



Mount Vernon  
Council  
of Citizens'  
Associations

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# Record

By Subscription \$15.00 Per Year

Volume XXXVIII, No.2, FEB 2006

## NEXT COUNCIL MEETING

Wednesday, February 22, 2006, 8pm

Walt Whitman School Media Center/Library

## AGENDA

### CALL TO ORDER

Approval of Secretary's Minutes

Approval of Treasurer's Report

Committee Reports

Co-Chairmen's Report on Board Actions

### PUBLISHED ITEMS and RESOLUTIONS

### NEW BUSINESS

Member Association Representatives' Time

MV Supervisor's Time

Other Elected Reps and Public Time

### ADJOURNMENT

<b>Co-Chairmen</b>	Al Bornmann . . . . .	703.360.5964
	Robert Reynolds . . . . .	703.772.8708
	Mack Rhoades . . . . .	703.329.9120
<b>Treasurer</b>	Phyllis Evans . . . . .	703.960.2140
<b>Secretary</b>	Susie Ellicott . . . . .	703.329.2934
<b>Editor</b>	Dave Bolte . . . . .	703.765.0129
<b>BUDG</b>	George Bauer . . . . .	703.768.1774
<b>COAF</b>	Queenie Cox . . . . .	703.360.2414
<b>EDUC</b>	Judy Harbeck . . . . .	703.780.1883
<b>ENVR</b>	Jim Davis . . . . .	703.799.3278
<b>H/HS</b>	Louise Cleveland . . . . .	703.780.9151
<b>PL/Z</b>	David Dale . . . . .	703.765.8247
<b>PSAF</b>	Dallas Shawkey . . . . .	703.360.2185
<b>TRANS</b>	Frank Cohn . . . . .	703.780.5698
<b>FCFCA</b>	Judy Harbeck . . . . .	703.780.1883
<b>SCAWH</b>	Jerry Ireland . . . . .	703.768.6923

## PREVIOUS COUNCIL MEETING

Wednesday, January 25th, 2006, 8pm

Walt Whitman School Jack Knowles Lecture Hall

## MINUTES

**Associations Represented:** Collingwood on the Potomac, Collingwood Springs, Hollin Glen, Hollin Hall Village, Hollin Hills, Huntington, Marlan Forest, Montebello, Mount Vernon, Mount Vernon Manor, Mount Vernon on the Potomac, Mount Zephyr, Newington, Potomac Valley – River Bend, Riverside Gardens, River Towers, Spring Bank, Stratford on the Potomac IV, Sulgrave Manor, Villamay, Wellington, Wessynton, Williamsburg Manor, Williamsburg Manor North.

**Invited Guests:** Supervisor Gerry Hyland, the Supervisor's assistant Brett Kenney, and Dr. Jerry Gordon of the Fairfax County Economic Development Authority.

**Opening Remarks:** The meeting was called to order at 8:05 p.m., Co-Chair Mack Rhoades presiding. The minutes were approved as printed in the last *Record* (hereinafter, the *Record*). The report of the Treasurer, who was absent, was approved as printed. Dues payments must be received by March 1<sup>st</sup>.

Citizen Association re-registration for 2006 should be accomplished by the end of February for continuity of representation. Voting authority is withheld in March from those associations which have not re-registered. Forms for re-registering can be found and downloaded from the MVCCA Website. New associations are welcome to register for membership at any time.

Nominations for Citizen of the Year and Organization of the Year should be submitted by March 3d as indicated on the nomination form. Recognition will be made at the MVCCA Gala on Friday, April 21st at the Fort Belvoir Golf Club, as has been done annually in the recent past.

Budget Committee regular and special meetings on the County Budget for February and March are listed in the Committee Report for January. The Budget Committee schedule is contained in the February report in this *Record*.

# THE COUNCIL minutes

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## COMMITTEE REPORTS

**Budget & Finance.** Committee Chair George Bauer referenced the minutes printed in the *Record*. The Committee is preparing for the upcoming Budget review sessions and did not meet in January. The Chair would like feedback on Governor Kaine's suggestion that Fairfax County receive additional funds for transportation needs. A referendum on this subject was defeated because it was believed that funds would not go to Northern Virginia. The Chair would like input on this for a possible resolution.

**Consumer Affairs.** Co-Chair Al Bornmann, speaking for Committee Chair Queenie Cox, who was absent, noted no meeting was held in January; the next meeting will be February 7<sup>th</sup>.

**Education.** Chair Judy Harbeck said the Committee did not meet in January. She encouraged members to attend the February 1<sup>st</sup> meeting with County special education executives. Special education needs drive increases in the School Board budget. A joint meeting with Budget Finance will be held February 21<sup>st</sup>.

**Environment.** Chair Jim Davis referenced the minutes printed in the *Record* and said the Committee was reviewing three cases. The Committee has been actively involved in the North Hill site issue, which will be presented by the Planning & Zoning chair later in the evening.

**Health and Human Services (HHS).** Chair Louise Cleveland referenced the January *Record* HHS Report, page 3, and urged those paying attention to Inova's planning for Mount Vernon Hospital to read carefully for accurate information on two recent public representations, for the HHS Committee and for the Southeast Health Planning Task Force. She also answered a query, "What do you really think?" and invited member representatives to e-mail or call with other questions and suggestions.

Supervisor Gerry Hyland added several points, based on his meeting with Inova Vice President Rod Huebbers. The hospital wants to request a Certificate of Public Need for two operating rooms. Private rooms are absolutely essential, as is obstetrics. (Fairfax Hospital has too many births.) It is possible the hospital and the Army, whose future facility will be substantial, could work together to ensure the future of obstetrics care in the Mount Vernon area.

**Planning & Zoning.** Chair David Dale referenced the minutes published in the *Record* and the resolution on the North Hill site that is in opposition to the consensus of the Special Committee on Affordable Housing. He distributed an information packet that he developed on the issue.

**Public Safety.** Chair Dallas Shawkey referenced the minutes published in the *Record* that discussed the Committee's meeting with a supervisor for the Police False Alarm Reduction Unit. The next meeting is February 8<sup>th</sup> (a Wednesday), not February 2<sup>nd</sup>.

