



Mount Vernon
Council
of Citizens'
Associations

Record

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Volume XLX, No. 8, September 2017

FROM THE CO-CHAIRS

There will be a joint committee special meeting in early December (date TBD) . The purpose is to receive and review the EMBARK Staff presentation—the big Comprehensive Plan changes.

REMINDER: 2017-2018 DUES are due by end of September

Please complete the Membership form online and send in your organization's payment addressed to "Treasurer; PO Box 203; Mount Vernon, VA 22121-0203.

The Membership form is found [online](http://www.mvcca.org) at www.mvcca.org under About => Membership Information & Application.

MVCCA GENERAL COUNCIL MEETING MINUTES

Wednesday, July 26, 2017

PRESIDING CO-CHAIR : Mark Viani

ATTENDING: Belle View Condominiums, Civic Association of Hollin Hills, Collingwood on the Potomac, Hollin Glen Civic Association, Huntington Community Association, Montebello Condominiums, Mount Vernon Civic Association, Newington Forest Community Association, Potomac Valley River Bend Civic Association, Riverside Estates Civic Association, Riverside Gardens Civic Association, Southwood, Wellington Civic Association, Williamsburg Manor North, Woodlawn Manor.

The meeting was called to order at 8:00 p.m. and began with the presentation from the Virginia Department of the Transportation and Fairfax County Department of Transportation regarding the Rt. 1 widening project. The link to the presentation is:

http://www.mvcca.org/docs/2017/107187_-_VDOT_Presentation_MVCCA_Meeting_2017-07-26.pdf

Then addressed the purpose of the project to include the options for sound barrier walls along the highway and the creation of superstreets vs the traditional street layout. Superstreets are created by including signalized U-turns at intersections vs regular intersections. VDOT believes that this configuration will create a faster flow of traffic. The super street concept will require wider easements for the road way than a traditional street would requiring about 12 additional feet to be added to the road way. The sound walls are being studied as part of the Federal requirement for Federal funding and they would ensure that properties along the highway are not negatively impacted by the traffic flow. Members of the General Council felt that these configurations (super streets and sound walls) do not fit into the vision of the walkable, bike able "Main Street" and gathering places being created through the "Embark" planning process. A few members stated that the sound walls will also reduce property values and make us look like a true highway or the Fairfax County parkway. The VDOT team was also asked to provide information and maps on where they see additional land being taken for a superstreet and where they are considering sound barriers. The team was also advised by members that the superstreets and sound barriers would create a barrier between

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the east and west sides of Richmond Highway therefore, causing even a greater need for auto traffic to take people to the gathering places (the CBC's are all on the west side of the corridor). There will be future VDOT and FCDOT public meetings and there's a process for sound barriers to be voted on by the recipients impacted. This process was believed by the members to be unsatisfactory because this road way impacts us all.

Upon the Transportation teams departure the normal meeting program followed.

THE AGENDA was approved as published.

SECRETARY'S Minutes from the June GC Meeting were approved as amended.

TREASURER'S REPORT was accepted as published.

THE 2017-2018 BUDGET was approved as published.

B&F – No meeting held in July.

EDU – No meeting was held in July and there will be no August meeting. The next meeting will be September 6, 2017.

E&R – as published in THE RECORD the Chair was no present to address any issues.

P&Z – as published in THE RECORD.

PS – as published in THE RECORD.

TRANS. The minutes are in the Record. The September meeting will host a representative from the FCDOT. The Chair passed out copies of the unfunded transportation projects that have been prioritized by the committee chair and members of the committee. They were provided to the MV district Transportation Advisory Council (TAC) Rep. Michael Shor in order for him to bring them to the attention of the TAC at their recent meeting. The Chair asked for the GC members to review them and provide input through h their Transportation committee reps. These unfunded requirements will be reviewed in further detail and MVCCA's prioritized list provided to the Supervisor for his support.

RESOLUTIONS moved up in the Agenda:

- Resolution 2017-06 (Transportation), opposing Superstreets & Sound Barriers along the Richmond Hwy corridor. APPROVED unanimously 17-0.
- Resolution 2017-07 (Transportation) supporting installation of Permit Parking areas in TODs, and surrounding residential suburban neighborhoods was APPROVED unanimously 16-0.
- Joint Resolution 2017-J03 (E&R, TRANS & P&Z) supporting rezoning of Bock Farm Parcel Tax Map AS, 102-1((1)) 3C (Part). APPROVED 16-1.

FEDERATION – is in the process of developing their legislative package.

SFDC – encouraging the Transportation & P&Z committees to forward requests for support regarding Richmond Highway Revitalization & Embark. SFDC plans to take a much more active role going forward.

CO-CHAIRS TIME: The BOS unanimously approved the rezoning and final development plan for the NOVUS apartment development at Richmond Highway and Fairview Dr.

PUBLIC TIME: a short presentation on the CERT (Citizens Emergency Response Training) program, which is free emergency procedures training offered to all Fairfax County residents was provided. There will be a new program starting on August 17, at Fort Belvoir. There is still time to register at

SUPERVISOR TIME: Dan Stork reported that the County has purchased 2.3 acres at 6318 Quander Rd. This will provide access to the BOS owned Fairchild Property, and also a smaller BOS owned property next door. This additional land will improve access for the upcoming stream restoration project and finally create a naturalized community park area.

He brought the members up to speed regarding the move to offer public hearing connectivity via remote access. The project is moving along and he is hopeful that it will come to fruition by his next term in office.

