



Mount Vernon
Council
of Citizens'
Associations

Record

Together we make a difference

Founded in 1969

Volume LVIII No. 10, November 2025

FROM THE CO-CHAIRS

1. Please complete the survey that was sent to MVCCA Board Members via email in the file: FRD Strategic Plan Update.pdf. There is a QR Code on page 13 of that document that will lead you to the online survey. The QR Code is also included in this issue on page 11. It will take you directly to the survey.
2. New section for the Record: Task Forces MVCCA is Involved in. See Page 10.

MVCCA BOARD

| | |
|------------|---|
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| | Judy Harbeck co.chair2@mvcca.org |
| | Scott Taylor co.chair3@mvcca.org |
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| Webmaster | Jason Zaragoza webmaster@mvcca.org |

MVCCA General Council Meeting Minutes

October 2025 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Katherine Ward

ATTENDING

- Co-Chair Judy Harbeck
- Co-Chair Scott Taylor
- Treasurer—William Kane
- Secretary—Tamara Srader

Committees

- Southeast Fairfax Development Corporation—Ellen Young
- Storm Water Management Special Committee—Leo Milanowski
- Education—Teresa Taylor
- Public Safety and Transportation—John Lincoski
- Environment and Recreation—Larry Zaragoza
- Budget and Finance—Kim Shaw
- Fairfax Federation—Marty Sanchez Lowery
- Webmaster—Jason Zaragoza
- MVCCA Record Editor—Terry Mulligan

Communities Attending

- Belle View Condo
- Holland Court POA

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

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Hollin Hall Village
Mt Zephyr
MVCA
Huntington
Springbank
Riverwood
Villamay
Belle Haven Citizens
Grist Mill Woods

Fairfax County Staff
Supervisor Dan Storck
Peyton Smith

Community Member Fatimah Dandashi—Sen Surovell’s office

Meeting called to order at 7:02 p.m.

Meeting minutes from the September meeting were approved.

Committee Reports

Budget: The Budget Chair discussed the last meeting and information as published in the Record. They are looking for additional members to participate in the committee and encouraged member organizations to nominate individuals who would like to participate. Next meeting was scheduled and announced and is published in the *Record*.

Education Committee: The committee chair provided updates on topics such as school boundary changes, delayed consideration of later middle school start times, and the establishment of Advanced Academic Programs (AAP) centers in all middle schools. Other details provided in the *Record*.

Environment and Recreation: The committee met, and no resolutions were recommended. Discussed data centers, upcoming meetings on the comprehensive plan, and electrical substations that are being considered. There were also discussions about bike lanes along Bellevue.

Planning and Zoning: As published in the *Record*.

Public Safety and Transportation: The committee met and discussed the proposed removal of 77 parking spots on Belle View Blvd. Learned from Peyton about an issue on Fairview Drive and that the county did help with this issue, so kudos to the staff. The I-495 Southside Express Lanes project has been pushed back into 2026 thanks to community feedback as well as Maryland.

SFDC: As printed in the Record. There was an article printed in the Alexandria newspaper about the \$130,000 grant from Fairfax County for business retention and marketing for the Richmond Highway Corridor.

Fairfax Federation: This was the last meeting for Marty representing us. The Board met to draft its legislative issues package, which will be presented to its membership. There are 11 issues that are bring brought forward; a few of them are from last year.

Thank you, Marty, for all the work that you have done!

Stormwater: Did not meet. Board of Supervisors approved the County Flood policy at the meeting on October 14. It is better than the old policy, but there were changes that the committee would have liked to see.

Co-Chair: Fairfax Federation has decided to start virtual meetings. If anyone is interested in serving, please let the Co-Chairs know.

Treasurers Report: Approved as published in the *Record*.

Membership: We have 32 member organizations.

REMINDER FOR ELECTIONS IN MAY 2026

There will be an election in May 2026, and we will need to elect one Co-chair, Secretary, and Treasurer. These positions are for 3-year terms.

Supervisor’s Time

The meeting covered several updates and discussions led by Dan Storck, including the success of the Mount Vernon tour and the opening of the Mount Vernon Rec Center, with plans for an open house on November 15th. Dan highlighted ongoing issues with the I-495 Southside Express Lanes, emphasizing the need for collaboration with Maryland to address connectivity and community impact concerns. He also provided updates on the Daryl Court situation, noting ongoing legal and code compliance challenges, and discussed progress on the Fairchild Quander Park project, which faces material and permitting complications. Additionally, Dan mentioned the repaving timeline for Fort Hunt Road, which is likely to be deferred to 2027, and the completion of a comment cycle on repaving issues, with over 440 responses received.

Meeting adjourned at 8:21 p.m.

Respectfully submitted.