**Transportation.** Chair Frank Cohn referenced the minutes published in the *Record*. A briefing was held regarding the proposed flyover from the Telegraph Road beltway exit onto Huntington Avenue. A meeting will be held regarding the Route 1/Telegraph Road tie-in to replace the closed Woodlawn Road (known as the Fort Belvoir Bypass).

**Newsletter.** Editor Dave Bolte had no comments.

**Special Committee on Affordable Housing.** Committee Chair Jerry Ireland noted that the Northern Virginia Housing Alliance included the Committee on its web page. Committee meetings will now be held the last Thursday of the month. There is much interest in the use of the "one penny" set-aside from last year and the affordable dwelling unit issue. He encouraged Council members to review the North Hill package distributed earlier in the meeting.

Planning & Zoning Chair David Dale noted that the discussion on North Hill would not take place tonight but at the February Council meeting. He noted that the issue is not a specific development plan but rather to add language to the County Comprehensive Plan to allow the possibility of development in the future.

**Fairfax Federation.** Representative Judy Harbeck said the Federation's Board meeting will be tomorrow night. A couple of Council member associations now belong to the Federation as well. Co Chair Bornmann said his association (Stratford on the Potomac IV) had joined the Federation but had received no acknowledgment as of yet.

## CO-CHAIRS' REPORT

Co-Chair Bornmann called attention to the Citizen of the Year nomination forms printed in the January *Record* and to the new category, Association of the Year.

## RESOLUTIONS (all Planning & Zoning)

**Prospect Development.** This resolution, opposed to a proposed plan in New Alexandria that was also considered by the Environment Committee, failed 2-20-2.

**Enterprise Rent-A-Car.** This resolution, in favor of a special permit required to allow a business to occupy an existing building in an industrial park, passed 25-0-0.

**Hollin Hall Village.** After lengthy discussion about density and zoning, this resolution passed 23-1-1.

## INVITED GUEST SPEAKER

**Dr. Jerry Gordon**, President and CEO of the **Fairfax County Economic Development Authority**, spoke on the question, "Do we need more economic development?" The County has almost 600,000 jobs and 103

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million square feet of office space. It has the highest median family income in the United States; there is a big gap to the #2 location. There is no local income tax in the County, which pays 24 percent of the State's income tax. The County receives in return only \$0.19 (19 cents) for every dollar paid out. The County is the State's economic engine, but is not benefiting from it.

Of the County's general fund, 62 to 63 percent comes from the real estate tax. Businesses pay the same rate as homeowners. In 1974, the real estate tax rate was \$1.74 per \$100 in assessed value; rates have been reduced since then, and the current rate is \$1.00/\$100. A business that pays \$1.00 in tax "gets back" 35 cents; for a residence, it's the opposite: the residence receives more than \$1.00 in return. Although the number of businesses in the County is expected to increase, it is essential to increase the number of businesses so the tax burden does not continue to fall on homeowners.

The office vacancy rate is down to 7.8 percent from 19 percent two years ago. The Economic Development Authority is pursuing telecom, IT, government services, and minority businesses and is branding the County as "the" place to do business. New areas of interest include bioinformatics (particularly now that there is a major NOVA medical campus in Springfield) and foreign-owned enterprises.

Although the County achieves certain superlatives – schools and safety in particular – several "warts" are much in evidence. (Although increased diversity in the schools raises costs.) These warts are:

**Traffic.** Main competitors to the County for business are Boston, New York, Northern and Southern California, Atlanta, and London. Employees in these locales are accustomed to commutes of two hours or more. To them, Fairfax County traffic conditions are acceptable. For now, the schools are a major reason for existing businesses to stay in the County.

**Affordable Housing.** Twenty years ago, housing in the County was a problem for cleaning and construction workers. Later it became an issue for public servants such as teachers and police. Now, it is a big problem for mid-level professionals. And those people are essential for the sorts of businesses the County wants to attract.

**BRAC.** The proposed net gain of 20,000 jobs is the "worst good news" a jurisdiction could have. The key issues of traffic, housing, and schools must be addressed at all levels. In addition, the Department of Defense's proposed to disperse all currently leased military space could have a negative effect on Northern Virginia, although less than 1 percent of Fairfax County's inventory is at risk in such a situation.

A question was asked as to the Mount Vernon District's contribution to and return from taxes. Supervisor Hyland noted that the District was in the forefront in infrastructure development, as it is the oldest area of the County, but the Lorton area is now the fastest growing. The Supervisor sees increased demand for office space as a result of BRAC, and believes

the Federal Government will be essential to making the BRAC proposal work. He noted that office space on post (at Fort Belvoir) will mean no tax revenue to the County. Co-Chair Bob Reynolds said the biggest proportion of the space that will be added on post will be highly classified, and many employees in that space will be commuters. Private contractors will have to meet the same setback and other security restrictions. Supervisor Hyland foresees mixed use and higher densities and heights near Metro, similar to the Ballston area in Arlington.

## ELECTED REPRESENTATIVE'S TIME

Supervisor Hyland referenced the "Board Matters" handout and touched briefly on several topics.

The 19<sup>th</sup> annual town meeting will take place February 4<sup>th</sup>.

The County zoning administrator does not have special status with the Board of Zoning Appeals, which includes four attorneys.

A briefing on the clean-up required to finish the Fairfax County Parkway will be held February 1<sup>st</sup>.

The State Senate bill to restrict recreational activities in the evenings and on weekends will not pass.

The North Hill site was purchased to be a site for mobile homes. Phase I of the project accommodated everyone who had been displaced from the former Nightengale-Woodley home park, so the then-Phase II was not required at the time. The remainder of the site is uphill. This is not an easy issue, but it is good that it is being reviewed.

## NEW BUSINESS

Transportation Commissioner Earl Flanagan said that (Virginia State) House Bill 94 will define public uses in the context of eminent domain. He noted that the Council does not have a legislative committee, as the Fairfax Federation does, and asked the Board to take the matter under advisement. Supervisor Hyland said the Board of Supervisors Legislative Affairs Committee meets every Friday afternoon at 4:00 to review bills affecting County citizens. A report on Committee activities is issued the following Monday.

The meeting adjourned at 9:56 p.m.

# THE COMMITTEE reports

## BUDGET AND FINANCE

The Budget and Finance Committee did not have a regular meeting this month. Our scheduled meetings for February and March are listed below:

Please note that the previously scheduled February 28<sup>th</sup> meeting has been cancelled, as Gerry Hyland needs to be in Richmond on that day. Gerry will be our guest on March 1<sup>st</sup> along with Anthony Griffin.

