



Mount Vernon
Council
of Citizens'
Associations

Record

Volume XLX, No. 10, November 2017

Together we make a difference

FROM THE CO-CHAIRS

1. **[REMINDER] ALL COMMITTEES JOINT MEETING**—Dec. 11 at 7:00 p.m. at the Mount Vernon Government Center County Staff presentation on EMBARK, Changes to Richmond Highway Comprehensive Plan. The link to the EMBARK staff report (an important document before this meeting) will be posted on the MVCCA webpage on/about Nov 27.
2. **DEQ Study on Salt Management on Roads:**
The MVCCA will partner with DEQ on a study to develop a management strategy for the use of salt on our road ways to remove snow and ice. The ER committee will take lead with assistance by the Transportation Committee.
3. **HOLIDAY GENERAL COUNCIL MEETINGS:**
NOVEMBER GC will be on November 29—There will be a few important Land Use Resolutions to vote on.
DECEMBER GC will be on December 20—Voting on EMBARK Resolution!!!
4. **VOLUNTEER JOB OPENING:** MVCCA is seeking a new webmaster and IT support person. Duties include managing and maintaining the WordPress website, updating the on-line calendar, and assisting Committee Chairs with online documentation storage and archiving. If interested, please contact one of the Co-Chairs for more details.

MVCCA BOARD

Co-Chairs	Mark Viani co.chair2@mvcca.org
	Katherine Ward co.chair1@mvcca.org
	<i>open</i>
Secretary	Jen Molden..... secretary@mvcca.org
Treasurer	Stephen Markman treasurer@mvcca.org
Editor	<i>open</i>
BUDG	Matt Bell chair.bf@mvcca.org
EDUC	Judy Harbeck chair.edu@mvcca.org
E&R	Cathy Ledec chair.er@mvcca.org
PL/Z	Andrew Vinisky chair.pz@mvcca.org
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SFDC	Ellen Young rep.sfcd@mvcca.org
FCFCA	Pete Sitnik rep.fairfaxfederation@mvcca.org
Webmaster	Karen Keefer webmaster@mvcca.org

MVCCA GENERAL COUNCIL MEETING MINUTES

The MVCCA October General Council meeting was cancelled due to space needed for early voting.

Committee Reports

BUDGET AND FINANCE

The MVCCA Budget & Finance Committee did not meet in November.

EDUCATION

The members of the Education Committee were encouraged to attend the VDOT Richmond Highway Widening Public Meeting on Nov 6. Several members did attend and shared their impressions with each other.

In place of a December meeting, the Committee is encouraged to attend the December 11 joint committee on EMBARK.

Council Minutes

ENVIRONMENT & RECREATION

The MVCCA's E&R Committee (E&R) met on November 1, 2017 at 7.15 p.m. in a meeting room at the Sherwood Hall Library. E&R Committee members represented included Belle View Condominiums, Civic Assn of Hollin Hills, Montebello, Mount Zephyr, Riverside Estates, Wellington Civic Association, Wessynton HOA, Williamsburg Manor North (non-voting) and Woodlawn Manor. Also present were 8 guests and E&R Chair (also serving as Mount Vernon District Tree Commissioner).

E&R Chair opened the meeting welcoming various firms representing the Huntington Club Community including The IDI Group Companies, Vika, and Reed Smith, LLP. Led by IDI we heard a presentation on a proposed Comp Plan Amendment. On October 20, 2015 the Board of Supervisors authorized a Comprehensive Plan Amendment (PA) for Tax Map Parcels (Parcel(s)) 83-I((23))-364 (Huntington Club) and 83-I((1))32 to increase intensity on this 19.5 acre site up to 4.0 (FAR) in the Huntington Transit Development Area (H-TDA) with public hearings (A) Dec. 7, 2017: Planning Commission and (B) Jan. 23, 2018: Board of Supervisors. The FC staff report recommends approval of the PA including parcel consolidation that would coordinate redevelopment, achieving the goals described in the Comprehensive Plan for the H-TDA. One parcel #32 is isolated and development will be a challenge. We understand that the Huntington Club will work with the owner of parcel 32 to provide access. This 19.5 acres property is a unique opportunity to develop a high quality, mixed-use development that improves and enhances environmental conditions directly adjacent to the Huntington Metro.