Tamara Srader

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Planning & Zoning

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**MVCCA Planning and Zoning (P&Z) Monthly Meeting
November 3, 2025**

Committee Attendees

- P&Z Committee Chair
- MVCCA Co Chair 3
- MVCCA Co Chair 1
- Wellington CA
- Mt. Vernon CA
- Spring Bank
- Gum Springs Homeowners Organization
- Huntington CA
- Belle Haven Terrace Civic Association
- CA of Hollin Hills

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Guest Speaker

Kathy Taylor—Walsh Colucci, Applicant Agent/Attorney (both projects)

Other Guests

—for 8500 Richmond Highway

Jessica Kraus, Walsh Colucci, Applicant Agent/Attorney

Bob Brady, Capital Petroleum Group, Applicant

Greg Ellwood, Bohler, Civil Engineer

Kevin Fellin, Galloway Traffic Consultant

Les Adkins, Galloway Traffic Consultant

—for MVCC

Jim Harry, Applicant/Club Representative

Christian Thon, Applicant/Club Representative

Louis Genuario, Applicant/Club Representative

Mark Pirone, C2C Inc., Applicant Project Manager

Vince McHale, RC Fields, Civil Engineer

Daniel Mongollon, RC Fields, Civil Engineer

Mike Ernst, Rust Orling, Architect

Holly Dougherty, Mount Vernon-Springfield Chamber of Commerce

Proceedings

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

1. Special Exception for 8500 Richmond Highway.
2. Special Exception for Mount Vernon Country Club.

Meeting Notes

Special Exception for 8500 Richmond Highway

The committee reviewed an application for 8500 Richmond Highway, originally filed in 2020 and now reactivated by Capital Petroleum for community feedback. The site, located at the intersection of Frye Road and Richmond Highway, spans roughly 40,000 square feet and has been home to a service station since 1960. The property currently includes three service bays without a canopy, and the adjacent parcel—presently used for parking—is being addressed by the applicant due to unauthorized vehicle storage.

The applicant proposes to modernize the site by removing the existing service bays and constructing a new 2,500-square-foot mini-market along with a fuel station under a permanent canopy with 12 pumps. The convenience store would be positioned away from nearby residential properties. Site improvements include reduced curb cuts (one each on Frye Road and Richmond Highway), 13 parking spaces, and pedestrian-friendly additions such as sidewalks, benches, and landscaped areas. A masonry wall will help minimize headlight glare.

The project team noted that they will also coordinate with VDOT regarding interim access along the Richmond Highway service drive and that the project will be designed to accommodate future Bus Rapid Transit (BRT) construction. The application is tentatively scheduled for Planning Commission review on February 11.

During discussion, the applicant explained that a special exception is required because the service station predates the current zoning ordinances established for the C-8 commercial district. The move away from service bays reflects a shift in the company's business model, focusing instead on convenience retail and fuel service. The applicant emphasized its commitment to maintaining a well-lit, safe, and community-friendly operation, noting that 24-hour service is intended to discourage crime.

Also discussed was how this redevelopment fits within the long-term vision for the Richmond Highway corridor, particularly given the planned BRT project and surrounding revitalization efforts.

Special Exception—Mount Vernon Country Club

The committee also heard a presentation from representatives of the Mount Vernon Country Club, who outlined plans for a series of facility and course improvements. The proposed updates are designed to enhance member amenities without increasing total membership or altering the club's main entrance or parking configuration. No traffic impacts are anticipated.

Planned upgrades include revitalization of the pool area, construction of a new two-story pool house, and the addition of pickleball courts. The second floor of the new pool house will feature multipurpose rooms and expanded restaurant-style dining for club members.

The project also includes relocating the maintenance facilities, which currently sit next to a Resource Protection Area (RPA) and floodplain, restricting their expansion. The new maintenance complex will be relocated further away from play areas and nearby golfers. The design includes a one-story maintenance building and an additional two-story ventilated structure, with vegetative buffers and new tree plantings along Old Mill Road to minimize visual and sound impact for nearby residents. A designated entrance for maintenance vehicles will also be added.

Additional golf course improvements are planned to roll out in phases as funding becomes available. These will include updates to greens, realignment of cart paths, improvements to a pond and the driving range, and replacement of containment netting. Environmental and floodplain studies are currently underway to ensure minimal impact to sensitive areas. While some work will occur within the RPA and floodplain, extensive environmental review will be completed before proceeding. The club anticipates submitting a formal application in early 2026.

The committee discussion focused on noise and traffic considerations, including potential sound from the new pickleball courts and increased movement of maintenance equipment. The club noted that it plans to use quieter, modern equipment and ensure that operations help reduce disturbance.

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The new maintenance entrance on Old Mill Road was selected after reviewing sightlines and road conditions. The club plans to conduct community outreach with nearby residents later in the process.

The next P&Z meeting will be held on December 1 at 7:00 p.m. via Zoom.

Education

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MVCCA Education Committee Meeting Minutes November 5, 2025

The MVCCA Education Committee met at 7:00pm via Zoom on Wednesday, November 5, 2025.