He provided comments on how pleased he was that not only the entire BOS approved the NOVUS property development, but that the entire Planning Commission did the same. He also stated that he believes it will set the tone for all future properties being considered for development along the corridor.

He was asked by the Huntington Community Rep. about the status of the shuttered Sunoco Gas station at Huntington and Rt 1. He advised that it was offered for sale at a portfolio sale of many Sunoco properties. The county is trying to locate the new owners and will work through code enforcement. He asked Co Chair Ward to see what she can find out through her Commercial Real Estate contacts. (Note: the status will be provided to Supervisor Storck's office)

The meeting adjourned at 10:10 p.m.

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BUDGET AND FINANCE

The MVCCA Budget & Finance Committee met on Wednesday, September 6, at 7 p.m. at the Mount Vernon Government Center.

Attending were representatives from Midtown Alexandria Station Condominium, Potomac Valley River Bend, Spring Bank, Wellington Civic Association, and Williamsburg Manor North Citizens Assoc.

The MVCCA B&F committee had a very interesting presentation and discussion with the Fairfax County Department of Management & Budget. Christina Jackson (Deputy Director) and Philip Hagen (Budget Analyst) were the county staff members present. The staff presented a PowerPoint on the Fairfax County Government's retirement system. The Department of Management & Budget staff will be presenting options/items to the Fairfax County Board of Supervisors Personnel Committee at their October 3rd meeting. The potential options/action items are as follows:

- Eliminating or limiting pre-Social Security Supplement
- Increasing the retirement eligibility requirements
- Increasing the averaging period for final average salary

The committee discussed the potential federal funding options for the potential EMBARK/Rt. 1 project and some potential issues due to the President's FY2018 budget request and the U.S. House's FY2018 passed (July 2017) budget. The committee discussed, reviewed and passed a resolution that requests the EMBARK Commission to explore the option of private financing being implemented into the project's funding mix.

The MVCCA B&F committee's next meeting will be on Wednesday, October 4 at 7 p.m. at the Mount Vernon Government Center. The main topic of the meeting will be WMATA & Fairfax County's financial impact.

EDUCATION

The Education Committee did not meet in September.

Next meeting is 8 p.m., October 4, 2017, Whitman Middle School library.

ENVIRONMENT & RECREATION

The MVCCA's E&R Committee (E&R) met on September 6, 2017 at 7.15 p.m. E&R Committee members represented included Huntington, Montebello, Mount Zephyr, Riverside Estates, Spring Bank, Stratford Landing, Wellington Civic Association, Williamsburg Manor North and Woodlawn Manor. Also present were 5 guests, 6 speakers and E&R Chair (also serving as Mount Vernon District Tree Commissioner).

E&R Chair opened the meeting noting that announcements are noted on the agenda here: <http://www.mvcca.org/committees/environment-recreation-committee/> page down for the September agenda. Committee Members were reminded about the EMBARK Community Meeting on Saturday, September 16, 2017 from 9-12 noon at West Potomac High School. Fairfax County staff will soon release the draft language for the amendment to the Comprehensive Plan, it is not clear yet if this will happen on Saturday. Two opportunities for Public Comments on other environment-related matters. (1) Dyke Marsh Restoration Project Public Hearing at the Wetlands Board meeting on September 12, 2017 at 7pm, (2) Fairfax County Park Authority Master Plan Public Comments can be submitted to: parkmail@fairfaxcounty.gov on or before September 22, 2017.

Fairfax County Park Authority (FCPA): We welcomed Samantha Hudson, Senior Planner with the FCPA's Planning and Development Division and Judith Pederson, FCPA, Public Information Officer. Ms. Hudson presented to us on the overarching Master Plan for the Fairfax County Park Authority. The FCPA is actively seeking public comments on the draft of this plan. The Master Plan can be found here: <http://www.fairfaxcounty.gov/parks/plandev/fcpa-mp.htm>. Public comments can be submitted here parkmail@fairfaxcounty.gov on or before September 22, 2017. A public meeting was also held on this topic on September 12, 2017.

This Master Plan translates the Parks' Needs Assessment Survey results into policy. 2016 Needs Assessment results can be found here: <http://www.fairfaxcounty.gov/parks/parkscount/>. Ms. Hudson distributed draft copies of the Master Plan along the appendices. Some of the questions from committee members included whether the FCPA does Magisterial District-specific plans for parks? No, this is not done. A member noted that each park property, regardless of use, has a multi-faceted role in supporting our environment and this should be mentioned in the Master Plan. As the County approaches 100% buildout the importance of this multi-faceted role becomes increasingly critical to a healthy environment. This includes a role with storm water management and infiltration, tree cover and other plantings to reduce the urban heat island effect, reduction of soil erosion, and should also include natural biological corridors; this should be expressed in the Master Plan. The multi-faceted role might even break down some of the barriers of active

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versus passive recreation, bringing these competing interests together. A committee member noted that the plan stressed the need to connect trails to the parks and that perhaps all parks should not have trails? Another member noted the importance of parks being used, and natural areas where people are present, this increases safety in the parks. A member noted for the FCPA that there is no public access to Little Hunting Creek Park for kayaks and this should be added. E&R chair noted that the Tree Action Plan is not referenced in the Master Plan as a Board of Supervisors approved document guiding environment policy for the county, this should be included. We then expressed our thanks for the presentation and look forward to keeping in touch with and hearing more from the Fairfax County Park Authority.