Committee Members expressed interest in improved stormwater management on the property. Vika representatives mentioned that detailed plans are not yet worked out. They will aim to retain and re-use stormwater on the site. The committee expressed the aim that the developer use of innovative planning techniques and technologies that promote the goals of the Stormwater (SW) and Tree Ordinances with the goal of retaining and reusing storm water on the site. With a phased redevelopment, the transition between phases will be important to minimize the impacts of areas with limited stormwater management on areas that are being constructed. A member requested that installing electric charging stations be considered.

At the Comp Plan Amendment stage this is the ideal time to express our vision for this site and project and ask for environmental elements that are needed to improve environmental conditions in this area. Details of many elements are not yet completed as such the committee expressed interest in seeing these items included in the project. This project is currently a treed site constructed before stormwater ordinances or other BMPs were in place. Removal of the trees on this entire hillside will likely increase the urban heat island effect. As such the committee requested that the developer, as a priority, include and feature

natural environmental elements including (1) Open natural areas, and green spaces (including public parks) that are connected by green corridors, filled with large native shade trees, shrubs and plants; all will provide a high quality streetscape, reduce the urban heat island effect, absorb stormwater, filter air pollution, buffer noise, and reduce erosion on this steeply sloped site, (2) Re-use of stormwater for on-site irrigation, pond or waterfall features, (3) Low Impact Development and Best Management Practices including bioretention facilities for infiltration, rain gardens are encouraged and underground vaults as primary stormwater management should be avoided, and (4) Green roofs or Solar panels on rooftops and solar-powered lighting should be encouraged. E&R Chair noted that there is a historic marker at the South Entrance to the Huntington Metro Station, additional historic signage could be considered regarding the DC Circle of Forts including Forts Lyon and Farnsworth and other history of this site and area. A treed hillside, the entire site is in the Atlantic Flyway, is a stopover point for migrating birds and thus implementing LEED Pilot Credit #55 will work towards reducing bird collisions with the buildings; this, along with features including green corridors, open natural green spaces and public parks, will reduce the environmental impact of this important redevelopment project. A Huntington Club Community resident who has been involved in the planning of this project for many years also shared with us some perspective on this project. Huntington Club Community support for this project has been favorable.

E&R Chair made a motion to introduce an E&R resolution of support for this Plan Amendment #2015-IV-MV4. A draft copy of this was distributed. This motion was seconded. Several Amendments were offered and discussion occurred. These were motioned and seconded. After discussion a vote on the amendments occurred passing unanimously in favor (10-0). With no further questions or discussion a vote was taken on the amended resolution of support and this passed unanimously in favor (10-0). This resolution will be brought to the MVCCA Planning and Zoning/Land Use Committee on November 6, 2017 for their consideration.

Next we welcomed Lynne Stroebel of Walsh, Colucci, Lubeley and Walsh, LLC representing the property owner (Capital Investment Advisors) of 2560 Huntington Avenue. E&R received a preliminary presentation on this Plan Amendment at our October meeting. See page 4 of last month's Record for details: http://www.mvcca.org/record/record_2017-10.pdf

This project is also at the Comp Plan Amendment (PA 2015-IV-MV5) stage and the committee expressed similar interests in improving environmental conditions on the site. Discussions of the possible consolidation (or not) with parcel 45 looking at pros and cons. [We did not have the benefit of the Staff report at the time of our meeting.](#) On November 17, 2015 the Board of Supervisors authorized a Comprehensive Plan Amendment (PA) for Tax Map Parcels 83-1((1))33 (2560 Huntington Avenue), 45 and 45A in the Huntington Transit Station Area with public hearings (1) Dec. 7,