Tuesday, February 21st, 7:30 pm: Joint with Education Committee, Library at Walt Whitman Middle School (School Budget speaker)

Monday, February 27<sup>th</sup>: Fairfax County Advertised Budget for FY 2007 is released.

Wednesday, March 1st, 7pm: Special Guests Anthony Griffin, County Executive and Gerry Hyland, Mt. Vernon District Supervisor. Location to be determined: the Library or the Auditorium depending on availability.

Friday, March 3rd, 7:30 pm: MVCCA Committee Chairs are invited to review the budget resolution with the Budget Committee

Tuesday, March 7th 7:30 pm: Our goal will be to finalize our resolution on the FY 2007 Fairfax County Proposed Budget

(All meetings will be held in the Principal's conference room at Walt Whitman Middle School unless otherwise noted.)

## CONSUMER AFFAIRS

Consumer Affairs met on Tuesday, February 7<sup>th</sup> at 7:00 p.m. at Walt Whitman Middle School in the Principal's Conference Room. Representative from Mt. Zephyr, New Gum Springs, Stratford on the Potomac and Mt. Vernon Lakes (Lee District) attended.

Guest speaker was Robert Brubaker, Director, Metroped Inc. Mr. Brubaker provided the Committee an update on the Metro Restroom issue. Mr. Brubaker stated that the resolution developed by the Consumer Affairs Committee and approved and passed by the General Council xxx.

In recognition of National Consumer Protection Week (February 5-11<sup>th</sup>), Fairfax County's Consumer Protection Services held a brown bag lunch on Identity Theft at South County on February 8<sup>th</sup>. The Committee was also provided information about the Federal Trade Commission's Grand Scam Challenge. The Grand Scam Challenge is three games (Spot that Scam; Bargainville; and Fact or Fiction) for consumers. We don't know how long the games will remain on the government's website; but, here's how you can Name That Game and take the Grand Scam Challenge <http://www.consumer.gov/ncpw>.

The Committee would like to provide the following information for member associations' newsletters:  
Consumer Protection Services are now available at South County Government Center in Suite 125 on the first and third Wednesdays of the month from 8:00 a.m. to 4:30 p.m.

The website for shortcuts to talking to a human – <http://www.gethuman.com>

The Committee will have a Stay-at-Home meeting for March. The Committee will be reviewing literature obtained from the Fairfax County Consumer Protection Services to develop a list of topics and guest speakers for the Council. A schedule of selected topics and guest speakers will be published in a future Record so members can mark their calendars.

## EDUCATION

The Education Committee met at 8 pm on February 1, 2006, in the library at Whitman Middle School. Associations represented were: Williamsburg Manor North, Stratford on the Potomac IV, Stratford Landing, Wellington, Mount Vernon Farms, Hollin Hills, Mount Vernon Civic, Sulgrave Manor, Riverside Estates and Mount Vernon Manor.

Speakers from Fairfax County Public Schools (FCPS) Department of Special Services were: Patricia Addison, Director of Special Education; Margaret Byess, Coordinator, Financial Management; Marty Humbertson, Coordinator, Monitoring and Compliance, and Matthew Norton, Staffing Analyst.

Although the Committee has previously heard presentations on the many services available to students with learning or other disabilities and on the effect of federal law, the focus of this meeting was the identification process, costs of services, demographic trends, comparisons to neighboring jurisdictions and compliance with federal and state requirements.

All speakers emphasized that pursuant to both state and federal law, the basic requirement is that a free and appropriate public education be made available to all school-age children with disabilities and be provided in the least restrictive environment. This has meant that children with mild to moderate disabilities are now served in general education classrooms in their local schools and, through its Target 10, the School Board seeks to increase the ability of base schools to educate significantly disabled children, with separate centers reserved for those with most severe problems.

The "least restrictive" requirement coupled with FCPS' effort to decentralize services means that nearly all special education teachers are now located in base schools. Depending on the needs at the particular school, special education teachers may provide some self-contained classroom instruction or may essentially team teach in the general education classroom. They also provide advice, assistance and strategies to general education teachers in meeting the needs of all students (disabled or not). Thus both special ed teachers and students, as much as possible, are integrated into the general ed population following the inclusive schools model, which stresses mutual respect and support in meeting the needs of all students.



# THE COMMITTEE reports

Screening committees (the first stage of identifying disabilities) are also local so that children are evaluated by persons most familiar with their situation, parents are more easily involved, and often the participants develop a local plan of action or strategy to address problems before proceeding to other stages of evaluation and identification. The Committee expressed some concern that decentralization may lead to confusion and disparity of results but the speakers emphasized that local committees receive specific guidelines and training and include individuals with professional training in the requirements including the school psychologist and special ed teachers. Local schools may seek additional training at any time as well as central office assistance in their deliberations. The Committee was pleased to hear the Compliance office is currently reviewing all screening case files as a "quality control" in addition to those where further evaluation was recommended. It was also noted that FCPS has relatively few determinations formally appealed. Greater parent involvement at the local level and throughout the process, as well as opportunities for informal resolution, perhaps increases confidence in recommendations and thus helps to avoid wasting resources on formal proceedings.

All participants noted that the size of the population receiving special ed services has remained a fairly constant 14% of the total enrollment, which is somewhat lower than neighboring jurisdictions. This both dispels the "urban legend" that significant numbers of families are relocating to Fairfax to seek out services and may also reflect the system's efforts through local screening and parent involvement to first seek local strategies to improve performance before special services are recommended. While a disproportionate number of special ed students are African-American and Hispanic, the speakers believed the main reason is a well-intentioned effort by local schools to get services for struggling students. While recognizing that concern has been expressed regarding system impact of possible over-diagnosis of Attention Deficit Disorder (ADD), particularly as to minorities and boys, the speakers noted that ADD is not in itself a "disability", unless severe or coupled with other problems although those with mild-to moderate ADD may be eligible for some services or assistance. This is again one area where the local presence of special ed teachers may assist other teachers in helping affected students in the general ed classroom setting.