WashREIT Riverside Apartments, LLC.: We welcomed back representatives from McGuire Woods, WashREIT, and other team members working on the 28.1 acre Riverside Apartments development project that is within the North Gateway Community Business Center and is 0.8 miles from the Huntington Metro station. The team updated us on the project's status with regard to the Fairfax County Process. They noted that there is a scheduled October 5, 2017 Planning Commission public hearing date and Board of Supervisors public hearing date of October 24, 2017.

See http://www.mvcca.org/record/record_2017-06.pdf for minutes of this team's presentation in June 2017 to E&R. This site currently has 3, 15-story buildings with 1222 units and the proposed project will add 767 new rental apartments in 5, new, 5-7 story buildings with parking included within them. Developed before Fairfax County's storm water regulations were in effect, the project will reduce impervious surfaces by one acre including within the Resource Protection Area. Borings revealed that soils on the site do not allow storm water infiltration likely a result of soil compaction and fill composition. Low impact development practices such as bioretention facilities for infiltration, dry swales, rain gardens, and manufactured BMP's will be installed.

A public pocket park will be installed along the Huntington Avenue side of the community and a linear park with a trail along the western boundary of the community (approximately 25 feet wide) to include seating areas and a tree-covered/shaded pedestrian trail for outdoor enjoyment access to Cameron Run - linking to the Huntington Levee project trails and a kayak launch is also being done. Remaining open areas will be enhanced with native plants and trees improving the streetscape across the site providing more opportunities for storm water infiltration, green space, and shade thereby reducing the urban heat island effect.

This project site is adjacent to the Cameron Run waterway which attracts wildlife, especially birds and waterfowl, as such bird-friendly architecture and landscape design are encouraged to include especially not using mirrored windows on buildings, including downward-directed lighting on the tops of the buildings, on trails, and parking lots should also be considered; lighting, trails

and recreational amenities along the Cameron Run waterway should be coordinated with the Fairfax County Park Authority.

With no further questions, a draft resolution of support was distributed to committee members for consideration. A motion was made to accept this resolution (which highlights environmental features of the proposed project) in support of this project. This was seconded. An amendment to the resolution was then introduced to improve accuracy. During discussion a committee member asked whether any concerns were expressed by communities with whom the developer has met. Developer reported that the project has been well received. Developer then described pending negotiations with Fairfax County staff on final matters related to the developer's investment in public parks versus making a contribution to the Fairfax County Park Authority. This is still in discussion and likely will be resolved very soon. With no further questions, a vote was taken on the amended resolution which passed unanimously (10-0).

Resolution in support of full restoration of Dyke Marsh was brought forward by the E&R Chair. A notice came out within the past couple of weeks regarding the National Park Service submission of a permit application to Fairfax County's Wetlands Board. The public hearing for the Wetlands Board took place on September 12, 2017 at 7pm. This did not provide enough time for a resolution to go through the full MVCCA process including the General Council.

E&R has been supportive of the full restoration of Dyke Marsh for many years most recently the MVCCA approved a resolution in 2013. It is important that the MVCCA's support of this project be clearly articulated to the Fairfax County Wetlands Board. E&R chair (with important content offered by the President of Friends of Dyke Marsh) updated the 2013 resolution to reflect new information that has come forward in the application and the USGS study that was completed. Committee members offered several improvements to this draft resolution. A be-it-resolved was included to request the Wetlands Board to require time-of-year restrictions to protect all wildlife that use the Dyke Marsh Wildlife Refuge. A motion to accept the resolution as amended was made. This was seconded and with no further discussion or questions a vote was taken and the resolution as amended was passed unanimously (9-0). E&R Chair brought this resolution forward to the MVCCA Board for urgent action. This was presented to the Wetlands Board at the public hearing. The Wetlands Board voted unanimously to approve the request for a permit with conditions that reporting to the Wetlands Board on the progress of the project occur annually.

Fort Belvoir Residential Communities Initiative (FB RCI): E&R Chair was pleased to report that in early August 2017 the MVCCA received a letter of invitation by FB RCI to be a consulting party to the Section 106 process initiated as a direct result of the important historical finding on the Woodlawn East property that is proposed

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for development of a residential community for our military families. See pp 5-6 of http://www.mvcca.org/record/record_2017-02.pdf for minutes from the E&R meeting at which this was described. The MVCCA accepted this invitation which will provide notification to the MVCCA at various stages of the project's design phase and an opportunity to comment on these. Also, a request for comment by the MVCCA was made on the Memorandum of Agreement (MOA) proposed with between Fort Belvoir and the State Historic Preservation Officer (SHPO). E&R prepared comments on the MOA and these were briefly summarized for the committee. We all look forward to hearing more about this project as it continues to come together. Formal consulting party status will keep us informed on this project.

Other business: Several residents of the Riverside Estates community expressed concerns about Fairfax County's Deer Management program. They were concerned that the program was being expanded to include Little Hunting Creek Park, and that a specific community meeting with them was not held. The E&R Rep for Riverside Estates noted that they would welcome a briefing from FC on this program. One of the residents showed a letter that he had received from the County regarding the inclusion of this park in this year's Deer Management Program. While concerns were expressed about the public process, E&R Chair noted that there were two public meetings in August (noted in the July e-newsletter from Supervisor Storck's office) at which the public was invited to ask questions on this program. These residents did not attend these public meetings. Concern was also expressed about the location of the deer stand and its proximity to the main trails of this park and to private homes. E&R Chair subsequently confirmed with the FCPD program lead that the location of the stand complies with the program's requirements and this had also been communicated to these residents. Finally E&R Chair was tasked with follow-up with those implementing the program and with Supervisor Storck's office to determine what options are available. Supervisor Storck recommended that the program move ahead as planned for FY 2017-2018 starting on 9/9/17. His office has received much positive feedback on the program and interest has been expressed to expand it. Few concerns had been received. Supervisor Storck's staff noted that they are available to coordinate a community briefing on the program if the community requests this directly.