2017: Planning Commission and (2) Jan. 23, 2018: Board of Supervisors (BOS). Staff are considering mixed-use redevelopment to include residential and/or hotel and office uses up to an intensity of 3.0 FAR for the subject area with consideration given to parcel consolidation and the expansion of the adjacent Huntington Transit Development Area (H-TDA). FC staff did provide a copy of the 2016 updated maps of the FEMA Floodplain (FP), Resource Protection Area (RPA) and Environment Quality Corridor (EQC). These show Parcels 45 and 45A to be entirely in the FP, RPA, and EQC. This parcel is significantly constrained for re-development based on Comp Plan policy for land use in such environmentally sensitive areas. However, if Parcels 45, 45A were to be consolidated with Parcel 33, then increased FAR could be attained within Parcel 33. Capital Investment Advisors mentioned that he has approached the adjacent property owner and parcel 45 is not interested in consolidating at this time. CIA has invested in improving the current office building and wants to restore the RPA, FP and EQC along the edge of the property next to Cameron Run. With numerous redevelopment projects in the Huntington TDA it seems prudent to consider this though the time horizon being considered is approx. 7-10 years. Currently the office building is approx. 80 occupied with leases going out approx. 7 years. A committee member expressed interest in keeping these businesses in our area. Some land on Parcel 33 is in the FP, RPA and EQC; owner is considering re-development up to 3.0 FAR, an opportunity to bring mixed-use development to this site, 0.5 miles from the Huntington Metro (HM). FC Staff are also looking at whether these parcels will be included in the Huntington TDA, they are just outside this boundary. Also overhead transmission lines crosses over a portion of Parcel 33 and 45 with a related Dominion easement that likely restricts land use in this easement. The site is adjacent to Cameron Run, a waterway that attracts wildlife especially waterfowl; innovative redevelopment could improve and enhance environmental conditions. The committee expressed interest in the use of innovative planning techniques and technologies that promote the goals of the Stormwater and Tree Ordinances. E&R also requested that the developer in planning the site plan, as a priority, should include and feature natural environmental elements such as (1) Siting and designing the building such that it is not in the FP, RPA nor in the EQC to the extent feasible, (2) Reducing impervious surfaces on the site, especially in the FP, RPA and EQC to restore the FP, RPA and EQC functions. If parking will be in these areas pervious paving surfaces shall be used, (3) Establishing a green corridor on the site linking to a public park with a trail along Cameron Run linking to the trails of direct neighbors and contributing to a future trail system along the entirety of Cameron Run between Telegraph Road and the Potomac River, (4) Daylighting the stream on the western property boundary and highlighting this and Cameron Run including the wet native meadow as an environmental feature of the site, (5) Low Impact Development and Best Management Practices (BMPs) including bioretention facilities for infiltration, rain gardens, are encouraged and underground vaults as primary stormwater management should be avoided, (6) [Green roofs or Solar panels on rooftops and solar](#)-powered lighting should

be encouraged. Also the entire site is in the Atlantic Flyway and is a stopover point for migrating birds, and thus implementing LEED Pilot Credit #55 will work towards reducing bird collisions with the building, this along with green corridors, open natural green spaces and public parks will reduce the environmental impact of any redevelopment of this site.

E&R Chair made a motion and introduced an E&R resolution of support for this Plan Amendment #2015-IV-MV4. A draft copy of this was distributed. This motion was seconded. Several Amendments were offered and a few more suggestions introduced. These amendments were motioned and seconded. Amendments included that E&R encourages but does not require the applicant to acquire Parcel 45 as outlined in the applicants' proposed Plan Amendment Text of Nov. 1, 2017. If consolidation is not achieved redevelopment is permitted up to 2.6 FAR – this is included as incentive for consolidate. Also E&R requires that whether consolidation is achieved or not, the Applicant should restore the FP, RPA and EQC functions. A vote on the amendments occurred passing unanimously in favor (10-0). With no further questions or discussion a vote was taken on the amended resolution of support and this passed unanimously in favor (10-0). This resolution will be brought to the MVCCA Planning and Zoning/Land Use Committee on November 6, 2017 for their consideration.

E&R Chair noted that announcements are noted on the agenda here: <http://www.mvcca.org/committees/environment-recreation-committee/> page down for the October agenda. **A reminder that the December E&R Committee meeting will be on December 11, 2017 at 7pm at the Mount Vernon Government Center.** This meeting will be a combined **All MVCCA Committee** meeting at which FC Staff will present the DRAFT EMBARK Comprehensive Plan Amendment Language. E&R Committee Members are encouraged to study the EMBARK materials by reviewing documents posted to the EMBARK Web page especially those from the recent Public Meeting.

A motion was made, seconded and agreed to by acclamation to adjourn.

Our next meeting will be December 11, 2017 at 7 p.m. at the Mount Vernon Government Center.