However, the fact remains that special education is expensive, adding an average of about \$8000 to the cost for each child receiving service and rising at a rate of about 7.4%(comparable to general ed increases) for the past few years. They are seeing some increase in more severe disabilities, notably autism, which could lead to increased overall costs if the trend continues. The range of cost is between about \$4000, for a child receiving for example only some speech and language services, to more than \$35000 for children in some of the centers serving the most severely disabled. These centers are, however, a bargain in that FCPS would otherwise have to pay for private education at a cost of perhaps \$200,000; indeed some other jurisdictions pay tuition for students to attend FCPS' centers.

The Committee was surprised to hear that FCPS, by law, is responsible for screening and, if necessary, developing an Individual Education Plan (IEP) for all students with disabilities residing in or attending school in Fairfax County (including private school, whether or not a County resident). FCPS is required to actually provide certain identified services (such as speech and language, and including transportation to services) to all students, but must implement a formal IEP only for County-resident students (non-residents' home jurisdictions are responsible for implementing their plans). Other jurisdictions have similar responsibilities for Fairfax students attending school there.

FCPS is justifiably proud of its record on the success of its Special Ed graduates; 91.7% of 2004 graduates were engaged in post-secondary training, employment, or a combination, compared with the nationwide average of 75%. Indeed, the figures on 4-year college enrollment are even more favorable: 49% in Fairfax compared to 10% nationally. A variety of transition services are available to help students develop needed skills and locate the training or college experience which will best fit their abilities.

At the same time it is recognized that, as a group, perhaps not surprisingly, special ed students struggle on standardized tests like SOLs. Performance on these tests (and most special ed students take the same tests as others) continues to be a focus and scores are improving. It is believed that integration into general ed classrooms has improved overall performance, especially in allowing students to forge ahead in subject area strengths while receiving appropriate services in weak areas. System-wide focus on early reading intervention, including phonemic awareness, reading fluency and comprehension, as part of the School Board's Target 1, is seen as particularly helpful. While FCPS exceeds state minimum standards in special ed staffing and service provision—as it does in general ed as well—"minimum" standards are exactly that and are unlikely to produce success needed on SOLs for accreditation, compliance with federal law, or public expectations.

In other matters, the Chair passed out FY2007 Budget materials to help members prepare for the February 21, 2006, joint meeting with the Budget and Finance Committee (BUDG). Time constraints did not permit significant discussion but it was noted that very minimal amounts were designated for new initiatives and that the vast majority of the increase was attributable to teacher salaries, fuel and benefit cost increases. Approximately \$2.8 Million was saved, so far, in the administrative consolidation. Committee members are urged to also attend BUDG meetings on 2/27 and 3/1 (see BUDG minutes) and inform their associations on the issues.

Next meetings:

2/21/06 7:30 pm Whitman library: Mario Schiavo, FCPS Budget Director (joint with BUDG)

3/1/06 8 pm Whitman library (following BUDG meeting at 7 pm with County Executive Griffin, same location)

## ENVIRONMENT AND RECREATION

The Environment and Recreation Committee met at 7:30 PM, Feb. 1 in Room E-114 Mt Vernon High School: Attending were: Collingwood on the Potomac, Hollin Hills, Hollin Hall Village (2), Mt Vernon Civic, Mt Vernon on the Potomac, Mt Zephyr, Potomac Valley/ River Bend, Riverview, Spring Bank, Sulgrave Manor, Wellington, Wessington, Williamsburg Manor, Woodlawn Manor, Woodley Tree Save, representatives of Walsh/Colucci and RC Fields.

SE 005-MV-024, a single family infill lot, 29% impervious coverage, requesting water quality and detention waivers. This infill home is not required by County Ordinance to comply with standard development rules. No detention is required, water quality measures must be taken when lot coverage is over 18%. The developer had proffered buffer areas (approximately 1250 sq feet) to mitigate any water quality loss. The Committee had asked for no increase in peak flow for 10 year storm. That was not attainable. The developer, then, proffered 2428 sq feet of buffer with native vegetation. These buffer areas are to be a development condition, to be maintained by all present and future owners of this property. The Committee expressed concerns of these buffer areas to remain in perpetuity and that future owners are aware of this development condition. That this development condition be part of the deed and that future owners understand this condition will be expressed in a letter to the Planning Commissioner and Supervisor. The Committee voted (11-1-1) to not object to this development with above stated conditions.

SE 005-MV- 017 asks for a six unit condominium at 1111 "I" Street, New Alexandria. Zoned R-20. The developer agreed to not ask for a Best Management Practice waiver (BMP) (Chesapeake Bay waiver). The bio-filter/ detention system can be enlarged to accommodate more water to help attain water quality goals and help with detention. The Committee recognized that water quantity detention may need to be waived. Outfall appears to be adequate. The Committee voted 12-1-1 to not oppose this application as presented.

The North Hill property was discussed. Woodley Tree Save informed the Committee of the Woodley Estates resolution. The Committee voted (12-2-0) to forward their North Hill resolution to the MVCCA. Because of the obvious mission of the Environment and Recreation Committee and the submitted nomination language, the Committee endorsed no change in Comprehensive Plan language, thus, allowing North Hill to remain undeveloped and recommended to be a passive park under the Fairfax County Park Authority.

### Announcements:

March 21 at the Kennedy Center, 7 PM premier of Dyke Marsh film, FREE  
March 28 at the Old Town Theatre, 815 King Street Dyke Marsh film, \$5.00  
More info at: [www.fodm.org](http://www.fodm.org)

April 8 Alice Ferguson Potomac River Clean-up  
[www.potomaccleanup.org](http://www.potomaccleanup.org)

Fairfax County and NVSWCD will now pay for storm drain markers in residential area Contact: Northern Va Soil and Water Conservation District (703) 324-1423 Christine Jolicœur

Next meeting: Wednesday, March 1, 7:30 PM, Room E-114 Mt Vernon High School.

## HEALTH AND HUMAN SERVICES

Participating, on Feb. 7, were 11 MVCCA representatives—from Belle Haven Terrace, Collingwood on Potomac, Hollindale, Hollin Hills, Hollin Glen, New Gum Springs C.A., Mount Vernon C.A., Mount Zephyr, Potomac Valley-River Bend, Stratford Landing, Stratford on Potomac.