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

Our next meeting will be October 4, 2017 at 7.15 p.m. at the Mt. Vernon Government Center 2511 Parkers Lane, Alexandria, VA Community Room 3.

PLANNING & ZONING

The MVCCA Planning and Zoning Committee meeting was called to order promptly at 7:00 p.m. on the evening of September 11, 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: Belle View, Hollin Hall Village, Huntington Club, Huntington, Montebello, Mount Vernon, Mt. Zephyr, Stratford Landing, Tauxemont, Wellington, Westgrove, Williamsburg Manor North, and Woodlawn Manor. Planning Commissioners Earl Flanagan and Timothy Sargeant also attended.

Riverside Apartments

The attorney Scott Adams speaking on behalf of Riverside apartments gave a brief presentation about the rezoning application and answered questions from the audience. The Applicant WashREIT proposes a rezoning to increase residential density from the current zoning (R-30 with a density of 1.04 FAR/43.4 du/acre) to PRM (Planned Residential Mix-Use with a density of 1.76 FAR/70.6 du/acre) on this 28.1 acre site in the North Gateway Community Business Center, 0.8 miles from the Huntington Metro Station. The 28.1 acre site currently has 3, 15-story buildings with 1222 units and the proposed project will add 767 new rental apartments in 5, new, 5-7 story buildings with parking included within them. An October 5, 2017 Planning Commission public hearing date and Board of Supervisors public hearing date of October 24, 2017 has been scheduled. A call for a recommendation followed by a vote was then recorded and the committee voted 12-0 in support of the project.

Pear Tree Shopping Center Day Care

The applicant Ahmed Abdul-Razak acting-agent on behalf of Ms. Karla Cova and Ms. Haydemar Cova gave an information only presentation for the proposed day care use that recently submitted a Special Use permit application to allow up to 99 children in a currently vacant space within the Center. Ms. Karla Cova has been a resident of Mt. Vernon Alexandria district for many years, where she currently runs a home daycare. They would like to open My Little Angels Daycare center in the Center. Ms. Karla is a professional daycare provider, with over 20 years of experience, and she would like to expand to better serve the Mount Vernon community. They plan to return to the Committee in December for a second presentation. A PC hearing is scheduled for January 2018.

The meeting adjourned at 8 p.m. The Committee's next P+Z meeting will be held at 7:00 p.m. on Monday, October 2, 2017 in the Mount Vernon Government Center, 2511 Parkers Lane.

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PUBLIC SAFETY

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

Our guest speaker for the meeting was Ms. Grelia Steele, Outreach Manager for the Fairfax County Office of Emergency Management (OEM). September is National Preparedness Month and Ms. Steele spoke of the current activities by the OEM due to the recent actions of Hurricane Harvey and Hurricane Irma heading towards the United States, in planning for what available assets are in place as well as what the needs may be for possible flooding in our area. She then provided an overview of actions that individuals and families can take to be better prepared during emergencies and disasters.

Step 1: Stay Informed

This step can be accomplished by signing up for Fairfax Alerts which is a free emergency notification system for Fairfax County. Messages can be sent by text or email to share emergency information, traffic delays, weather conditions and more. One just needs to visit the website www.fairfaxcounty.gov/alerts to register and select what messages are desired. Fairfax County and the Office of Emergency Management also utilize various social media such as Twitter and Facebook to share emergency information and updates. OEM has a Facebook Live program that occurs the second Wednesday of each month at 1:00 pm but since it is National Preparedness Month, the September event will be on Friday, September 15th and Seamus Mooney, OEM Coordinator, will be available for questions and sharing information.

Step 2: Have a Kit

It was recommended to have a kit or go-bag for home, the car and for work. The contents of each kit would be to ensure that individual needs will be met for basic items such as food, water, medications, flashlight, spare batteries, a whistle and items for children and pets. It is recommended to have a 3-day supply of food and water.

Step 3: Have A Plan

Sit down with your family and plan for a disaster so each member knows where to go and how communication will be done during emergency situations. The website for OEM has information for planning for all sorts of disaster events and can be found at www.fairfaxcounty.gov/oem. (The OEM website will be getting

revised in the next three months to make it more user friendly.) There is also the Ready Virginia website which is provided by the Virginia Department of Emergency Management at www.ready.gov/virginia.

Step 4: Be Involved

Fairfax County has a number of programs in which residents can participate to learn more about emergency preparedness as well as volunteer during disasters. The Community Emergency Response Team (CERT) and Fire Corps programs are managed by the Fire and Rescue Department, the Medical Reserve Corps (MRC) is managed by the Health Department, the Neighborhood Watch and Volunteers In Police Service (VIPS) programs are managed by the Police Department. Each program has specific activities that can assist first responders during both emergency and non-emergency times. One key point made about assisting during emergencies was that during the recovery phase, much of the assistance is provided by local volunteer organizations such as civic associations or the faith-based communities.

During the question and answer portion of the presentation, it was suggested that Fairfax Alerts add the time when updates are provided for messages such as traffic alerts. This information does not appear for the text messages normally and would assist in making adjustments to travel.