Attendees

- Dan Petrenko—Belle View Condominium Owners Association
- Tyler and Anya Austria—Huntington Community Association
- David Phillips—Spring Bank Community Association
- Connie Graham—Riverwood Homeowners Association
- Marie McCain—Mt. Zephyr Citizens Association and FCPS Superintendent’s Boundary Review Advisory Committee
- Judy Harbeck—MVCCA co-chair liaison
- Teresa Taylor—Chair, Belle Haven Terrace Civic Association

The following agenda items were covered:

1. School Boundary Review Process

Consultants used feedback provided during the October meetings and via the Boundary Explorer Tool to make any necessary changes to the FCPS draft boundary scenarios. This topic will be reviewed by the superintendent’s advisory committee in November (this month). The advisory committee will provide recommendations to the superintendent for review. After review, the superintendent will present a proposed implementation to the Fairfax County School Board in January 2026.

Proposed boundary changes in the Mount Vernon region are minimal and include reassigning approximately 76 students from Riverside Elementary to Woodlawn Elementary and reassigning about 32 students from Sandburg Middle School to Whitman Middle School.

Scenario 4 of the proposed changes has been released and can be reached at this link: <https://www.fcpsboundaryreview.org/>. Scenario 4 builds on scenarios 1,2, and 3.

2. School Start Times Survey

At the October 23rd meeting, the Fairfax County School Board voted to delay consideration of new middle school start times in order to focus on ongoing school boundary adjustments and to allow time to identify an option that won’t affect the school system’s budget.

Matteo Dunne, who introduced the motion to delay consideration, reaffirmed his support for later start times

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but believes it is important to wait until other changes are finalized.

3. Implementation of Advanced Academic Program (AAP) centers in all FCPS middle schools.

The Fairfax Federation of Citizens Associations sent a letter to the FCPS superintendent and school board expressing opposition to this effort before the MVCCA Education Committee was able to object to the letter.

Consequently, the MVCCA sent a letter in support of the AAP Centers in all middle schools to Superintendent Reid and the School Board. The letter is printed elsewhere in this *Record* (see page 11) for ratification by the Council.

Subsequently, the FCPS School Board made a policy change that will establish an AAP center in every middle school. This will ensure equal access to advanced academics for students in the Mount Vernon District.

4. Proposed resolution to urge the FCPS superintendent and school board, Supervisor Dan Storck and the Fairfax County Board of Supervisors, and the Fairfax County Park Authority to work together to seriously consider moving Walt Whitman Middle School within its boundaries.

The Mt. Vernon district’s effort to reimagine the future Mt. Vernon Center (the Mount Vernon Governmental Center, Fire Station, Police Station, and Library at Sherwood Hall and Parkers Lane) and development of The Commons Mt. Vernon (project to renovate and reuse the original Mount Vernon High School on Route 1) may provide an opportunity to include a move of Whitman Middle School in the FCPS boundary review and change process.

The possibility of moving Whitman Middle School has been discussed during the FCPS Boundary Review process, but it has not gotten much traction. The MVCCA Education Committee proposed a resolution to urge serious consideration of the move while substantial changes in the Mt. Vernon District are being planned and while FCPS school boundaries are being reviewed and changed. The proposed resolution was adopted unanimously by the Committee and is printed elsewhere in this RECORD for consideration by the Council at the November meeting.

The next Education Committee meeting will be held via Zoom at 7:00pm on Wednesday, December 3.

Budget & Finance

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MVCCA Budget & Finance Committee Meeting Minutes November 3, 2025

The committee met via Zoom at 7:00 p.m. on Monday, November 3, led by Committee Chair Kimberly Shaw. Judy Harbeck, Co-Chair, was also in attendance.

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

Committee members attending included Riverwood HOA and Huntington HOA.

The attendees continued discussing and planning for 2026 work, including getting the FY2027 budget ready, understanding real estate assessments, and examining the budget.

The December Budget and Finance Committee meeting is cancelled. The next meeting is scheduled for Monday, January 5th, at 7:00 p.m. via Zoom.

Public Safety/Transportation

MVCCA Public SafetyTransportation Committee Meeting Minutes November 10, 2025

The Mount Vernon Council of Citizens' Association (MVCCA) Public Safety and Transportation Committee (PS&T) convened on November 10, 2025 via Zoom. The meeting was chaired by John Lincoski (PS&T Chair).

Participating in the meeting were: Noah Simon, District Chief of Staff for Congressman Don Beyer; John Lincoski, MVCCA PS&T Committee Chair; Katherine Ward, MVCCA Co-Chair; Mike Rioux, Mason Hill Representative; and John Bioty, MVCCA Transportation Committee note-taker for the meeting.

A total of 26 participants attended, including committee members from the following MVCCA associations: elle View Condominium Owners Association, Grist Mill Woods Civic Association, Gum Springs Homeowners Organization, Huntington Community Association, Hollin Hall Village Citizens Association, Mason Hill Citizen's Association, Mount Vernon Civic Association, New Alexandria Citizens Association, Riverwood Homeowners Association, Spring Bank Community Association, Stratford Landing Citizens' Association, Villamay Community Association, Waynewood Citizens' Association, Wellington Civic Association, Wellington Heights Citizens Association, Westgrove Citizens Association, and Williamsburg Manor North Community Association.