### Two issues were the focus:

(1) *the annual opportunity for citizen review and comment on needs and resources for health and human services*, during the County's presentation of a Budget Plan for FY2007 (July 1, 2006-June 30, 2007);  
(2) *the Resolution, "APR Nomination for Development of North Hill"* (submitted from the Special Committee for Affordable and Workforce Housing, for MVCCA consideration). Because the Area Plan Review task force (APR) for our area is scheduled to consider the North Hill Nomination Feb. 28, the HHS Committee began by reading and discussing this Resolution carefully, and concluded by supporting the Resolution, 9-1-0; the committee then recommended it to be published this month, 10-0-0. (The chair did not vote.)

### "North Hill Nomination" + MVCCA's "Resolutions" in response:

North Hill (33 wooded acres on Richmond Hwy above Dart Drive) and Woodley Hills Estates Mobile Home Park (115 sites on roughly 16 acres, below) are paired in an absurd stalemate. A high fence with a warning, "No Trespassing" stands between the people and the trees, and this is what remains of the 590-home Woodley-Nightengale Mobile Home Park. The MHP was taken by eminent domain and purchased (with HUD funds) by the state-commissioned Fairfax County Redevelopment and Housing Authority, to build low and moderate income housing, twenty-five years ago. Today, the county's Comprehensive Plan (Area IV) says North Hill is "planned as a park for passive recreational use." And this year a citizen has come forward with a Nomination to amend that unfulfilled plan, to allow "an alternate" of homes to be developed together with park.

No? Yes! How? At the Jan. 25 General Council, representatives received a 5-page handout, "North Hill," that included the complete text of a "Nomination" to amend the Fairfax County Comprehensive Plan, together with reasons some have offered for and against accepting any change. (For reference, the Comp Plan description and Nomination addition to it are also inserted into the first "Whereas" of the Resolution, "APR Nomination for Development of North Hill.") The Nomination *adds "as an alternate"* that North Hill may be "redeveloped" for both park *and* homes, provided a site plan is developed "in an open public dialogue with surrounding neighborhoods and the Mount

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Vernon District community.” The Nominator has stated his intention to leave enough flexibility so that surrounding neighborhoods could find *common ground* during open public dialogue, yet provide specific guidelines for an acceptable site plan.

But, not specific enough, say many, who question whether the Nomination language for redevelopment is so flexible as to allow *unacceptable* development. (The P&Z/E&R Resolution calls for the Comp Plan language to remain as is, no change.) The status quo at the site is unacceptable to others: especially near neighbors, for whom the “open space” in question was no “public park” but an unsupervised place, where neighbors fear their children may wander. On Feb. 1 the residents of Woodley Hills Estates MHP voted for a “Resolution” describing their own vision for North Hill, reflecting what residents had been “guaranteed” by the county in 1986. This resolution was circulated to several Committee chairs (as referenced in E/R and SCAWH minutes) including HHS. By Feb. 6, the SCAWH chair had drafted another Resolution, to incorporate key principles of the Woodley Hills MHP association, together with points that state additional Council concerns. This Resolution, reviewed on Feb. 7 by the HHS Committee, is “APR Nomination for Development of North Hill.”

HHS discussion centered on (1) the well-documented need to expand the supply of housing affordable to the workforce regionally, and reduction of such housing that is occurring now in our area, (2) complex conditions on development and/or transfer of this land that have been imposed during its 25-year history of public ownership, (3) the “common ground” Nomination made by a citizen, in order to allow (via amendment to the current Fairfax County Comprehensive Plan) development of a park in combination with some housing, (4) objections (from several points of view) to the Nomination text from neighborhood representatives, and (5) the “compromise” Resolution (from the Affordable Housing committee) that states for the APR task force several MVCCA limitations on how development may take place at North Hill and supports the Nomination language only with a significant stated increase in the *minimum* of public park required (64%).

## Health and Human Services Review and Planning for FY2007

The Feb/March agenda focuses on our annual opportunity, in the county’s planning and budgeting process, for citizens to understand how our county’s public resources are being deployed by the Board of Supervisors and to speak as individuals, as neighborhoods, and through the Mount Vernon Council as a strong voice of reason.

Severe fiscal restraints during major growth in the scale and complexity of needs have made strategic planning, and leveraging private and voluntary resources, a way of life among Fairfax County’s public and private health and human services agencies. Human services coordination, once designed in 5 regions, is now pared down to 4, expanding Region I (which includes Mount Vernon and Lee) into Springfield. Regional Manager Ken Disselkoen’s concerns now encompass services for more than 200,000 people, 1/4 at least born in another country.

Two major concerns of this committee in recent years have been (1) effective programs and strategies of prevention and early intervention that deserve our support, and (2) affordable housing availability that some have termed the “#1 prevention strategy” that can stabilize working families and help build communities.

As the county goes beyond gang suppression (police) to prevention and intervention strategies, human service professionals warn that studying real risks of particular schools or neighborhoods often reveals multiple risks among youth that are much more prevalent (even fatal) than gang wannabe activity. “Multiple risk” prevention, After School programs 5 days a week for example, may be expanding to a middle school near you.

**Monday, Feb. 27**, public review begins officially, with publication of the county’s *FY2007 Advertised Budget Plan* and presentation to the Human Services Council. Public hearings before the Board of Supervisors are April 3-5, BOS “markup” is April 24, and adoption is scheduled for May 1.

**Tuesday, Feb. 28, 7:00 p.m.** HHS Committee meets with Region I Human Services Manager Ken Disselkoen, MV Government Center, Room 1, to review planning and budgeting.

**Tuesday, March 7, 7:30 p.m.**, HHS Committee meets, IMVH Conf. Rm C.

**Wednesday, March 29, Route 1 Task Force on Human Services** reviews budget with Dep. Co. Exec. Verdia Heywood, et al.

**H/HS 2006 Agenda:** HHS reps and committee chair (703 780-9151) welcome suggestions. Clear choices, so far, are planning for Mount Vernon Hospital/Lorton Healthplex, affordable housing, and Community Service Board issues including the bond-funded facility renovation and program development to take place at Mount Vernon Community Mental Health Center (as well as the “Gregory Drive” facility).