The Committee thanked Grelia for her time and presentation. She also provided each attendee with an informational packet which will assist in further explaining the four steps of emergency preparedness.

Chair Information Sharing

The listing of events and activities in the coming month was extensive so these will be sent out in an email. There was discussion of posting some events on the NextDoor network as well. Other topics shared included recent vehicle tampering in the Mount Vernon District, the archery program which begins on Saturday, September 9th and will occur at a number of Mount Vernon park areas and that the Mount Vernon District Police Station will be getting a new commander, Captain Owens. We will attempt to have Captain Owens attend our October meeting.

Old Business

Club One: Our Woodlawn representative was not able to attend the meeting but there was information shared that a number of upgrades and renovations were being done at the Woodlawn Shopping Center. An update on Club One will be sought prior to the October meeting.

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New Business

Kevin Bergen of the Oakbrooke neighborhood provided an overview of the ASK program. Mr. Bergen is the Public Health & Safety Coordinator for the Northern Virginia Chapter of the Brady Campaign. ASK stands for Asking Saves Kids and the program encourages parents to talk with their children about gun safety as well as asking the residents of occupancies that the children may visit if there are guns in the home and if the guns are unlocked or loaded. The goal is to prevent children from finding a loaded, unlocked gun and playing with the firearm. Mr. Bergen provided his card and a brochure of the ASK program to each attendee.

The being no other business, the meeting adjourned at approximately 8:40 p.m.

The next meeting of the Public Safety Committee will be on Thursday, October 5.

TRANSPORTATION

The MVCCA Transportation Committee met at 7:30 p.m. on the evening of September 11, 2017 in Community Rooms of the Mount Vernon Government Center on Parkers Lane. The meeting was called to order by Chairman Peter Sitnik. Transportation Commissioner Michael Shor; Katherine Ward, Co-Chair Liaison; and Planning Commissioner Earl Flanagan participated in the meeting. VDOT's Nicholas Roper and FCDOT's Tom Biesiadny and their team members were also in attendance. Representatives of the following citizens' associations were in attendance: Belle View Condominiums, Huntington, Marlan Forest, Mount Zephyr, Pavilions, Southwood, Stratford Landing, Sulgrave Manor, Waynewood, Wellington, Westgrove, Williamsburg Manor North, and Woodley Hills.

Chairman Sitnik obtained the committee's unanimous approval to change the order of the published agenda to accommodate Riverside Apartments presenters who were still in Planning and Zoning's meeting and to approve the minutes of the July meeting. He also reminded all community representatives that it was time to renew their MVCCA membership.

VDOT's Project Development Engineer for Northern Virginia Nicholas Roper and FCDOT's Tom Biesiadny then addressed the Richmond Highway widening and the status of the Embark Project for revising the Comprehensive Plan the Richmond Highway Corridor. Their joint VDOT-FCDOT briefing reviewed the history of planning for the Richmond Highway Corridor dating back to the 1980s and reflecting the "big picture" themes driving that planning: County revitalization; economic development; transportation and mobility, and the preservation of historical and ecological assets. The planning processes involved target spring of 2018 for definition of an approved approach. The widening of the remaining segment

of the Richmond Highway is expected to cost approximately \$215 million from various sources with \$40 million currently on hand. Among the planning issues now being addressed are the configuration of intersections on the widened Richmond Highway, Bus Rapid Transit and pedestrian access and decisions on sound barriers that might be required by Federal law.

The intersection issue revolves around the need for a decision to remain with traditional intersections like those we have today which VDOT believes are inadequate for the peak period traffic we see today or to turn parts of the Richmond Highway into a so-called "super street" with limited crossing traffic access and ability to turn left upon entering the highway at a given intersection. To enable drivers to change directions on the Highway they would have to proceed in the opposite direction for some distance until reaching a left turn lane where they could do a U-turn to head off in the desired direction. While generating obstacles to local traffic, this configuration would evidently smooth main highway traffic flow and increased through traffic capacity of the Richmond Highway.

The requirement for sound barriers is generated by federal law requiring their consideration above certain noise levels with thresholds varying by the nature of the development along the highway. Neighbors immediately adjacent to noisy sections of the widened highway would be asked by VDOT to vote for or against sound barrier construction. Neighbors farther away from the highway—even in the same subdivision—would have no vote. An existing example of sound barriers on Richmond Highway is the wall along the Inlet Cove development near Davison Army Airfield.

Questions brought up by this presentation touched on the "super street" concept, sound walls, funding needed to accomplish the widening, and measures to obtain the right-of-way needed for widening and intersection changes.

Scott Adams of McGuire Woods LLP then presented the Riverside Apartments development plan with emphasis on its transportation impact. This development would add 767 rental units in several 5-story buildings to the current three building 15-story complex. Essentially all the land surrounding the three existing buildings is paved surface parking. This expanse of pavement would be used for the new buildings which would include two large multi-level parking structures. The new development configuration would include internal streets; park areas, particularly along Cameron Run; recreation facilities and some public access to those facilities. Primary access to this development will be at a signalized intersection on Huntington Avenue with a left turn lane from the west which should reduce the number of illegal U-turns at the Huntington Avenue, Richmond Highway now being made to enter the existing property. Vehicle movements added by the expanded number of apartments is estimated to be 285 in the morning peak hour and 330 in the evening peak hour. Parking planned for the development at its full new capacity will meet the Fairfax County standard of 1.3 spots per apartment. Current parking use has been counted to be 1.18 spots per apartment. The Environment and Recreation

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and Planning and Zoning Committees having passed a resolution approving this development, the Transportation Committee added only an observation that the developer agreed to explore adding some public parking near recreation facilities along Cameron Run and a listing of proposed transportation related changes in and around the development before passing the resolution unanimously.

