



**The Mount Vernon Council of Citizens Associations, Inc.**

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

<http://www.mvcca.org>

Supervisor Dan Storck  
2511 Parkers Lane  
Alexandria, VA 22306

October 1, 2017

Dear Supervisor Storck

Ref: MVCCA Resolutions Riverside Apartment Rezoning

On behalf of the MVCCA the attached resolutions are forwarded for your consideration and action.

The MVCCA General Council urges you to support the rezoning application RZ2016-MV-030 for the Riverside Apartment complex at North Gateway. That redevelopment will help spur further redevelopment in this CBC. The Planning Commission hearings are on Oct 5, 2017 and the Board of Supervisors hearings are Oct 24<sup>th</sup>.

Sincerely,

*Katherine Ward*

Katherine Ward  
Co-Chair  
MVCCA

Enclosed: MVCCA Joint Resolution 2017-04- (ER, PZ and Trans) Riverside Apartments Rezoning Application RZ 2016-MV-030

cc: Planning Commissioner Flanagan  
PlanCom  
BOS Secretariat

MVCCA Joint (ER, TRANS, PZ) 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 storm water improvements will be installed across the site (none exist currently since this site was developed before storm water 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 (TMD)
- Parking Reduction Request
- Off-Site Intersection Re-Stripping
- Enhanced Shuttle to Metro

**THEREFORE BE IT RESOLVED,** that the Mount Vernon Council of Citizen's 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.

**APPROVED BY THE MVCCA GENERAL COUNCIL AT THEIR SEPTEMBER 27, 2017  
MEMBERSHIP MEETING**