## PLANNING AND ZONING

The meeting was called to order at 7:35 PM. In attendance were representatives from the following associations: Bellehaven Terrace, Collingwood on the Potomac, Collingwood Springs, Engleside, Hollin Hills, Huntington, Marlin Forest, Montebello, Mt Vernon Manor, Mt Vernon Mobile Home, Mt Zephyr, Newington, Newington Forest, Potomac Valley-River Bend, Riverside Estates, Riverside Gardens, Spring Bank, Stratford Landing, Stratford on the Potomac Section IV, Sulgrave Manor, United Voice of Kings Crossing, Waynewood, Wellington, Wellington Heights, Wessynton, Williamsburg Manor, Williamsburg Manor North, and Wm H. Randall Estates. One resolution from January was reconsidered, and five new land use cases were heard. The January resolution was reaffirmed, and four new resolutions were passed.

The Committee reconsidered the January resolution that rejects any change to the language of the Comprehensive Plan concerning North Hill. The Committee believes the best use for North Hill is as a passive recreation park and reaffirmed the January resolution opposing changing in the Comprehensive Plan language.

# THE COMMITTEE reports

The first land use case SE 2005-0272 was a proposal for Walgreens to build a 24-hour pharmacy with a 24-hour drive-thru window on the north side of Boswell Avenue at Richmond Hwy. The pharmacy is a by-right use, but a special exception is required for the drive-thru window adjacent to a residential property, even though that property will remain empty with a conservation easement. The Committee voted to not oppose.

The second land use case 2232-V05-22 was a proposal for T-Mobile to build a cell phone antenna to replace a light pole at Mt. Vernon High School. The tower would be 69 feet tall, and have a 12 x 15 equipment area under the bleachers. Riverside Estates strongly opposed the application. The Committee was split on whether to support or oppose. Riverside Estates has a resolution opposing the T-Mobile application and will present it at the Council meeting; it is published on the P&Z website.

The third land use case RZ 2005-MV-029 was a proposal for Inova to build a "healthplex" facility on Lorton Road. This facility would provide a variety of medical services but will not have overnight beds. The Committee voted to not oppose.

The fourth land use case was a proposal to install four light poles to light one softball field at Whitman Middle School. The primary beneficiary would be girls' softball teams who currently do not have adequate facilities. The lights would not be lit after 9:30PM. At this time there is no firm proposal pending community support. The Committee voted to not oppose the concept of lighting the field. The fifth land use case was SE 2005-MV-017 at 1111 I Street in New Alexandria. This proposal is to replace a single house made unlivable by hurricane Isabelle with a 6-unit condominium. The desire is for the new building to use the same setbacks as the existing house, that is, 7 feet in the front and 5 feet in the back. The Committee voted to not oppose. *Note from the Chair: The P&Z resolution on SE 2005-MV-017 has been combined with a similar resolution from the Environment and Recreation Committee and will be presented as a joint resolution by Jim Davis.*

The meeting adjourned at 9:55 pm. The next Planning and Zoning meeting is Monday, March 6, 2006, 7:30 PM, in the Jack Knowles Lecture Hall of Whitman Middle School.

Visit the committee's web site [www.mvcca-pz.org](http://www.mvcca-pz.org) for additional information and supporting documents.

## PUBLIC SAFETY

Associations represented: Collingwood on the Potomac, Hollin Hills, Mount Vernon, Mount Zephyr, Riverside Estates, Riverside Gardens, Southwood, Stratford on Potomac Sect IV, Wellington, and Williamsburg Manor.

The chair began with a review of the prostitution problem in the Route 1 corridor. It has been a problem as long as anyone can remember. The chair remembers discussing the issue with the Commander of the Mount Vernon Police twenty years ago. The Police have addressed the problem through a combination of efforts. One is to place police

women dressed as prostitutes along Richmond Hwy in the areas where prostitutes work. The Police arrest men who proposition them. Their names are then published in the local newspapers. The real prostitutes are arrested when they offer services to undercover men. This has not had a long term significant impact. The Police concern now is that with the advent of the internet, men have now written blogs about the appearances and specific services of individual prostitutes working along Richmond Hwy. The chair brought a copy of a specific blog for those who cared to review it. (It was too graphic to be read aloud.)

Police believe that the prostitution problem is not going away because the court penalties have been too little to discourage the practice. Most of the prostitutes work to support a drug habit. One proposal will require a minimum of thirty days in jail for the first conviction with substance abuse counseling. When they receive subsequent convictions, the time in jail will increase. We will be looking at the problem and some solutions during the next few months.

The committee reviewed the new Community Emergency Alert Network (CEAN). CEAN will be used by county officials to deliver emergency alerts, notifications, and updates during major crisis or emergency. Messages will be delivered to e-mail accounts, cell phones, text pagers, satellites phones and wireless PDAs that are registered on the system. CEAN messages provide a personal connection to real-time updates, instructions on where to go, protective actions that need to be taken and other important information such as National Weather Service watches and warnings and severe traffic alerts. CEAN is run by the Fairfax County Office of Emergency Management. You can review CEAN and sign up to receive emergency information at [www.fairfaxcounty.gov/cean](http://www.fairfaxcounty.gov/cean).

The committee reviewed recent criminal acts including the rape at the Red Roof Inn on Richmond Hwy. It also reviewed some of the public safety legislation being considered in the Virginia General Assembly.

The next meeting of the Public Safety Committee will be held in Community Rm. 3, Mount Vernon Governmental Center beginning at 7:30pm, Thursday, March 2, 2006. We will receive a presentation on the Fairfax County Police School Resource Officer (SRO) Program by Sergeant Richard Jackson, the Police SRO Coordinator, and SROs from our high schools and middle schools.

## TRANSPORTATION

The MVCCA Transportation Committee met at 8 PM on February 6, 2006 in the Walt Whitman Intermediate School Library. Attending were Mr. Mack Rhodes, Co-Chair MVCCA; Mr. Earl Flanagan, Mount Vernon District Transportation Commissioner; representatives of 25 member organizations (Belle View Condo, Berkshire, Collingwood Springs, Fair Haven, Gum Springs, Hollin Hall, Huntington, Marlan Forest Heights, Milway Meadows, Montebello, Mount Vernon, Mount Vernon Manor, Mount Vernon on the Potomac, Mount Zephyr, Potomac Valley-Riverbend, Riverside Estates, Stratford on the Potomac, Sulgrave Manor, Southwood, Tauxemont, Waynewood, Wellington, Wessington, Williamsburg Manor, Woodland Park) and one interested citizen.