The next Embark Richmond Highway Community Meeting (#5) will take place in the West Potomac High School Library, 6500 Quander Road on Saturday, September 16 from 9:00 a.m. to 12:00 noon. The next Embark Advisory Committee meeting (#20) will take place from 7:00 p.m. to 9:00 p.m. on Tuesday, October 3 in the Martha Washington Library, 6614 Fort Hunt Road.

Below are links to VDOT and FCDOT briefing slides presented at the MVCCA Transportation Committee meeting. These provide significant detail on the current status of planning for widening and redeveloping the Richmond Highway Corridor.

[FCDOT Richmond Highway Big Picture Presentation 9/11/2017](#)

[VDDOT FCDOT Presentation to MVCCA 9/11/2017](#)

[Riverside Apartments Rezoning Presentation MVCCA 9/11/2017](#)

The next meeting of the Transportation Committee will be in the Community Rooms of the Mount Vernon Government Center on Parkers Lane at 7:30 p.m. on Monday, October 2. Subsequent meetings are tentatively planned for Monday evenings November 6 and December 4.

FAIRFAX FEDERATION

The Federation's last Member Meeting before summer break was held Thursday, 18 May, at 7:30 p.m. No Member Meetings were held in July, or August, however, Committees met as needed.

The last Federation Board meeting was Thursday, 24 August 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 an accelerated 2018 Federation Survey & legislative package.

The next Federation Member Meeting is scheduled for Thursday, 28 September 2017, at 7:30 p.m. (Note that this meeting is the fourth Thursday rather than the third), at 6:30 p.m. Location Thomas Jefferson Library (Meeting Room 2) 7415 Arlington Blvd, West Falls Church, VA. Topic: The Federation's Legislative Package for January 2018 Legislative Session; Members will vote on the selection of resolutions to send the General Assembly.

The next Federation Board Meeting is scheduled for September 21, 2017, 7:30 p.m., at the Dunn Loring Center (Entrance 2), Room

108. The agenda will concentrate on review of legislative survey results and preparation to share with Membership meeting for selection of topics to go forward in this year's Legislative Package.

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

SFDC

SHARK TANK alert!

The September Business Roundtable's topic is "How to Pitch for Venture Capital". The speaker will be Jennifer Daniel, the Investment Director for Northern Virginia's Center for Innovative Technology (CIT). If you've ever considered starting a business with investor seed money, please join us on Thursday, September 28, 8:30 – 10 a.m. The location is the Holiday Inn Express & Suites at 6055 Richmond Highway, Alexandria, VA 22303.

As always, this event is free. You may register at www.sfdc.org, or walk in.

Committee Resolutions

BUDGET AND FINANCE

Proposed MVCCA Budget & Finance Resolution 2017-01 MVCCA B&F RESOLUTION 2017-01

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION URGING THE EMBARK COMMISSION TO CONSIDER PRIVATE FINANCING OPTIONS TO HELP ADDRESS POTENTIAL FEDERAL FUNDING COMPONENT ISSUES

(1) **WHEREAS:** An endorsement of the October 2014 recommendations of the Route 1 Multimodal Alternatives Analysis emphasized funding options and the need to create achievable funding plan; and

(2) **WHEREAS:** The Route 1 Multimodal Alternatives Analysis recommended that the project would require funding from a range of sources, including local, regional, state, and federal funds; and

(3) **WHEREAS:** One of the potential federal sources noted in the above mention document is the Federal Transit Administration (FTA) New Starts/Capital Investment Program (CIG); and

(4) **WHEREAS:** The FTA New Starts/CIG program historically has provided a 50% funding match to local/state funds to large new construction transit projects like this potential Route 1 multimodal project;

(5) **WHEREAS:** The President of the United States' proposed FY2018 budget cuts the FTA New Starts/CIG program funding by 43% or \$928M of the FY2017 budget levels; and

(6) **WHEREAS:** The President's administration says it will support New Starts/CIG projects that have already signed funding agreements with the federal government, but wants to eventually eliminate New Starts/CIG funding completely; and

(7) **WHEREAS:** The U.S. House proposed FY2018 budget (passed in July 2017) cuts the FTA New Starts/CIG program funding to \$1.75B, down from the current FY17 funding of \$2.41B; and

(8) **WHEREAS:** The Route 1 Multimodal Alternatives Analysis stated that another key potential federal funding source could be the TIGER program; and

(9) **WHEREAS:** The President's proposed FY2018 budget and the passed U.S. House FY2018 budget (passed in July 2017) zeroed out the funding amount for the Transportation Investment Generating Economic Recovery (TIGER) Discretionary Grant program; and

(10) **WHEREAS:** While the U.S. Senate might be able to keep the above mentioned programs through their budget and reconciliation efforts with the U.S. House in the final U.S. Congress FY2018

approved budget, the EMBARK Commission should be concerned that the President of the United States and the leaders of the U.S.

House want to either minimize or completely remove the above mentioned transit/transportation funding programs; and

(11) **THEREFORE, BE IT RESOLVED:** That the Mount Vernon Council of Citizens Associations requests the EMBARK Commission explore the option of private financing implemented into the funding mix to create a DBFOM (Design-Build-Finance-Operate-Maintain) or a DBFOMT (Design-Build-Finance-Operate-Maintain-Transfer) funding structure.

