



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

July 1, 2018

Planning Commissioner Walter Clarke

Ref: MVCCA Resolution 2018-J01 (ER/PZ/TRAN) 8800 Richmond Highway

On behalf of The Mount Vernon Council of Citizen's Associations (MVCCA) the attached resolution is forwarded for your support and action. It was approved by the MVCCA's General Council on June 27, 2018.

Thank you for your support.

Judy Harbeck

Judy Harbeck
Co-Chair
MVCCA

cc: Supervisor Dan Storck

Enclosed:

1. MVCCA Joint Resolution 2018-J01 (ER/PZ/TRAN)- Support of Richmond Highway Comprehensive Plan Amendment
2. Supporting Documentation pertaining to this Resolution on 8800 Richmond Highway

MVCCA Joint Resolution # 2018-J01 (E&R/P&Z/TRAN): SUPPORT WITH RECOMMENDATIONS FOR 8800 RICHMOND HIGHWAY COMPREHENSIVE PLAN AMENDMENT

1. **WHEREAS**, on March 6, 2018 Supervisor Storck authorized County Staff to "evaluate a Comprehensive Plan Amendment (PA) for residential uses up to 8 dwelling units per acre for Tax Map Parcels 109-2 ((1)), 18C, 19, and 20 totaling 8.14 acres" at 8800 Richmond Highway (property), reiterating Supervisor Hyland's October 2014 request, and requested that staff process the rezoning application "...in an expedited manner with the Plan Amendment";
2. **WHEREAS**, while the property is entirely within the Board of Supervisors (BOS) approved Environment Quality Corridor (EQC), Resource Protection Area (RPA), and mostly within the 100-year floodplain, it does not have the expected environmental functions due to prior commercial use, and without intervention and investment will not fulfill these environmental functions;
3. **WHEREAS**, allowing the property to remain in its current environmentally degraded condition where no restoration investment is planned by the owner could result in continued decline, with possible future adverse impacts to the health of the EQC and RPA including risk to downstream communities;
4. **WHEREAS**, a private developer has proposed a residential project that includes investment to restore environmental function on the property (see #9 below), achieve parcel consolidation, include 43 town homes, and this is supported by adjacent communities including Woodlawn Clusters, Engleside, and the owners of the Sacramento Center, Woodlawn Shopping Center and the IMP Building;
5. **WHEREAS**, this proposed project presents an economic and environmental improvement opportunity with expected economic boost and would stimulate revitalization to this area, consistent with the redevelopment goals of EMBARK;
6. **WHEREAS**, while Comp Plan policy guidance recommends against new residential development within flood impact hazard areas including EQCs and RPAs, staff have noted that "some flexibility to achieve other development goals may be necessary and appropriate given the degraded nature of the EQC/RPA areas and the opportunity the site presents for restoration";
7. **WHEREAS**, a balanced approach to residential development on the disturbed portion of this site would bring needed economic benefit and redevelopment, simultaneously bringing needed private investment to restore, improve and protect important environmental resources of the EQC and RPA in this area;
8. **WHEREAS**, this project is under the threshold for TIA (Transportation Impact Assessment) and the right in and right out improves traffic flow in the area and a proposed dedication of 55 feet of road frontage land to VDOT to accommodate the future Richmond Highway widening project;
9. **WHEREAS**, the project as presented proposes positive environmental aspects including:
 - A. Best Management Practices (BMP) in storm water management to the site, where currently there are none,
 - B. Removing concrete, macadam, and other debris from prior commercial uses, to reduce impervious surfaces on the property by an estimated 46% from 3.9 to 2.1 acres,

- C. Water quality improvements, expected to reduce phosphorus runoff from 9 to 4.6 lbs./year (51% less),
 - D. A storm water culvert that is a water flow bottleneck for Dogue Creek before it reaches Richmond Highway will be removed and removal of other storm water culverts will likely improve water flow on and throughout the property,
 - E. Flooding hazards to the proposed future residential development will be reduced through the addition of fill in the flood plain,
 - F. Reduced RPA encroachment through planning to 3.96 acres and providing for a 50-foot vegetated buffer along the edge of Dogue Creek,
 - F. Donation of a parcel of restored land to the Fairfax County Park Authority (which would supplement the 1980s donation of 17 acres donated to the FCPA by this property owner);
 - G. Approximately 46.7% of area will remain as passive recreation space, with a tot lot proposed of 1.2 acres with combined open spaces of 62% on the site;
 - H. This site requires approval of a Special Exception for environmental reasons thus avoiding a precedent being set.
- 10. WHEREAS**, although the staff have suggested the proposed project may be precedent setting with respect to residential development in the flood impact hazard areas including EQC's and RPA's, the degraded condition of this site and the site being within a county designated Community Revitalization District indicates that such decisions should be made on a case by case basis.