Legislative and Policy Updates from Congressman Don Beyer's Office

Presenter: Noah Simon

Chair Lincoski began the meeting by welcoming Noah Simon, Congressman Don Beyer's District Chief of Staff, who updated the Committee on the Congressman's views and intentions on the following issues:

A. Speed Camera Legislation on the George Washington Memorial Parkway (GWMP)

- Congressman Beyer continues to pursue legislation allowing revenue from speed camera citations from federal lands such as the GWMP to be reinvested

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

into the speed camera program rather than directed through the U.S. Treasury's General Fund to the Victims of Crime Fund.

- Cameras are already permitted under federal law, but funding and revenue allocation remain key barriers.
- The proposed legislation may be introduced by the end of 2025, with bipartisan support being sought.
- The language has also been submitted for inclusion in the Surface Transportation Reauthorization bill (expiring September 2026).
- MVCCA Co-Chair Katherine Ward asked Mr. Simon if it would be helpful to resubmit the Committee's Resolution to introduce speed cameras on the Parkway. Mr. Simon indicated that it would.

B. Parkway Maintenance and Infrastructure

- Tree maintenance was allowed to continue during the federal shutdown via a special waiver, though progress was slower due to staffing shortages and reliance on contractors.
- Congressman Beyer's office is working closely with GWMP Superintendent Jen Madello to address maintenance needs. Specific concerns include:
 - o The raised "bump" south of the Collingwood intersection, caused by subsurface drainage issues, requiring significant repair beyond surface grinding.
 - o Resumption of repaving under the Fort Hunt Park bridge post-shutdown.
 - o Long-term goal: full reconstruction of the South Parkway, like the North Parkway project. Coordination with Route 1 BRT construction is being monitored to avoid overlapping disruptions.

C. Intersection Safety: Belle Haven and Belle View

- The intersections at Belle Haven and Belle View remain a top priority, with results on the Volpe traffic study to assess potential turn restrictions and safety improvements expected in December 2025, followed by a public meeting hosted by Congressman Beyer's office to gather community feedback.
- The study explores options such as limiting left or right turns during peak hours to reduce conflict points without diverting traffic into neighborhoods.

D. Air Traffic and Noise Pollution

- Congressman Beyer supports the DCA Working Group's Recommendation (discussed below) to shift fixed-wing aircraft flight paths further down the Potomac River to reduce noise over Alexandria.
 - o Helicopter traffic has become a primary concern with new routes leading to increased helicopter activity over previously unaffected areas, prompting resident complaints. Congressman

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Beyer’s office is pressing the FAA to enforce adherence to designated flight paths and elevation standards.

E. Air Traffic Controller Shortages and DCA Delays

- Due to staffing shortages, the FAA reduced the number of flights per hour at DCA, leading to cascading delays throughout the day. Congressman Beyer is advocating for increased numbers of air traffic controllers to restore operational capacity and reduce late-night flight disruptions.

F. Immigration Enforcement on the Parkway

- Reports emerged of ICE accompanying Park Police during commercial vehicle stops on the north side of the GWMP, resulting in detentions. Congressman Beyer’s office intervened to provide support to affected individuals and continues to monitor the situation.
- Activity has since decreased significantly, with no incidents reported on the south side.

Noise Pollution in the National Capitol Region—DCA Recommendations

Presenter: DCA Community Working Group Representative Mike Rioux.

Mr. Rioux presented findings from the “Noise Study—South of DCA,” previously briefed to the Fairfax County Board of Supervisors Land Use Policy Committee (June 17, 2025). The Noise Study is located at <https://www.flyreagan.com/sites/flyreagan.com/files/2025-10/SoA%20Recommendations%20and%20Noise%20Analysis%2020251009.pdf>.

The study analyzed the impact of the FAA’s transition to satellite-based navigation under the “NextGen” system, which has led to more concentrated flight paths and increased noise in certain areas. The Noise Study recommends procedural changes to FAA flight paths and operations to reduce overflights and noise exposure for residents in Alexandria, Fairfax County, and Prince George’s County.

He then outlined the resulting DCA CWG recommendation to the FAA. The recommendation is located at <https://www.flyreagan.com/sites/flyreagan.com/files/2025-10/DCA%20Community%20Working%20Group%20Recommendation%2030%20Revision%202.pdf>. It will offer tangible noise relief and reduced overflights for local communities and increased efficiency for air traffic controllers, DCA, and the airlines.

The recommendation is now with the FAA, but Mr. Rioux expressed skepticism about near-term adoption. Implementation, if approved by the FAA, could take up to 5 years.

Meeting Adjourned

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

Without further business, Chair Lincoski thanked Committee members for sharing their thoughts, interests, and concerns. The PS&T Meeting concluded at 8:17 p.m.

Future 2025 Public Safety and Transportation Committee Meetings

- December 8, 2025, 7:00 p.m.