Committee Reports

PLANNING & ZONING

The MVCCA Planning and Zoning Committee meeting was called to order promptly at 7:00 p.m. on the evening of November 6, 2017 at the Mount Vernon Government Center on Parkers Lane. The meeting was chaired by Andrew Vinisky.

Representatives of the following citizens' associations were in attendance: Hollin Hills, Collingwood Springs, Hollin Hall Village, Huntington Club, Huntington, Pavillions at Huntington Metro, Stratford Landing, Tauxemont, Wellington, and Williamsburg Manor North. Planning Commissioners Earl Flanagan and Timothy Sargeant also attended.

Huntington Club

County staff and the applicant IDI each gave presentations on the upcoming comprehensive plan amendment application scheduled to go before the Fairfax County planning commission on December 7 and January 23 before the board of supervisors. The Committee made a motion in support of the application and a vote of 9-0 was recorded.

2560 Huntington Avenue

County staff and the applicant's attorney Lynne Strobel each gave presentations on the upcoming comprehensive plan amendment application scheduled to go before the Fairfax County planning commission on December 7 and January 23 before the board of supervisors. The Committee made a motion in support of the application and a vote of 10-0 was recorded.

Sky View Park

The applicant Richard Labbe gave a presentation for the upcoming comprehensive plan amendment application scheduled to go before the Fairfax County planning commission on December 7 and January 23 before the board of supervisors. The Committee made a motion in support of the application and a vote of 8-0 was recorded.

Pear Tree Village Center Day Care

The applicant Ahmed Abdul-Razak, acting-agent on behalf of Ms. Karla Cova and Ms. Haydemar Cova, gave a follow-up presentation for the proposed day care use special exception application scheduled to go before the Fairfax County planning commission on January 11. The Committee made a motion in support of the application conditioned on a positive recommendation of approval by County staff and a vote of 9-0 was recorded.

The meeting adjourned at 10:40 p.m. The Committee's next P+Z meeting will be held at 7:00 p.m. on Monday, December 11, 2017 in the Mount Vernon Government Center, 2511 Parkers Lane.

PUBLIC SAFETY

The Mount Vernon Council of Citizens' Association's Public Safety Committee meeting was held on Thursday, November 2, 2017 in the Sherwood Regional Library. The meeting began at 7:35 p.m. with the following associations represented: Collingwood on the Potomac, Hollin Hills, Mount Vernon Civic, Potomac Valley River Bend, Riverside Estates, Southwood, Stratford Landing, Stratford on the Potomac IV, Sulgrave Manor and Wellington Estates.

The speaker for the meeting was Fairfax County Police Private First Class Monica Meeks, Community Liaison Officer for the Mount Vernon District Station. Officer Meeks began her law enforcement career in Houston, Texas where she served for two years before joining the Fairfax County Sheriff's Office. After six years as a Deputy Sheriff, she transferred to the Police Department and has completed over ten years of service. PFC Meeks has held a variety of positions in the department including: patrol, law enforcement instructor, investigations, school resource officer and public information officer.

Officer Meeks is one of two officers assigned as Community Liaison Officers in Fairfax County who are responsible for implementing and maintaining community relations activities as well as working with various public education programs. Her focus will be in the Mount Vernon District as directed by the station commander, Captain Matt Owens. She will also be conducting presentations with community groups and organizations. Officer Meeks will be coordinating her activities with those of Master Police Officer Urps, the Mount Vernon Crime Prevention Officer. PFC Meeks is also one of the leaders for the Police Explorer program at the Mount Vernon District Station.

The Community Liaison Officer will be working with youth through schools and other activities to improve the interaction with police which many may not have found to be a positive experience. Utilizing her experience as a domestic violence investigator, Officer Meeks will be sharing information for healthy personal relationships and anti-bullying education. Currently, there are limited services for the underserved residents of the district and through her interaction with various community organizations and outreach, she can help identify and work towards improving community safety.

Officer Meeks anticipates the inclusion of local businesses and organizations which have community service programs to assist with student reading and other programs which will encourage the youngsters to overcome what might be considered barriers to their success. While only in the position for a few weeks, she has visited a number of civic associations, attended a focus group for community engagement to improve community safety, and is meeting with different social service organizations to learn how to best integrate her position where it will do the most good. Specific parameters have not been established to measure the impact of the Community Liaison Officer position, there is the hope that a positive

Committee Reports

experience with a uniformed law enforcement officer will develop a mindset change.