BE IT RESOLVED that **the MVCCA recommends** that the Mount Vernon District Planning Commissioner and Supervisor support the Plan Amendment as accepted by the developer, with the following recommendations for consideration within the process of evaluating and improving the site plan for the property:

- A. The BOS motion of March 6, 2018 limits staff and developer's ability to further concentrate density on the site outside of the floodplain. The PA should consider more concentrated density and flexible design that could result in residential units not being located in the flood plain, while maintaining the economic viability of the project,
- B. The proposed development project should minimize disturbance in the RPA and proposed RPA buffer, monitor this during construction, and protect stream quality to the maximum extent possible,
- C. If and where possible, the RPA buffer area should be increased (even if the boundary is not a straight line and to some odd number of feet) to provide the greatest protection for natural resources and minimize the footprint of the project,
- D. Public access to the possible FCPA property through the future residential development should be provided,
- E. Green corridors within the interior of the site should include large shade trees and native understory plantings to reduce the urban heat island effect and to restore some of the wildlife

habitat function of the EQC to the interior of the residential development (use of turf grass should be minimized).

BE IT FINALLY RESOLVED, that the MVCCA supports Supervisor Storck's March 6, 2018 motion that requests that staff and the Planning Commission process the rezoning application in an expedited manner with the Plan Amendment.

Supporting Documents Attached:

- Letter to Supervisor Gerald Hyland, dated August 18, 2014 re: MVCCA Resolution P&Z 2014-02
- MVCCA Resolution P&Z-2014-02
- Letter to Supervisor Gerald Hyland, dated May 18, 2015; follow-up to letter of August 18, 2014
- Board of Supervisor's Board Matter, October 28, 2014 Request to Authorize a Plan Amendment for the Woodlawn Community Business Center
- Board of Supervisor's Board Matter, March 6, 2018 – Motion for a Comprehensive Plan Amendment for 8800 Richmond Highway.

Approved by the MVCCA General Council at the June 27, 2018 meeting

Committee Resolutions – Supporting Documents

Supporting documents associated with the 8800 Richmond Highway Resolutions

These supporting documents are exactly the same for both proposed resolutions **E&R 2018-02** and **TRAN/P&Z 2018-J01**.

NOTE: After the MVCCA General Council votes on the Resolutions, these documents will be part of the Resolution forwarded to the PC and BOS.



MOUNT VERNON COUNCIL OF CITIZEN'S ASSOCIATIONS

August 18, 2014

The Honorable Gerald Hyland
Mount Vernon District Supervisor
2511 Parker's Lane, Alexandria, Virginia 22306

Dear Supervisor Hyland:

On behalf of the Mount Vernon Council of Citizens' Associations (MVCCA), I am forwarding to you the attached resolution for your consideration.

Resolution P&Z - 2014-02, which is entitled "Recommendation for a 'Residential Option' in the Woodlawn Community Business Center, Sub-Units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3" was approved by the MVCCA's General Council on July 23, 2014.

We respectfully request that you present and support our resolution at the upcoming public hearing before the Board of Supervisors.