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

Environment & Recreation

MVCCA Environment and Recreation Committee Meeting Minutes October 1, 2025

Meeting participants: Katherine Ward, cochair; Scott Taylor, cochair; Larry Zaragoza, committee chair; Community Representatives from Huntington Community Association, Hollin Hall Village Citizens Association, Belle View Condominium Unit Owners Association, Spring Bank Community Association, Wellington Civic Association, and Potomac Valley-River Bend Civic Association.

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

The status of different recommendation that the committee had developed was discussed.

The committee discussed data centers and concerns with the siting of data centers and how the energy needed to support data centers threatens Virginia’s ability to meet Virginia Clean Economy Act goals. Larry highlighted the desirability of revenue that data centers can bring to a community and noted that too often reasonable steps are not being taken to reduce impacts to communities. For example, significant infrastructure is needed to support data centers, such as electrical substations, lines to transmit data, and sometimes water for cooling (which is the most economical way to cool data centers but is being used less for new data centers because water use by data centers creates multiple issues).

The committee also discussed the update to the comprehensive plan. The Planning Commission will hold a hearing on the evening of October 15. A hearing on the 16th will be held by the Planning Commission to hear comment on electrical substations.

Ellen raised a concern with the proposed elimination of 81 parking spots along Belle View Blvd, which is used by residents. Providing conditions that support biking, walking, and other active transportation options is desirable, but for Belle View Blvd it will make parking difficult and negatively impact residents. Onsite parking does not meet the county’s requirements as outlined in the parking ordinance, and taking the limited street parking for bicycle lanes will make it much harder for residents to find parking, especially parking close to their residences.

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Dorothy suggested that we ask the county for an update on stream restoration work in the area, which was well received. We will seek to reach out to county staff for a briefing.

At 8:30 pm Anita offered a motion to adjourn, which was seconded by Kevin. The vote in support of adjourning was unanimous.

MVCCA Environment and Recreation Committee Meeting Minutes

November 5, 2025

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

Guests

Kathryn R. Taylor, Associate, Walsh, Colucci, Lubeley & Walsh

Jim Harry, Applicant/Club Representative
Christian Thon, Applicant/Club Representative
Louis Genuario, Applicant/Club Representative
Mark Pirone, C2C Inc., Applicant Project Manager
Kathy Taylor, Walsh Colucci, Applicant Agent/Attorney
Vince McHale, RC Fields, Civil Engineer
Chair Zaragoza called the meeting to order at 7:00 p.m.

The first order of business was a presentation on a request for a new special exception for work at the Mount Vernon Country Club. At this stage there is no application, but the applicant is seeking to coordinate with various reviewers. The committee raised a number of questions including:

- Would neighbors be impacted by noise as a result of moving the storage/equipment shed?
- Will there be solar panels on buildings and parking lots? Also, will there be trees/plantings in the parking lot?
- Has staff provided feedback on the bioretention systems proposed?
- Will water from the project impact the road or neighbors?
- What steps have been taken to ensure that runoff will not negatively impact surface waters?
- Are there flooding concerns related to climate change?
- When trees/vegetation are removed will invasives be addressed?

The applicant noted that there will be a floodplain study, which is currently about 90 percent complete. The committee expressed appreciation for the presentation

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and indicated that we look forward to seeing more detail on the proposed project.

The second item of discussion was a resolution on legislative recommendations. Following discussion, Mark motioned approval of the resolution, followed by a second from Anita. The motion passed unanimously.

The third item was a resolution on a proposal from DEQ to allow Tier 2 generators to operate during planned power interruptions, such as power plant repairs—which are not emergencies. The committee discussed how this proposal would be a relaxation of the existing rules and thought it would be inappropriate to burden residents with the noise and pollution that this proposal would provide. Ellen motioned approval of the resolution, which was seconded by Mark. The motion passed unanimously.

The meeting concluded at 8:55. p.m.

Stormwater

The Stormwater Committee did not meet in November, but there is news on the stormwater front.

Flood Risk Reduction Policy

The County Board of Supervisors authorized release of the newly updated Flood Risk Reduction Policy. With the former policy originating in 1997, the update was sorely needed. The updated policy establishes a new order of precedence for responding to (and funding) flood risks in the County. Yard flooding has been relegated to last place in County response to citizens' problems. The update maintains reliance on grant programs—50% of the cost, with an upper limit of total reimbursement—to mitigate a homeowner's problem, even if the County permitting process allowed the problem to begin. However, the updated policy is a step forward.

The Stormwater Committee will continue to advocate for improvements in dealing with the problems Mount Vernon residents have with stormwater and flooding.

County Implements New State Water Quality Changes

The County is proposing updates to its Erosion and Stormwater Management Ordinance (ESMO) to reflect recent changes Virginia made in its Stormwater Management Regulation. Approval of the ordinance change is on the agenda for the December 9, 2025, Board of Supervisors meeting.