Mr. Mark Hagen and Mr. Nhan N. Vu of VDOT updated the Committee on the operations of the Computer Operated Traffic Signals. The system serves 3 counties (Fairfax, Prince William and Louden) and encompasses 1,110 signal lights and 15,000 sensors. The system is able to collect data, monitor traffic in real time and provide timing changes which can be downloaded from its headquarters. Along US Highway #1 a total of 64 intersections are controlled. Four different cycles are programmed for each weekday encompassing the two different rush hours, and between rush hour traffic. Weekends again have different cycles. Portable video cameras are used to verify sensor data. Traffic simulations test for optimum settings. Traffic quality is rated on a scale of A – F ('A' represents an 8 second delay, 'F' represents 80 seconds or more). The system has resulted in an approximately 30% improvement in rush hour traffic. Pedestrian traffic requirements are included in the programming. Buses and Emergency vehicles can preempt the traffic signals at 23 intersections, however, buses can only trigger a 10 second extension of the green light and only when they are running late; the added time is subtracted from the green for the side street. The Committee advised Mr. Hagen of the need to adjust the timing for pedestrians at the Huntington intersection and our desire for a count-down light at that location, per resolution to be presented to the MVCCA. Mr. Hagen explained that, aside from the expense, there are procurement problems in Fairfax County for these count-down lights, attributable to a lack of Federal specification guidelines. The problem of weekend congestion was discussed and Mr. Hagen was requested to reexamine the weekend traffic jams between Janna Lee and Boswell. The Committee also presented a complaint concerning poor visibility of painted lane markings. Mr. Hagen advised that new type of luminescent paint is being procured and he would welcome our recommendation of locations for first priority application.

The representative from VDOT Maintenance, who was scheduled to brief on the current resurfacing schedule, failed to appear. Mr. Hagen advised that the Chair contact Rene Hamilton at VDOT.

A Resolution to install a user friendly count-down traffic light at the Route #1/Huntington Ave intersection was adopted by a unanimous vote of 23 'For'. The Resolution is printed elsewhere in the Record.

The Committee was updated on the following topics: (1) In support of the military Base Realignment and Consolidation (BRAC), the Woodlawn Plantation intersection will be improved. Four lanes of Old Mill Road will feed into the existing two lanes of the Mount Vernon Parkway. (2) The proposed rail study, which will examine rail options and routings, has been funded. (3) The Committee was apprised of a request from a Belle View Condo resident to reverse our stance of a couple of years ago, when we recommended to the Park Authority to copy the current intersection arrangement found at Belle Haven/GW Memorial Parkway to apply as well at the intersection of Belle View Boulevard/GW Memorial Parkway for the purpose of enhanced safety. He suggested that we adopt the original Park Authority recommendation which proposed prohibiting a left turn at the latter intersection. In a vote asking to change our previous recommendation, the Committee opted with 7 'Yes' and 10 'No' votes to retain the original recommendation. (Note: In reviewing documentation, the

communication with the Park Authority in 2004 was by letter between the Committee Chair and the Park Authority based on Transportation Committee actions; no MVCCA Resolution was ever drafted or adopted). (4) A document listing 518 bus stops within our District which require prioritization was examined by members of the Transportation Committee. It was decided to await the County's priority proposal before we can make any comments. (5) The Woodrow Wilson Bridge Project is proceeding with design options for a Beltway to Huntington Avenue Fly-over, which will alleviate some of the concerns expressed by the residents of the area. We will continue to monitor the progress of the design. (6) Mr. Earl Flanagan advised that our Resolution on Parking Restrictions in Residential areas was considered by the Federation and that there is ongoing coordination with the County to see if an "opt-out" provision can be added.

The next meeting of the Committee is scheduled for 8 PM on Monday, March 6, 2006 to be held in the Library of the Walt Whitman Intermediate School. Agenda to be announced.

## SPECIAL COMMITTEE ON AFFORDABLE AND WORKFORCE HOUSING

The Special Committee on Affordable Housing held its monthly meeting on January 26, 2006, at the South County Government Center in the Mount Vernon Conference Room. The following 10 MVCCA members were represented: United Voice at King's Crossing, Collingwood on Potomac, Riverside Estates, Belle Haven Terrace, Sulgrave Manor, Mason Hill, Stratford Landing, Mount Zephyr, Stratford Landing, Villa May. The following nonvoting participants in the Committee were also present: Lois Passman, John McCormick, Elizabeth Lardner, and MVCCA Co-chair and liaison Robert Reynolds.

The meetings are now scheduled for the 4<sup>th</sup> Thursday of the month, in preparation for the next month's Council meetings, to facilitate communication with other committees and MVCCA meetings.

**Information Team Meeting, Jan. 21:** At the Jan. 12 MVCCA Executive Board meeting, 3 committees brought resolutions for and against a citizen's nomination to amend the Comprehensive Plan language describing how North Hill may be developed. Because the Affordable Housing Committee resolution (Jan. 10) had quoted the Nomination text and had supported this amendment to the Comp Plan, while resolutions from Planning and Zoning and Environment and Recreation had opposed any change to the Comp Plan, the Board agreed there was need for further discussion, tabled all resolutions, and asked all committees concerned to contribute to an informational handout, to be distributed at the Jan. 25 General Council meeting. The Information Team prepared a list of pros (for land development) and cons (against leaving the land as is) regarding North Hill, as requested. The next Info Team meeting will be Feb. 18, 4 p.m.

**Revising the Resolution on North Hill:** The chair reported that a 5-page handout on North Hill had been distributed at the General Council the previous night, Jan. 25. (Later, it was also posted on the P&Z web site.) It is to be a basis for month-long discussion by the Mount Vernon Council, with a vote regarding North Hill scheduled in February. The committee agreed to put forward again the resolution it passed Jan. 10, (described on page 10, January MVCCA Record) and then discussed the chairs' request for latitude to negotiate with others and make revisions as needed. There might be wider agreement around, for example, a stronger guarantee of a larger percentage of parkland than the minimum specified in the North Hill Nomination. The committee expressed varying opinions on the need to "negotiate" and revise, but ended by encouraging the chair to do so. This has resulted in the revised Resolution, from the chair, "APR Nomination for Development of North Hill."