The committee thanked Officer Meeks for her time and will look forward to a future update regarding her experience in this important role. Due to library operating hours, the meeting was adjourned at 8:45 p.m.

The next meeting of the Public Safety Committee will be on Thursday, December 7, 2017 at 7:30 p.m. in the Mount Vernon Government Center.

The next Federation Member Meeting is scheduled for Thursday, 16 November 2017, at 7:30 p.m. Location: Mason Government Center 6507 Columbia Pike, Annandale. The program will cover the "Explorer" programs (youth career exploration) sponsored by the county fire and police departments.

The next Federation Board Meeting will be December 7, 6:30 p.m., at a restaurant to be determined. Board members may bring a guest. The agenda is yet to be determined.

Details of all things related to the Fairfax Federation can be found on the Federations Website (www.fairfaxfederation.org).

TRANSPORTATION

The MVCCA Transportation Committee canceled its November meeting in order to encourage maximum committee member attendance at the VDOT Richmond Highway Widening Public Meeting, Monday, November 6 from 6:30 p.m. to 8:30 p.m. This meeting addressed Richmond Highway widening from the Mount Vernon Memorial Highway/Jeff Todd Way intersection north to the Mount Vernon Highway/Buckman Road intersection.

The Transportation Committee will next meet at 7:00 p.m. on Monday, December 11 in the community meeting rooms of the Mount Vernon Government Center on Parkers Lane. This meeting will be a joint committee meeting of all MVCCA committees and the agenda will feature a County Staff presentation on EMBARK and the proposed Changes to Richmond Highway Comprehensive Plan. The next and last scheduled Embark Richmond Highway Advisory Group meeting will take place at 7:00 p.m. on Monday, November 13 in Room 221A&B of the South County Center at 8350 Richmond Highway.

SFDC

Please join us for the 2017 Mary Thonen Beautification Awards presentation on Wednesday, December 6. The location is the new Fairfield Inn & Suites (their grand opening!), 6421 Richmond Hwy, from 4:00 – 7:00 p.m. The Open House is open to everyone, and FREE, (including food & beverages). Please let us know if you plan to attend, at www.sfdc.org.

FAIRFAX FEDERATION

The Federation Board meeting was Thursday, 26 October 2017, at 7:30 p.m. at the Dunn Loring Center, Room 108 (Entrance 2), 2334 Gallows Road, Dunn Loring, VA, 22027. Agenda concentrated on discussion and edits of position papers based on the goals of the Federation Legislative package and follow up planning to achieve the greatest impact.

The Federation's Member Meeting was held Thursday, 19 October 2017, at 7:30PM at the Mason Government Center (Large Conference Room) 6507 Columbia Pike, Annandale. Lively discussion of legislative issues with our elected Legislators. Note: This meeting was held the same night that many Legislators were in Richmond preparing for the November 7 General Elections.

Committee Resolutions

PLANNING & ZONING

Proposed MVCCA Resolution 2017-03 [Planning & Zoning]:

SUPPORT FOR SE-2017-MV-025, MY LITTLE ANGELS DAYCARE LLC

1. **WHEREAS**, on November 6, 2017 the applicant My Little Angels Daycare LLC presented their application before the MVCCA Planning and Zoning Committee to request support for their proposed day care center use within the Pear Tree Village Center;
2. **WHEREAS**, at the request of Fairfax County staff and members of the MVCCA Planning and Zoning committee the applicant performed a transportation study that confirmed the operation of the day care use does not have any impact on the local streets accessing the commercial development, particularly on Cooper Road, the closest access to the property;
3. **WHEREAS**, the applicants are, as a priority, addressing the safety of the children. Environmental improvements include removing impervious surfaces from a less used parking under lot, under 150 feet away, should this location ultimately be used for the outdoor tot lot. Tree cover is already there on the perimeter of the parking lot, so that there is shade for when the children are outside playing. The Committee supports the location of the tot lot the applicant is suggesting to the location being suggested by County staff more than 300 feet away on a vacant lot;

THEREFORE BE IT RESOLVED, that the Mount Vernon (MV) Council of Citizens' Associations

- A. Supports and requests that the MV District Planning Commissioner and Supervisor support this Special Exception