The first set of changes updates compliance alternatives used to meet and demonstrate water quality and water quantity requirements. It reflects improvements in best management practices (BMPs), methods and technology, and better information about land use patterns and

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water quality in the Chesapeake Bay Watershed. The basis for the changes are data from models that the U.S. Environmental Protection Agency and other researchers use to study, monitor, and predict conditions in the Chesapeake Bay and other Virginia watersheds.

The second set of amendments are administrative changes aimed at improving clarity and certainty by making the regulation internally consistent, removing outdated requirements, and accurately reflecting requirements in the State Water Control Law.

To implement the changes in the County's ordinance, the following changes to the ordinance are recommended for adoption by the Board of Supervisors:

- Add additional criteria that land disturbance must have commenced before July 1, 2019, for the land-disturbing activity to remain subject to the technical criteria for legacy projects until construction is complete.
- Include a provision that any modifications to a previously approved plan that result in an increase in the amount of phosphorus leaving any point of discharge, or an increase in the volume or rate of runoff, or additional land-disturbing activities not previously authorized, must comply with the current technical criteria.
- Add a provision that failure to maintain stormwater management facilities in accordance with the terms of a recorded maintenance agreement is a violation of the ESMO.
- Revise to comply with HB2008/SB1093 from the 2025 session of the Virginia Legislature. The right of entry provision now includes areas that do not discharge stormwater to the County's Municipal Separate Storm Sewer System (MS4).
- Reduce the allowable phosphorus load from land-disturbing activity for new development from 0.41 pounds/acre/year to 0.26 pounds/acre/year for plans submitted on or after July 1, 2025. The requirement for redevelopment is unchanged. Development projects submitted before July 1, 2025, and subsequently deemed complete, remain subject to pre-July 1, 2025, requirements.
- Compliance with the water quality control criteria for both new development and redevelopment must be demonstrated using the updated Virginia Runoff Reduction Method (VRRM). The updated VRRM includes new land cover types and changes to the phosphorus loads for the various land cover types. The update changes the reference for designs and specifications for BMPs from the regulations to the Handbook. References for these BMPs were deleted from the regulations and replaced with a reference to the updated BMP designs and specifications in the Handbook.

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- Clarify that Erosion and Sediment Control Plans must be designed to meet minimum standards. Add a requirement for erosion and sediment controls to be maintained and that maintenance responsibilities must be included in the approved plan.
- Clarify that all land-disturbing activities must be conducted in accordance with applicable standards and delete county modifications to the state standards for temporary sediment traps and sediment basins that duplicate existing modifications listed in the Public Facilities Manual.

SFDC

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No updates this month.

Fairfax County Federation of Citizens Associations

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No updates this month.

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Education

MVCCA Educ 2025-2

Mount Vernon Council of Citizens Association's Resolution on Mount Vernon Government Center Revisioning, Whitman Middle School boundary issues, and related matters

WHEREAS a once-in-a-lifetime opportunity to make real change to Mount Vernon District is created by the intersection of (1) plans to revision the Mount Vernon Government Center area (Supervisor's Offices, police and fire stations, Sherwood Library and Whitman Middle School (WWMS), (2) extensive school boundary studies also underway, (3) continuing development of The Commons (former ISA), and (4) plans to move and expand the George Washington Recreation Center (GWRC) ; and

WHEREAS some community members have suggested an ambitious plan (referred to herein as MV2.0) to redo the Mount Vernon Government Center and create a 21st century learning hub around Mount Vernon High School (MVHS), The Commons, and the GWRC by finally returning WWMS to a location within its attendance area; and

(continued on page 9)

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

WHEREAS the MV2.0 plan has many moving parts involving the Board of Supervisors (BOS), Fairfax County Public Schools (FCPS), the School Board, and the Fairfax County Park Authority as follows:

1. The Supervisor’s Office would take over the current WWMS building, which has ample meeting and office space for the Supervisor and staff as well as for other public/community uses as may be suggested in the revisioning survey. Costs for any needed alterations would likely be less than building a new Center; sports facilities usage would continue under the Park Authority and perhaps be expanded to utilize the grounds of current WWMS.
2. The current Supervisor’s offices would be given over to the Police and Fire Departments (FCPD, FCFD) and would likely also require minimal alteration to meet their needs (and perhaps a magistrate/traffic court could eventually be included to reduce travel time loss for officers and citizens as the Mount Vernon Council of Citizens Associations (MVCCA) has often advocated).
3. Riverside ES, which is contiguous with the GWRC and The Commons and across the street from MVHS, would become the new WWMS, enabling middle school students to take better advantage of after school activities and, potentially, of MVHS facilities and courses, The Commons, and the GWRC while avoiding long bus rides. Parent, student, and community involvement and ease of access would be strengthened at both the new WWMS and MVHS while greatly reducing bus expenses and traffic on Richmond Highway and the Government Center area.
4. (4) MVCCA has long advocated for neighborhood schools to improve young students’ (and their parents’) relationships with schools and educators; under the MV2.0 plan:
 - (a) Current Riverside ES students who reside west of Richmond Highway would be relocated to west side Mount Vernon Woods ES and Woodlawn ES, closer to home and without busing across Richmond Highway.
 - (b) Riverside students living east of the highway would be moved to east side Woodley Hills ES and Washington Mill ES.
 - (c) West side students currently assigned to Woodley Hills and Washington Mill would also move to the west side schools to rejoin their communities as in (a) above.
 - (d) The Advanced Academic Program (AAP) Center and other special programs currently at Riverside could be moved to another feeder school, likely Woodley Hills or Washington Mill based on probable capacity.

