

Joint Resolution # P&Z-E&R-2019-J02

**Mount Vernon Council of Citizens' Associations, (MVCCA), Planning & Zoning and
Environment & Recreation Committees**

SE-2019-MV-001 8625/8629 Richmond Highway, Alexandria, VA 22309 7-11 Site

Whereas, the applicant is seeking a to redevelop an existing 7-11, demolish the old building and replace with a new building and;

Whereas, the applicant is seeking a Special Exception, (SE), to add 8 gas pumps to the site;

Whereas, Fairfax Green Initiatives are under way to create energy related initiatives, such as, “Comprehensive Plan and Zoning changes that would incentivize and support more environmentally sustainable development; Building design and code changes, including the International Green Construction Code, that could inspire and expedite energy savings practices on all new construction and significant renovations;”

Therefore, be it resolved, the MVCCA supports the redevelopment of the existing 7-11;

Therefore, be it resolved, the MVCCA does not support the Special Exception without the following development conditions:

- Building placement and gas pumps should be placed in a manner that creates a pleasing “line of site” from the frontage, and protect the community in the back of the property from light pollution
- Cost analysis and benefits for this site to utilize solar energy
- Leed Certification
- Electronic charging stations, or build the infrastructure for future electronic charging stations
- No pylon signage, monument signage is recommended
- Gas pumps are to be state of the art, and include no escape valves
- Assure adequate space for gas trucks to get in and out with the least disturbance to the surrounding buildings and traffic
- Undergrounding of utilities, or contribution to the future undergrounding of utilities along Richmond Highway

Approved by the MVCCA General Council on April 24, 2019