Respectfully



Ron Fitzsimmons, Co-Chair, MVCCA

Cc: Brett Kenney, Chief Aide, Earl Flanagan, Mount Vernon Planning Commissioner, Tim Sargeant, At-Large Planning Commissioner
Attached: Resolution P&Z- 2014-02

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

Committee Resolutions – Supporting Documents

Resolution P&Z-2014-02

Recommendation for a “Residential Option” in the Woodlawn Community Business Center, (CBC), Sub-Units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3

Whereas: During previous Comprehensive Plan (CP) changes, (2008 and 2009), the Mount Vernon Council of Citizens Associations (MVCCA) had the full support of the Mount Vernon Supervisor, Planning Commissioner, and the Mount Vernon Visioning Task Force:

Whereas: There has been no movement by the development community to redevelop these sub-units and parcels as they are currently planned:

Whereas: The Urban Land Institute May 17, 2012 study and Virginia Polytechnic Institute and State University July 2010 study recommended mixed use development to include, community- serving retail, and residential, in these sub-units and parcels of Richmond Highway:

Whereas: New residential communities would create a larger pool of disposable income and markets for higher quality retail:

Whereas: The MVCCA understands that mass transit will come to this area only when residential population increases:

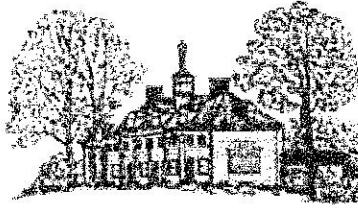
Whereas: The MVCCA supports the concept of communities that offer retail, residential, open space and commercial development combined as appropriate to the area, and to obtain the vision of a mixed-use, revitalized community on the west side of the Woodlawn CBC and south-west Suburban Neighborhood areas, a “residential option” needs to be added to the current CP language:

Therefore Be It Resolved: That the Mount Vernon Council of Citizens Associations requests that Mount Vernon Supervisor Hyland, Planning Commissioner Earl Flanagan, and At- Large Planning Commissioner Tim Sergeant support our request for:

- A. An out of turn plan amendment to the CP for sub-units A-1, A-2, A-3 in the Woodlawn CBC and parcels 1 and 3 of the Suburban Neighborhood Area outside the CBC, to add a “residential option” to the current CP language.
- B. Authorize concurrent Comp Plan language changes and rezoning applications for developers who are ready to proceed under the “Just in Time” process for these sub-units and parcels.

Further Be It Resolved: The MVCCA requests that Supervisor Hyland ask the Board of Supervisors to have the county staff take the appropriate and immediate action to amend the current CP language as stated in A and B above.

Committee Resolutions – Supporting Documents



Mount Vernon Council of Citizens Associations, Inc.
P.O. Box 203, Mount Vernon, VA 22121
www.MVCCA.org

May 18, 2015

Supervisor Gerald W. Hyland
Mount Vernon District Supervisor Office
2511 Parkers Lane
Alexandria, VA 22306

Dear Supervisor Hyland:

In July 2014, the Mount Vernon Council of Citizens Associations (MVCCA) adopted Resolution P&Z 2014-02 entitled "Recommendation for a Residential Option in the Woodlawn Community Business Center (CBC), Sub-units A-1, A-2, A-3 and Suburban Neighborhood Parcels 1 and 3" (attached). The Resolution sought expedited consideration of an amendment of the Comprehensive Plan to add the residential option and allow for "Just in Time" concurrent rezoning.


We understand that the request has not been implemented because County staff did not wish to interrupt normal proceedings with an expedited process absent an actual development proposal.

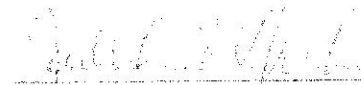
Therefore, since we understand there is now a residential proposal under consideration for 8800 Richmond Highway, Staff requirements appear to be met.

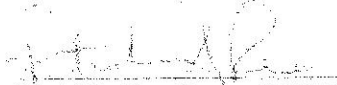
Accordingly, we reiterate the concerns and requests in our attached Resolution and ask that action be taken at this time to expedite the process for adding a residential option.

We do not at this time express any opinion with regard to the referenced proposal and fully reserve our rights to comment on all aspects of this or any other project as the process unfolds.