END: PROPOSED RESOLUTION P&Z-2017-03

Proposed MVCCA Resolution 2017-04 [Planning & Zoning]:

SUPPORT FOR PA 2017-IV-MV1 AT 8419 AND 8423 SKY VIEW DRIVE LOTS 6A AND 7A

1. **WHEREAS**, on November 6, 2017 the applicant Eastwood Properties, Inc. presented their application before the MVCCA Planning and Zoning Committee to request support for their proposed comprehensive plan amendment;
2. **WHEREAS**, the applicant is suggesting a comprehensive plan amendment to increase the maximum permitted density on the 0.875 acres from 8 dwelling units per acre to 16 dwelling units per acre;
3. **WHEREAS**, the applicant is proposing 11 single family attached residential dwelling units in keeping with the surrounding uses at 12.6 dwelling units per acre;
4. **WHEREAS**, this is an infill property surrounded on three sides by PHD-16 zoning and across the street from R-20 residential zoning;
5. **WHEREAS**, the applicant has the support of the existing Sky View Park home owner's association;

THEREFORE BE IT RESOLVED, that the Mount Vernon (MV) Council of Citizens' Associations

- A. Supports and requests that the MV District Planning Commissioner and Supervisor support this comprehensive plan amendment.

END: PROPOSED RESOLUTION P&Z-2017-04

Committee Resolutions

JOINT ENVIRONMENT & RECREATION PLANNING & ZONING

Proposed MVCCA Joint Resolution 2017-J05 [Environment & Recreation (E&R), Planning and Zoning (P&Z) Committee]:

SUPPORT FOR PA 2015-IV-MV4 HUNTINGTON CLUB

1. **WHEREAS**, on October 20, 2015 the Board of Supervisors authorized a Comprehensive Plan Amendment (PA) for Tax Map Parcels (Parcel(s)) 83-1((23))I-364 (Huntington Club) and 83-1((1))32 to increase intensity on this 19.5 acre site up to 4.0 (FAR) in the Huntington Transit Development Area (H-TDA) with public hearings (A) Dec. 7, 2017: Planning Commission and (B) Jan. 23, 2018: Board of Supervisors;
2. **WHEREAS**, the staff report recommends approval of the PA including parcel consolidation that would coordinate redevelopment, achieving the goals described in the Comprehensive Plan for the H-TDA; without consolidation Parcel 32 is isolated and a challenge to redevelop;
3. **WHEREAS**, re-development of 19.5 acres is a unique opportunity to develop a high quality, mixed-use development that improves and enhances environmental conditions;
4. **WHEREAS**, the use of innovative planning techniques and technologies that promote the goals of the Stormwater (SW) and Tree Ordinances should be followed;
5. **WHEREAS**, the developer in planning the site plan, as a priority, should include and feature natural environmental elements such as:
 - A. Open natural areas, and green spaces (including public parks) that are connected by green corridors, filled with large native shade trees, shrubs and plants; all will provide a high quality streetscape, reduce the urban heat island effect, absorb stormwater, filter air pollution, buffer noise, and reduce erosion on this steeply sloped site,
 - B. Re-use of stormwater for on-site irrigation, pond or waterfall features,
 - C. Low Impact Development and Best Management Practices including bioretention facilities for infiltration, rain gardens are encouraged and underground vaults as primary stormwater management should be avoided, and
 - D. Green roofs or Solar panels on rooftops and solar-powered lighting should be encouraged;

6. **WHEREAS**, a historic marker is at the South Entrance to the Huntington Metro Station, additional historic signage could be considered regarding the DC Circle of Forts including Forts Lyon and Farnsworth and other history of this site and area;
7. **WHEREAS**, the entire site is [in the Atlantic Flyway, is a stopover point for migrating birds and thus implementing LEED Pilot Credit #55 will work towards reducing bird collisions with the buildings; this](#), along with features including green corridors, open natural green spaces and public parks, will reduce the environmental impact of this important redevelopment project;

THEREFORE BE IT RESOLVED, that the Mount Vernon Council of Citizens' Associations,

- A. Supports the staff recommendations of October 23, 2017 adding to these as noted herein;
- B. Requests that the Mount Vernon District Planning Commissioner and Supervisor support this Plan Amendment.

