolution the June Draft Large Scale Battery Energy Storage Systems (BESS) Zoning Ordinance (MVCCA, E&R 2025-05)

Whereas, the use of large scale (600–10,000 kWh) BESS is expected to grow;

Whereas, the Virginia Clean Economy Act directs Dominion Energy to acquire 2,700 MW of energy storage capacity by 2035;

Whereas, [BESS fires](#) have resulted in evacuations, environmental contamination, and community outcry;

Whereas, the American Clean Power Association (ACP) has developed safety blueprints to guide the development and operation of BESS facilities;

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

Whereas, Fairfax County published [draft BESS draft Zoning Ordinance](#) text on June 10, 2025;

Whereas, the ACP has published a [blueprint for BESS safe design and operations](#);

Whereas, county staff have reviewed multiple safety standards and available ordinances from other local government agencies to develop an ordinance that would not only provide for additional protections beyond the protections that would be in place without the ordinance; and

Whereas, the draft ordinance language includes ranges for properties adjacent to both residential and nonresidential areas, which generally span the range of setbacks employed by other jurisdictions or the Dominion Energy Model Ordinance.

Therefore, be it resolved that a zoning ordinance is needed to provide residents and businesses from experiencing negative impacts of BESS facilities;

Be it further resolved that the 8-foot maximum height limit on screening will be inadequate to mask BESS facilities that are at a different elevation than either single family or multi-family residential housing, so this limit should be raised, and large trees should be provided to help mask these facilities;

Be it further resolved that the county ordinance be clear on the kWh that triggers the classification of large-scale BESS and if there is an upper limit;

Be it further resolved that the county consider adopting an ordinance that considers the size of the BESS so that distances are adjusted;

Be it further resolved that EQAC expects that the high end of the residential setbacks may not be adequate to allow quiet enjoyment of their homes and strongly supports requiring noise studies for BESS facilities;

Be it further resolved that the county consider adopting a more comprehensive ordinance that addresses all of the different sized BESS systems that may be housed in the county (including electric vehicle battery storage systems); and

Be it final resolved that complaints about BESS should be reviewed to see if adjustments to the ordinance are needed in the future.

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

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report^{1, 2}, Current Month and Fiscal Year Compared to Budget Periods Ending June 30, 2025

	June	Total July 1 to June 30	2024-2025 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 3,702	\$ 3,955	
Money Market Interest	1	4	2	
Total Cash Receipts	1	3,706	3,957	\$ (251)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	555	540	(15)
Insurance Premium	-	707	707	-
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	120	970	1,400	430
Web Site	96	450	800	350
Total Cash Disbursements	216	2,682	3,447	765
Net Budget - Receipts in Excess(less than) Disbursements:	(215)	1,024	510	\$ 514

Other Sources/Changes in Cash:

Cash at Beginning of Period	11,334	11,545	11,545	
Total Cash at End of Period	\$ 12,284	\$ 12,284	\$ 12,055	

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

Burke & Herbert - Checking		\$ 6,118		
Burke & Herbert - Money Market		6,166		
Total Cash		\$ 12,284		

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

Notes:

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

NEXT COUNCIL MEETING

Wednesday, July 23, 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—July 23, 7:00 p.m., Virtual
MVCCA Board—September 9, 7:00 p.m., Virtual
MVCCA Council—September 24, 7:00 pm., Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	(vacant)
EDU	9/3	7:00	Virtual	Taylor
E&R	9/3	7:00	Virtual	L. Zaragoza
PL/Z	8/25	7:00	Virtual	Mathur
*PS/TRAN	7/21	7:00	Virtual	Lincoski
*PS/TRAN	9/8	7:00	Virtual	Lincoski
MSCS	9/4	7:00	Virtual	Milanowski

*JOINT Public Safety/Transportation Meeting

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