



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

July 26, 2018

Dear Chairman Murphy and Planning Commissioners,

Subject: PA 2018-IV-MV2 8800 Richmond Highway Plan Amendment Language Recommend by the MVCCA

During my testimony on behalf of the MVCCA I was asked about our Resolution and if it was still valid, and how it related to the proposed plan language you had apparently been furnished by staff or others. MVCCA was not given a copy. Our Resolution stated that the MVCCA supports a residential option as in the above referenced Plan Amendment. The recommendations for consideration within the process of evaluating and improving the site plan included in the Resolution did not change or supercede our conclusion to support the Plan Amendment. They were just that: recommendations for consideration as the process moves forward in order to achieve the best possible framework balancing the needs for revitalization and environmental protection.

Revitalization is a critical need of our citizens, and is recognized as such by the County. Revitalization requires economically viable privately funded residential development both to create a positive climate for business redevelopment and to improve long extant environmental problems. This position is in keeping with the goals of EMBARK and that of the late Commissioner Byersø vision when he created the CBC concept.

The recommended plan language below is similar to that previously approved in Lee District for a property with similar environmental conditions and is in keeping with our resolution and the citizens desires. It is also in keeping with Supervisor Hylandø 2014 Board Matter and that of Supervisor Storckø 2018 Board Matter.

We strongly urge you to approve the comprehensive plan language below:

RECOMMENDED PLAN LANGUAGE TO BE ADDED TO: Fairfax County Comprehensive Plan 2017 Edition Area IV Mount Vernon District Amended through 3-20-2018 MV-8 Woodlawn Planning Sector page 107

AS AN OPTION, RESIDENTIAL DEVELOPMENT IN THE RANGE OF 5-8 DWELLING UNITS PER ACRE WOULD BE AN APPROPRIATE AND ACCEPTABLE ALTERNATIVE (TAX MAP PARCELS 109-2((1)) 18c, 19, 20) PROVIDED THE DEVELOPMENT MEETS THESE GUIDELINES:

- FULL CONSOLIDATION OF PARCELS WITHIN THE DEVELOPMENT IS ACCOMPLISHED
- DEVELOPMENT IS SENSITIVE TO THE EXISTING EQC , WETLANDS AND RPA
- ACHIEVES URBAN DESIGN THAT IS COMPLEMENTARY TO THE NEARBY HISTORIC GEORGE WASHINGTON -S GRIST MILL AND WOODLAWN PLANTATION SITES
- PROVIDES SUITABLE BUFFERING TO DOGUE CREEK WHICH MAY VARY IN WIDTH BUT SHALL ENSURE VIABILITY OF THE PROJECT.

Judith F Harbeck

Judith Harbeck
Co-Chair
MVCCA

cc: Supervisor Dan Storck