END: PROPOSED JOINT RESOLUTION ER/PZ-2017-J05

Proposed MVCCA Joint Resolution 2017-J06 [Environment & Recreation (E&R), Planning and Zoning (P&Z) Committee]:

SUPPORT FOR PA 2015-IV-MV5, 2560 HUNTINGTON AVE

1. **WHEREAS**, on November 17, 2015 the Board of Supervisors authorized a Comprehensive Plan Amendment (PA) for Tax Map Parcels 83-1((1))33 (2560 Huntington Avenue), 45 and 45A in the Huntington Transit Station Area with public hearings (1) Dec. 7, 2017: Planning Commission and (2) Jan. 23, 2018: Board of Supervisors (BOS);
2. **WHEREAS**, staff are considering mixed-use redevelopment to include residential and/or hotel and office uses up to an intensity of 3.0 FAR for the subject area with consideration given to parcel consolidation and the expansion of the adjacent Huntington Transit Development Area (H-TDA);
3. **WHEREAS**, updated FEMA Floodplain (FP), Resource Protection Area (RPA) and Environment Quality Corridor (EQC) Maps show Parcels 45 and 45A to be entirely in the FP, RPA, and EQC; thus significantly constrained for re-development based on Comp Plan policy for land use in such environmentally sensitive areas. However, if Parcels 45, 45A were to be consolidated with Parcel 33, then increased FAR could be attained within Parcel 33;

Committee Resolutions

4. **WHEREAS**, some land on Parcel 33 is in the FP, RPA and EQC; owner is considering re-development up to 3.0 FAR, an opportunity to bring mixed-use development to this site, 0.5 miles from the Huntington Metro (HM);
5. **WHEREAS**, a Dominion Energy overhead transmission line crosses over a portion of Parcel 33 and 45 with a related Dominion easement that likely restricts land use in this easement;
6. **WHEREAS**, this site is adjacent to Cameron Run, a waterway that attracts wildlife especially waterfowl; innovative redevelopment could improve and enhance environmental conditions;
7. **WHEREAS**, the use of innovative planning techniques and technologies that promote the goals of the Stormwater and Tree Ordinances should be followed;
8. **WHEREAS**, the developer in planning the site plan, as a priority, should include and feature natural environmental elements such as:
 - A. Siting and designing the building such that it is not in the FP, RPA nor in the EQC to the extent feasible,
 - B. Reducing impervious surfaces on the site, especially in the FP, RPA and EQC to restore the FP, RPA and EQC functions. If parking will be in these areas pervious paving surfaces shall be used,
 - C. Establishing a green corridor on the site linking to a public park with a trail along Cameron Run linking to the trails of direct neighbors and contributing to a future trail system along the entirety of Cameron Run between Telegraph Road and the Potomac River;
 - D. Daylighting the stream on the western property boundary and highlighting this and Cameron Run including the wet native meadow as an environmental feature of the site,
 - E. Low Impact Development and Best Management Practices (BMPs) including bioretention facilities for infiltration, rain gardens, are encouraged and underground vaults as primary stormwater management should be avoided,
 - F. Green roofs or Solar panels on rooftops and solar-powered lighting should be encouraged;
9. **WHEREAS**, the entire site is in the Atlantic Flyway and is a stopover point for migrating birds, and thus implementing LEED Pilot Credit #55 will work towards reducing bird collisions with the building, this along with green corridors, open natural green spaces and public parks will reduce the environmental impact of any redevelopment of this site;

THEREFORE BE IT RESOLVED, that the Mount Vernon (MV) Council of Citizens' Associations

- A. Supports and requests that the MV District Planning Commissioner and Supervisor support this Plan Amendment,
- B. Encourages, but does not require, the applicant to acquire Parcel 45 as outlined in the applicant's Draft Comp Plan Amendment Text of Nov. 1, 2017. If consolidation is not achieved redevelopment is permitted up to 2.6 FAR,
- C. Requires that whether consolidation is achieved or not, the Applicant should restore the FP, RPA and EQC functions to the maximum extent feasible.