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

WHEREAS the proposed MV2.0 plan will require cooperation among many entities and take years and significant funds to complete, the result could be game-changing for the Mount Vernon community, The plan would improve the imbalance of County amenities in the District, correct the decades-long injustice of the location of WWMS, and reduce busing of students across and along Richmond Highway, especially with traffic and roads soon to be affected by widening of the highway and the addition of BRT lanes; and

WHEREAS as taxpayers we understand funding issues, but we also understand the ramifications of missed opportunities and failure of long term vision; and

NOW THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens Associations (MVCCA) urges Supervisor Daniel Storck and the entire BOS, the FCPS Superintendent, the School Board, the Police and Fire Departments, and the Fairfax County Park Authority to work together to proactively and seriously consider implementation of the proposed MV2.0 plan elements, in whole or in part, as set forth above;

BE IT FURTHER RESOLVED that MVCCA urges all parties, in evaluating the MV2.0 plan from a funding standpoint, to consider possible savings from reuse of the current Whitman building and the Supervisor’s Office, bus expenses, and possible “savings” from the recent purchase by FCPS of King Abdullah Academy to become the new high school in western Fairfax; and

BE IT FINALLY RESOLVED that MVCCA, in urging consideration of the above, does not at this time adopt the MV 2.0 plan, or any particular part thereof, and reserves the right to comment on future developments.

Environment & Recreation

.....
MOUNT VERNON COUNCIL OF CITIZENS’ ASSOCIATIONS (MVCCA) ENVIRONMENT AND RECREATION COMMITTEE RESOLUTION ON DEQ GUIDANCE MEMO APG-578 (MVCCA E&R 2025 08)

WHEREAS, the Mount Vernon Council of Citizens’ Associations (MVCCA) recognizes that more data centers are likely to be sited in the county because they can be a significant source of tax revenue;

WHEREAS, the Virginia Department of Environmental Quality has proposed to eliminate the requirement to employ Tier 4 generators when there is less than a 14-day notice of a planned interruption to the power grid;

WHEREAS, Tier 2 generators provide significantly more noise (about 20 dB), over 90 percent more toxic emissions,

(continued on page 10)

- - - - - Resolutions - - - - -

and more greenhouse gas (GHG) emissions than Tier 4 generators;

WHEREAS, redundant electrical lines from different sources and Battery Energy Storage Systems can be used during power outages, and this policy change would discourage seeking these alternatives; and

WHEREAS, the operation of Tier 2 generators during an emergency will be exempt from noise and pollution limitations.

THEREFORE, BE IT RESOLVED that there are many neighbors near data centers that would experience more noise and pollution as a result of this proposal; and

BE IT FINALLY RESOLVED THAT the MVCCA recommends against the adoption of this policy change because it would unnecessarily increase noise, pollution, and GHG emissions.

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) ENVIRONMENT AND RECREATION COMMITTEE RESOLUTION ON LEGISLATIVE RECOMMENDATIONS (MVCCA E&R 2025 07)

WHEREAS, the Mount Vernon Council of Citizens' Associations (MVCCA) has provided legislative recommendations to our elected representatives in the General Assembly;

WHEREAS, progress in adopting legislation to address issues with law has been slow; and

WHEREAS, the November election will bring new parties to the legislative process with fresh opportunities to move legislation forward.

THEREFORE, BE IT RESOLVED that the MVCCA asks our elected representatives to the General Assembly to develop legislation or support legislation in the areas attached to this resolution.

Legislative Recommendation from the MVCCA

1. Support legislation to protect against the impacts of per- and polyfluoroalkyl substances (PFAS). See: <https://www.mvcca.org/Resolutions/Res-E&R-2025-06.pdf>.
2. Support Legislation to mitigate concerns of residents and businesses in the siting of data centers to include: use of data center campuses to collocate data centers (which should not place noise making equipment on the exterior facing side of the campus so that buildings will help reduce noise); require green energy to power data center operations; require

- - - - - Resolutions - - - - -

best available technology to minimize noise, such as Tier 4 generators rather than Tier 2 generators for backup energy; provide sufficient landscaping to mask a data center from residential and commercial neighbors, avoid the imposition of costs caused by evaporative cooling; avoid the use of evaporative cooling, which can use huge quantities of water for cooling, unless the wastewater is either pretreated to remove concentrated salts and minerals or, following treatment, the wastewater is discharged into saline waters. See: <https://www.mvcca.org/Resolutions/Res-E&R-P&Z-2024-J01.pdf>.

