

E&R #2015-03: SUPPORT FOR REQUEST OF RESIDENTS OF MT VERNON CIVIC ASSOCIATION TO DELAY/SUSPEND FURTHER IN-FILL DEVELOPMENT IN THEIR IMMEDIATE AREA UNTIL FLOODING PROBLEMS CAN BE RESOLVED.

WHEREAS for more than 15 years the Mount Vernon District has experienced widespread infill development, resulting in many new homes, other structures, and increased impervious surfaces that may lead to unintended increases in stormwater flow, even with on-site mitigation;

WHEREAS most of this infill development is for single family homes that may be exempt from Fairfax County's (FC) stormwater ordinance;

WHEREAS residents of Mt. Vernon Civic Association at 4331 and 4329 Mt. Vernon Memorial Highway, 4306 and 4312 Robertson Boulevard and likely other nearby properties are experiencing increasing stormwater volumes with average rain events that peaked with flooding in June and August 2014 resulting in more than \$60,000 of structural damage to 4312 Robertson Boulevard;

WHEREAS impacted neighbors in their search to find the cause of the two flooding events, discovered a boundary error on the FEMA Flood Hazard Zone map that appears to impact 4339 Mount Vernon Memorial Highway, the area along the Extended Tributary of Dogue Creek, and possibly additional properties in this low-lying residential area of the Mt. Vernon Civic Association;

WHEREAS these same neighbors received a written notice (dated Feb.18, 2015), as required by FC, of a by-right development that will consolidate 4401 and 4339 Mount Vernon Memorial Highway, subdivide, and construct three new houses on the consolidated property, replacing the one there currently;

WHEREAS the developer is using this same erroneous FEMA Flood Zone Hazard Map to guide the development of this property;

WHEREAS the deadline for expression of concerns, objections, or questions on the permit process for this new development is March 20, 2015 after which building permits can be issued;

THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens' Associations (MVCCA) supports the residents of the Mt. Vernon Civic Association in their urgent request to delay, extend or suspend the permitting process for Subdivision Plan No. #5447-SD-002-1 (Mount Vernon Park Phase II, Tax Map #110-1-06-0002 & 0003);

BE IT FURTHER RESOLVED that the MVCCA requests that the Mt. Vernon District Supervisor urgently:

- 1) Act to ensure that a delay, extension or suspension for this new development occur on or before Mar. 20, 2015; and
- 2) Direct all FC agencies involved to hold or suspend further in-fill development applications in the impact area until such time that there is evidence that proposed in-fill development will not exacerbate existing flooding problems;

BE IT FINALLY RESOLVED that the MVCCA requests that the Mt. Vernon District Supervisor work with relevant FC Agencies to:

- A. Seek correction of the FEMA Flood Zone Hazard Area Maps for this area, involving FEMA staff as needed;
- B. Conduct a hydrological study of stormwater flow in the impacted area;
- C. Assess whether the road culvert under Mount Vernon Memorial Highway at 4339 and 4331 is adequate for stormwater to flow freely during most area rainfall events, collaborating with relevant agencies (VDOT) as needed;
- D. Undertake improvements that may be required to protect the neighborhood from flooding during most rainfall events, to include improving the road culvert and other stormwater infrastructure if appropriate;
- E. Assess whether such improvements will allow the proposed in-fill development to proceed without exacerbating existing flooding problems and make this information available to the Mt. Vernon Civic Association, impacted residents and the MVCCA if and when the permitting process resumes;
- F. Communicate the timeline, progress and results of these actions to the Mt. Vernon Civic Association, impacted residents, and the MVCCA.