Sincerely,


David Dale, Co-chair MVCCA


Judith F. Harbeck, Co-chair MVCCA


Patrick L. Rea, Co-chair MVCCA

cc: Earl Flanagan, Planning Commissioner, Mount Vernon District
Tim Sergeant, Planning Commissioner, At-Large
Brett Kenney, Chief Aide to Supervisor Hyland
Karen Pohovylo, Chair, MVCCA Planning and Zoning Committee
Katherine Ward, MVCCA Planning and Zoning Committee, Strategic Planning Subcommittee
Catherine Ledet, Chair, MVCCA Environment and Recreation Committee
Catherine Voorhees, Chair, MVCCA Transportation Committee

Committee Resolutions – Supporting Documents

To : Fairfax County Board of Supervisors

From : Gerry Hyland, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for October 28, 2014

For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

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2. Request to Authorize a Plan Amendment for the Woodlawn Community Business Center

Background

Two land use studies by the Urban Land Institute (ULI) in 2012 and the Virginia Polytechnic Institute and State University (Virginia Tech) in 2010 examined the Woodlawn Community Business Center (CBC) and recommended mixed use development, community serving retail and residential uses in sub-units A-1, A-2, A-3 and suburban neighborhood parcels 1 and 3. This area is undergoing positive change as Richmond Highway is being widened. Jeff Todd Way is open to Telegraph Road, the National Trust and Arcadia are positioned to bring forward a new vision for Woodlawn Plantation. Wegmans is slated to open next year and the new Springfield Town Center is open for business. The Woodlawn CBC is the new crossroads where history meets new opportunities.

In order to leverage the new infrastructure, the Mount Vernon Council has endorsed a resolution that asks the Board of Supervisors to authorize a Plan Amendment to would authorize a residential option in this CBC. I ask that my colleagues endorse the following motion so staff in the Department of Planning and Zoning may evaluate their proposal and bring language before the Planning Commission and Board of Supervisors.

Proposed Action

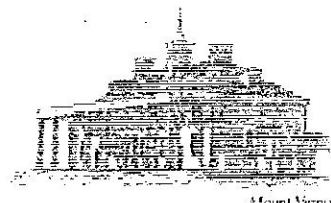
Therefore, Madam Chairman, I move that the Board of Supervisors authorize a Plan Amendment for the Woodlawn Community Business Center and direct staff to prepare and evaluate language based on the ULI and Virginia Tech studies.

Committee Resolutions – Supporting Documents



Dan Storek
Mount Vernon District Supervisor
Fairfax County Board of Supervisors
2511 Parkers Lane
Mount Vernon, VA 22306

Telephone: (703) 780-7518 E-mail: mtvernon@fairfaxcounty.gov



Mount Vernon

To : Fairfax County Board of Supervisors

From : Dan Storek, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for March 6, 2018

For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

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3. Motion for Comprehensive Plan Amendment for 8800 Richmond Highway

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Committee Resolutions – Supporting Documents

3. MOTION FOR COMPREHENSIVE PLAN AMENDMENT: 8800 RICHMOND HIGHWAY

Background

The 8.14 acre property located at County Tax Map Parcels 109-2 ((1)) 18C, 19, and 20, along the north side of Richmond Highway immediately west of the Woodlawn Community Business Center, is located largely within the 100-year floodplain of Dogue Creek. A substantial portion of the site has been disturbed with fill in the floodplain, and the site has hosted a range of industrial and commercial uses over the past five decades. Today, a welding operation and several trailers remain on the site.

The Comprehensive Plan indicates that the site is planned for private open space. A request has been made that the Comprehensive Plan for these properties be amended to provide for the consideration of residential use on the properties, including the disturbed portion. A rezoning application, RZ 2016-MV-018, and an associated Special Exception application have been submitted for a townhouse development on the site.

THEREFORE, I MOVE THAT THE BOARD:

Authorize Staff to evaluate an amendment to the Comprehensive Plan for residential uses up to 8 dwelling units per acre for Tax Map Parcels 109-2 ((1)) 18C, 19, and 20. Particular elements to be considered by the Plan amendment include evaluating the proposed density for the ability to: achieve full parcel consolidation; conformance with Policy Plan guidance that addresses disturbances to Environmental Quality Corridors, including the demonstration of an circumstances meriting disturbance to the EQC; and that mitigation/compensation measures would be provided to result in a net environmental benefit to the parcels and net benefits relating to most, if not all, of the purposes of the EQC policy that are applicable to the proposed disturbances. Furthermore, the proposed redevelopment of the property would need to be consistent with VDOT's proposed widening of Richmond Highway.

Furthermore, consistent with Board policy for concurrent processing of plan amendments and rezonings in revitalization districts, I move that RZ 2016-MV-018 be processed in an expedited manner with the Plan Amendment.