END: PROPOSED JOINT RESOLUTION ER/PZ-2017-J06

BOARD

For GC Ratification. (Resolution was approved by the MVCCA Board due to timing of the PC vote)

**Mount Vernon Council of Citizen's Associations' Board
Resolution 2017-03**

PA 2016-CW-4CP - COMMERCIAL BUILDING REPURPOSING

Whereas: The MV District has a number of obsolete and older office buildings and other structures;

Whereas: Plan Amendment PA 2016-CW-4CP offers an opportunity to repurpose vacant, obsolete, older and under-utilized buildings;

Whereas: The language in several sections of this amendment appear to only addresses totally vacant buildings; (Proposed Plan Amendment – line 2 para 1, Economic Success Goal Goal# 2.8 , Performance Criteria Appendix 13 para 2);

Therefore Be It Resolved: The PA-2016-CW-4CP should include specific language stating that repurposing of older, partially vacant and under-utilized commercial buildings is part of this Amendment;

Further Be It Resolved: The MVCCA asks the Planning Commission, our MV District Supervisor and the full Board of Supervisors to ensure that modification of the Policy Plan include the repurposing of partially vacant, obsolete and under-utilized commercials buildings not just totally vacant buildings.

APPROVED BY THE MVCCA BOARD ON NOV 14, 2017

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 October 31, 2017

(Amounts are rounded to nearest dollar)

	October	Total		Budget Variance	
		July 1 to October 31	Annual Budget	Amount	Percent
Cash Receipts (including deposits in-transit):					
Dues - Current Members	\$ 502	\$ 2,202	\$ 3,300	\$ (1,098)	-33%
Dues - Paid in Prior Fiscal Year	-	54	-	54	
Money Market Interest	1	3	10	(7)	-67%
Total Cash Receipts	503	2,259	3,310	(1,051)	-32%
Cash Disbursements (including outstanding checks):					
Administrative	-	101	225	124	55%
Insurance premium	-	-	875	875	100%
Outreach/Town Hall Meets	-	-	500	500	100%
"Record" Production & Mailing	-	230	2,500	2,270	91%
Web Site	-	75	1,000	925	92%
Total Cash Disbursements	-	406	5,100	4,694	92%
Net Budget-Receipts in Excess(less than) Disbursements	503	1,854	(1,790)	\$ 3,644	
Other sources/changes in cash					
Total Cash at Beginning of Period	13,113	11,816	11,816	Note 2	
Less cash collected in 2016-17 Fiscal Year	-	(54)	-	Note 3	
Total Cash at End of Period	\$ 13,616	\$ 13,616	\$ 10,026		

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

Burke & Herbert - Checking	\$ 3,578
Burke & Herbert - Money Market	10,038
Total Cash	\$ 13,616

Respectfully
Submitted,
Stephen Markman
Treasurer
November 15, 2017

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 The "Annual Budget" and "Total Year-to-Date" columns reflect actual Beginning of Period cash as of July 1, 2017.
- 3 Note dues collected in 2016-17 fiscal year for 2017-18 fiscal year are included in "Cash Receipts" above; therefore, must be deducted from "Cash at Beginning of Period".

NEXT COUNCIL MEETING

Wednesday, November 29, 8:00 p.m.
Mount Vernon Government Center
Parkers Lane, Alexandria

AGENDA

Call to Order

- Approval of Agenda
- Approval of Secretary's Minutes
- Approval of Treasurer's Report
- Committee Reports
- Co-Chair's Report on Board Actions

Published Items and Resolutions

New Business

- Member Association Time
- Mount Vernon Supervisor Time
- Other Elected Officials and Public Time

Adjournment

COMMITTEE CALENDAR

MVCCA Council—Nov. 29, 8:00 p.m., MVGC Comm. Room
MVCCA Board—Dec. 12, 7:30 p.m., MVGC Comm. Rm 3

Comm	Date	Time	Place	Chair
BUDG*	12/11	7:00	MVGC Comm Rm	Bell
EDU*	12/11	7:00	MVGC Comm Rm	Harbeck
E&R*	12/11	7:00	MVGC Comm Rm	Ledec
PL/Z*	12/11	7:00	MVGC Comm Rm	Vinisky
PS*	12/11	7:00	MVGC Comm Rm	Sherick
TRAN*	12/11	7:00	MVGC Comm Rm	Sitnik

*** All Committee Joint Meeting**

Purpose: EMBARK presentation from County Staff
Result: MVCCA resolution to address the Rt. 1 corridor recommended changes to the the Richmond Highway Comprehensive Plan

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