3. Introduce or support legislation to address issues with living shorelines legislation. The Virginia 2020 Living Shorelines law leaves the reader with the incorrect impression that decisions need not follow federal law. Multiple wetlands boards have made demands of tidal waterfront property owners that have been very costly to the property owners with decisions that come across as arbitrary and a taking of property. The law needs clarification to recognize the property rights of existing waterfront property owners. In the absence of a change in law, a similar process could easily happen in other cases—needlessly costing an individual property owner hundreds of thousands of dollars and eroding confidence in Virginia law. See: <https://www.mvcca.org/Resolutions/res-E&R-2022-01.pdf> and <https://www.mvcca.org/Resolutions/res-E&R-2022-05.pdf>.

- - - - - Task Forces - - - - -

Task forces MVCCA is involved in.

1. The Commons (the old MV High school) Advisory Board. Purpose is to consider and recommend functions and activities to be included in this facility.
2. MV Governmental Center Master Plan. Purpose is reimagine and shape the vision for the future of the MV governmental center to include fire station, police station , library, the school, and INOVA campus.
3. Site Specific Plan Amendments Task Force- Replanning the parcels currently holding these businesses- the pool company and the Days Inn, and the Moon Inn into multi-family units with some ground floor retail.

Fairfax County Fire and Rescue Department
Strategic Plan Survey
(please scan the QR Code with your phone to complete the survey)



The Mount Vernon Council of Citizens Associations, Inc.
P.O. Box 203, Mount Vernon, VA 22121-9998 <http://www.mvcca.org>

October 17, 2025

Dr. Reid and Members of the FCPS School Board:

The Mount Vernon Council of Civic Associations (MVCCA) is aware that you received a recent letter from the Fairfax County Federation of Citizens Associations expressing opposition to the effort to establish Advanced Academic Program (AAP) centers in all middle schools. MVCCA does not share the Federation's viewpoint and we are writing to express our support for the plan for expanding AAP centers that Dr. Reid and her staff are developing.

MVCCA fully supports the development of a plan to establish a full-time AAP center in every middle school. We recognize that establishing AAP centers in all middle schools will provide equitable access to advanced academic programs for all students by eliminating the need for students to be bused out of their communities to access such programs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Judy Harbeck".

Judy Harbeck
Co-Chair MVCCA

A handwritten signature in cursive script, appearing to read "Teresa S. Taylor".

Teresa Taylor
MVCCA Education Committee Chair

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

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

| | October | Total July 1 to October 31 | 2025-2026 Annual Budget | Budget Variance To spend or Favorable (Unfavorable) |
|--|----------------|----------------------------------|-------------------------------|--|
| Cash Receipts (including deposits in-transit): | | | | |
| Dues - Current Members | \$ - | \$ 3,265 | \$ 3,595 | |
| Money Market Interest | 1 | 2 | 2 | |
| Total Cash Receipts | 1 | 3,267 | 3,597 | \$ (330) |
| Cash Disbursements (including outstanding checks): | | | | |
| Administrative | 168 | 385 | 600 | 215 |
| Insurance Premium | - | - | 800 | 800 |
| Outreach/Town Hall Meets | - | - | - | - |
| "Record" Production | 70 | 260 | 1,400 | 1,140 |
| Web Site | 972 | 972 | 1,590 | 618 |
| Total Cash Disbursements | 1,209 | 1,616 | 4,390 | 2,774 |
| Net Budget - Receipts in Excess(less than) Disbursements: | (1,209) | 1,651 | (793) | \$ 2,444 |

Other Sources/Changes in Cash:

| | | | |
|------------------------------------|------------------|------------------|------------------|
| Cash at Beginning of Period | 13,779 | 12,284 | 12,284 |
| Total Cash at End of Period | \$ 12,570 | \$ 12,570 | \$ 11,491 |

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

| | |
|--------------------------------|------------------|
| Burke & Herbert - Checking | \$ 6,402 |
| Burke & Herbert - Money Market | 6,168 |
| Total Cash | \$ 12,570 |

Respectfully Submitted,
William J Kane, Treasurer
November 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, November 19, 2025, 7:00 p.m.
(Virtual)**

AGENDA

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

COMMITTEE CALENDAR

**MVCCA Council—November 19, 7:00 p.m., Virtual
MVCCA Board—December 9, 7:00 p.m., Virtual**

| Comm | Date | Time | Place | Chair |
|----------|--------|------|---------|-------------|
| BUDG | 1/5/26 | 7:00 | Virtual | Shaw |
| EDU | 12/3 | 7:00 | Virtual | Taylor |
| E&R | 12/3 | 7:00 | Virtual | L. Zaragoza |
| PL/Z | 12/1 | 7:00 | Virtual | Mathur |
| *PS/TRAN | 12/8 | 7:00 | Virtual | Lincoski |
| MSCS | 12/4 | 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*