END: PROPOSED RESOLUTION B&F 2017-01

Committee Resolutions

ENVIRONMENT & RECREATION

APPROVED BY THE BOARD IN ORDER TO MEET THE PUBLIC HEARING TESTIMONY DEADLINE. THIS RESOLUTION IS PRESENTED FOR THE GENERAL COUNCILS RATIFICATION.

**MVCCA Resolution 2017-02 (Environment and Recreation (E&R) Committee)
SUPPORT FOR FULL RESTORATION OF DYKE MARSH TO INCLUDE TIME-OF-YEAR RESTRICTIONS (UPDATE OF MVCCA E&R 2013-03)**

1. **WHEREAS**, Dyke Marsh is the last major remnant of once extensive freshwater marshes along the upper tidal Potomac River;
2. **WHEREAS**, Congress added Dyke Marsh to the National Park Service (NPS) system in 1959 and directed the Secretary of the Interior to administer the marshlands "...so that fish and wildlife development and their preservation as wetland wildlife habitat shall be paramount" (PL 86-41), and in 1974 directed that the marsh be restored (PL 93-251);
3. **WHEREAS**, between 1940 and 1972 Dyke Marsh was dredged for sand and gravel, resulting in the loss of about 100 acres of the 183 acres present in 1937;
4. **WHEREAS**, dredging removed a southern promontory that protected the marsh from tropical storms, hurricanes, and nor'easters driven up the Potomac River valley, leaving the marsh and adjacent neighborhoods potentially vulnerable to flooding and erosion from storms from the south and storms of increasing intensity;
5. **WHEREAS**, dredging created a deep channel next to the eastern edge of the marsh that acts as a scour channel that further erodes the marsh;
6. **WHEREAS**, the 2013 update of the 2010 US Geological Survey study concluded that,
"...Dyke Marsh presently is in its late stages of failure as a fresh-water tidal marsh system...Erosion is fragmenting the marsh and dismantling tidal creek networks by stream piracy. In the absence of human efforts to restore the equilibrium balance between marsh and tide, and equilibrium to the other natural forces acting on this wetland, Dyke Marsh likely will continue to accelerate its degradation, erosion and fragmentation until it is gone. This will likely occur prior to 2035 AD."
7. **WHEREAS**, Dyke Marsh is a source of important and irreplaceable ecological, recreational, educational and scientific benefits, and protection by providing critical:
 - a) Natural habitat, nesting, feeding, and refuge areas for migratory and resident waterfowl and other birds (270

- species of birds are documented in Dyke Marsh, including 40 that breed there and a state-listed rare species);
- b) Spawning and nursery grounds for fish (38 species are in Dyke Marsh);
- c) Natural habitat for other species including plants (300 species, including three state-listed rare species) and animals (6,000 arthropods, 16 reptiles, 14 amphibians);
- d) Water quality improvements by trapping sediments and nutrients, reducing turbidity, and buffering inland areas from storm and wave energy and flooding;
- e) Outdoor recreation opportunities for fishing, boating, nature study in and hunting around the waters of Dyke Marsh and the Potomac River;
- f) Climate change resilience to the marsh and nearby residential neighborhoods; and
- g) Providing scientific and educational value.

8. **WHEREAS**, these ecological, recreational, and educational benefits have been degraded and will be permanently lost if the marsh is allowed to disappear, while the irreplaceable loss of habitat will mean smaller and less diverse populations of fish, waterfowl, and other animals and plants;
9. **WHEREAS**, the National Park Service application to the Fairfax County Wetlands Board proposes full restoration;
10. **WHEREAS**, full restoration may include donated dredged fill, which should be clean and appropriate, and comply with EPA and Corps of Engineers technical criteria for dredged and fill material, resulting in significant cost savings;
11. **WHEREAS**, major funding for this project will be provided by a grant from U.S. Department of Interior to the NPS.
12. **WHEREAS**, in 2014 the Fairfax County Park Authority completed a wetland restoration project at Huntley Meadows Park guided by time-of-year restrictions that successfully protected breeding wildlife from the adverse impacts of construction activities: Virginia Department of Game and Inland Fisheries <https://www.dgif.virginia.gov/wp-content/uploads/VDGIF-Time-of-Year-Restrictions-Table.pdf> and U.S. Fish and Wildlife Service (USFWS): <https://www.fws.gov/northeast/virginiafield/angered/projectreviews.html>;
- A. **THEREFORE BE IT RESOLVED**, the Mount Vernon Council of Citizens' Associations (MVCCA) supports Full Restoration as noted in our 2013 Resolution and urges the Wetlands Board to approve the application for the permit to begin the project;
- B. **BE IT FURTHER RESOLVED** that the MVCCA urges the NPS and all of its contractors for this project to follow best practice time-of-year restrictions and use the FCPA's Huntley Meadows Park Wetland Restoration project as a guide for successful wildlife protections during construction.

END: RESOLUTION 2017-02 (E&R)

Committee Resolutions

JOINT ENVIRONMENT & RECREATION PLANNING & ZONING TRANSPORTATION

Proposed MVCCA Resolution 2017-J04 [Joint Environment & Recreation (E&R), Transportation, and Planning & Zoning (P&Z) Committees]

JOINT RESOLUTION 2017-J04: SUPPORT FOR WASHREIT RIVERSIDE APARTMENTS, LLC ("APPLICANT") REZONING APPLICATION FOR RIVERSIDE APARTMENTS, RZ 2016-MV-030

1. **WHEREAS**, the Applicant proposes rezoning to increase residential density from the current zoning (R-30 with a density of 1.04 FAR/43.4 du/acre) to PRM (Planned Residential Mix-Use with a density of 1.76 FAR/70.6 du/acre) on this 28.1 acre site in the North Gateway Community Business Center, 0.8 miles from the Huntington Metro Station, with an October 5, 2017 Planning Commission public hearing date and Board of Supervisors public hearing date of October 24, 2017;
2. **WHEREAS**, this 28.1 acre site currently has 3, 15-story buildings with 1222 units and the proposed project will add 767 new rental apartments in 5, new, 5-7 story buildings with parking included within them;
3. **WHEREAS**, impervious surfaces on the site will be reduced including within the Resource Protection Area next to Cameron Run and stormwater improvements will be installed across the site (none exist currently since this site was developed before stormwater regulations were issued) and will include an underground facility and other low impact development practices such as bioretention facilities for infiltration, dry swales, rain gardens and manufactured BMP's;
4. **WHEREAS**, a public pocket park will be established along the Huntington Avenue side of the community and a linear park with a trail will be installed along the western boundary of the community (approximately 25 feet wide) including seating areas and will provide a tree-covered/shaded pedestrian trail for outdoor enjoyment and for access to Cameron Run linking to the Huntington Levee project trails and a kayak launch is also being considered, and the developer has agreed to implement, if possible, public parking at Cameron Run public park;
5. **WHEREAS**, remaining open areas will be enhanced with native plants and trees improving the streetscape across the site providing more opportunities for storm water infiltration, green space, and shade thereby reducing the urban heat island effect;

6. **WHEREAS**, this project site is adjacent to the Cameron Run waterway which attracts wildlife, especially birds and waterfowl, as such architecture and landscape designs are encouraged to not use mirrored windows on buildings, include downward-directed lighting on the tops of the buildings, on trails, and parking lots should also be considered; lighting, trails and recreational amenities along the Cameron Run waterway should be coordinated with the Fairfax County Park Authority;

7. **WHEREAS:** The proposed transformation of the property from a 1970's era gated design into a community facing, pedestrian-oriented center that connects with the larger community and includes a new pedestrian-oriented street grid that will fully integrate into the future Northern Gateway town center adjacent to this site; transportation improvements proposed include:

- Urban, Pedestrian Oriented Street Grid
- Multi-Modal Trail Connections
- Signalized Huntington Avenue Access Point
- Bus Shelter and Integrated Pocket Park
- Huntington Avenue Frontage Improvements
- Full Transportation Demand Management (TDM) Commitment
- Enhanced Shuttle to Metro
- Parking Reduction Request
- Off-Site Intersection Re-striping

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

- A. Supports this re-zoning application as described herein, and,
- B. Requests that the Mount Vernon District Planning Commissioner and Supervisor support this re-zoning application.

END: PROPOSED E&R, P&Z, AND TRAN JOINT RESOLUTION 2017-J04

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 August 31, 2017

(Amounts are rounded to nearest dollar)

	<u>August</u>	<u>Total July 1 to August 31</u>	<u>Annual Budget</u>	<u>Budget Variance</u>	
				<u>Amount</u>	<u>Percent</u>
<u>Cash Receipts (including deposits in-transit):</u>					
Dues - Current Members	\$ 618	\$ 1,444	\$ 3,300	(1,856)	-56%
Money Market Interest	1	2	10	(8)	-84%
Total Cash Receipts	619	1,446	3,310	(1,864)	-56%
<u>Cash Disbursements (including outstanding checks):</u>					
Administrative	101	101	225	124	55%
Insurance premium	-	-	875	875	100%
Outreach/Town Hall Meets	-	-	500	500	100%
"Record" Production & Mailing	-	110	2,500	2,390	96%
Web Site	-	-	1,000	1,000	100%
Total Cash Disbursements	101	211	5,100	4,889	96%
Remaining to Spend					
<u>Net Budget-Receipts in Excess(less than) Disbursements</u>	518	1,235	(1,790)	\$ 3,025	
<u>Other sources/changes in cash</u>					
Total Cash at Beginning of Period	12,284	11,816	11,816	Note 2	
Total Cash at End of Period	\$ 12,586	\$ 12,586	\$ 10,026		

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

Burke & Herbert - Checking	\$ 3,014
Burke & Herbert - Money Market	10,037
Total Cash	\$ 12,586

Respectfully
Submitted,
Stephen Markman
Treasurer
September 12, 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.

NEXT COUNCIL MEETING

Wednesday, September 27, 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

Election of Board Members

New Business

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

Adjournment

COMMITTEE CALENDAR

MVCCA Council—Sept. 27, 8:00 p.m., MVGC Comm. Room
MVCCA Board—Oct. 10, 7:30 p.m., MVGC Comm. Rm 3

Comm	Date	Time	Place	Chair
BUDG	10/4	7:00	MVGC Comm Rm	Bell
EDU	10.4	8:00	WWMS/Lib	Harbeck
E&R	10/4	7:15	MVGC Comm Rm	Ledec
PL/Z	10/2	7:00	MVGC Comm Rm	Vinisky
PS	10/5	7:30	MVGC Comm Rm	Sherick
TRAN	10/2	7:30	MVGC Comm Rm	Sitnik

*The Record is published monthly except August by the
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