**Renaming Special Committee on Affordable Housing:** The Committee discussed the effects of using "affordable housing" terminology in the committee and whether this is creating more problems than intended. There are negative connotations with the affordable housing terminology. More people can relate to workforce housing terminology rather than affordable housing. But some people who should and do qualify for "affordable housing" programs are not able to be in the "workforce," and others regardless of income level are not necessarily "eligible" for either one, though they might be for overnight emergency shelter. The Special Committee on Affordable Housing considered 3 names, took a vote on each, and recommended their first choice for consideration of the Feb. MVCCA Executive Board meeting:

- (1) Special Committee on Affordable/Workforce Housing—0 votes;
- (2) Special Committee on Workforce Housing—2 votes, and
- (3) Special Committee on Affordable and Workforce Housing—7 votes.

**Defining Affordable (and Workforce) Housing:** Members of the Special Committee on Affordable and Workforce Housing will discuss and solidify a policy paper to be presented for the March Council meeting. (A preliminary version was developed and circulated for comment during January among committee participants, to be brought to the February Exec Board.)

**Development Team:** No new announcements to report. The Development Team is starting to look at other areas such as the Lorton area for potential places to consider for workforce and affordable housing.

**Next Meeting:** The next meeting of the Special Committee on Affordable Housing will be held on Thursday, February 23, 2006 at 7 PM at the Mount Vernon Government Center. (Room TBA)

## RESOLUTIONS IN THIS RECORD

MVCCA-2006-PL/Z-12: North Hill Comprehensive Plan Language

MVCCA-2006-PL/Z-13: Walgreens Pharmacy SE 2005-0272

MVCCA-2006-PL/Z-14: INOVA Rezoning RZ 2005-MV-029

MVCCA-2006-PL/Z-15: Lights for Whitman Middle School Softball Field

MVCCA-2006-ENVR-16: 1111 "I" Street SE 2005-MV-017

MVCCA-2006-ENVR-17: 6414 Boulevard View SE 005-MV-024

MVCCA-2006-TRANS-18: Countdown Traffic Light - Richmond Highway & Huntington Avenue

MVCCA-2006-SCAWH-19: APR Nomination for Development of North Hill

## COUNT-DOWN TRAFFIC LIGHT – RICHMOND HIGHWAY/ HUNTINGTON AVE

**WHEREAS,** The Woodrow Wilson Bridge construction project has changed traffic patterns in the Huntington Ave/Richmond Highway area, placing a greater traffic burden on that intersection,

**WHEREAS,** Pedestrians attempting to cross Richmond Highway at the Huntington Ave intersection have great difficulties crossing the Highway within the allowable time limit,

**WHEREAS,** Considerable pedestrian traffic exists at that location, wherein residents on the East side of Richmond Highway desire to reach business establishments on the West side and residents on the West side desire to use the Fort Hunt trail on the East side.

**THEREFORE BE IT RESOLVED THAT,** VDOT promptly reexamine the timing of the traffic light at the intersection of Richmond Highway/Huntington Ave with emphasis on pedestrian needs and expeditiously emplace a pedestrian friendly count-down traffic light at the intersection.

## Resolution MVCCA-2006-SCAWH-19 APR Nomination for Development of North Hill

WHEREAS, a citizen has submitted a Nomination for an amendment to the Fairfax County Comprehensive Plan, to be considered in the 2006 APR process, that would add an alternative redevelopment use on North Hill to the existing text, as follows:

Under Area IV, Mount Vernon Planning District, page 40 titled SUBURBAN NEIGHBORHOOD AREAS BETWEEN BEACON/GROVETON AND HYBLA VALLEY/GUM SPRINGS COMMUNITY BUSINESS CENTERS (Refer to Figure 8)

[The existing text on North Hill is:]

4. The North Hill, a part of the former Woodley Nightingale Redevelopment Area (approximately 33 acres) located on the eastern side of Richmond Highway north of the Hybla Valley/Gum Springs Community Business Center and the Woodley Hills Estates Mobile Home Park, is planned for Public Park for passive recreational use.

[The Nomination would add after the existing text:]

As an alternate:

a. North Hill may be redeveloped up to the density permitted by existing zoning with housing that is affordable to a range of low and moderate income households with incomes less than 80% of the Fairfax County median, and a treed park that is at least 30% of the site, provided a site plan is developed in an open public dialogue with surrounding neighborhoods and the Mount Vernon District community.

b. Site plans should:

1. Consider clustering homes or other innovative land planning,
2. Provide access from Dart Drive,
3. Protect the maximum number of mature hardwood trees and topography,
4. Minimize impervious surfaces,
5. Maximize access to public transit,
6. Provide significant visual and noise buffers,
7. Provide safe attractive trails that connect surrounding neighborhoods, and
8. Provide access for pedestrians and motorized wheel chairs to nearby stores, offices and public transit.

WHEREAS, the Mount Vernon Council of Citizens' Associations has expressed longstanding support (1) for revitalization and development countywide that includes affordable housing appropriate to current and long-term needs, and (2) for environmental concerns throughout the district and in particular at North Hill,

WHEREAS, the MVCCA Affordable Housing Committee has asked the Council during its January 2006 meeting to consider an amendment to the Comprehensive Plan that would allow development to occur on the North Hill for affordable housing purposes together with a treed park;

WHEREAS, the nomination language submitted to Fairfax County allows development of up to 70% of the land with a *minimum 30%* remainder being a "treed park," but does not specifically require that the land remain publicly owned or be transferred to the Fairfax County Park Authority;

WHEREAS, the need for parkland and open space along Richmond Highway is a well recognized and serious problem, with North Hill being one of the only opportunities to address this need;

WHEREAS, mobile homes and manufactured homes both ensure homeownership to the local community at a much lower cost than any other type of home ownership, so that this type of development would be a great addition to the depleting amount of affordable homes in the area;

WHEREAS, the mobile/manufactured home community most directly affected and adjacent to the North Hill, Woodley Hills Estates, favors development of approximately 36% of the land to complete the mobile home park promised by Fairfax County officials in 1986, with the remaining 64% of North Hill to be available for public parkland, permitting significant preservation of existing tree cover;

WHEREAS, mobile/manufactured homes are the only housing style assured to decrease in numbers along the Route 1 corridor, while other types of housing (townhouses, garden-style apartments, and condos) are increasing in numbers;

WHEREAS, the North Hill property was acquired through condemnation proceedings for a public purpose;

NOW THEREFORE BE IT RESOLVED, that the Council is opposed to selling this land to a private developer; and

BE IT FURTHER RESOLVED, that the Council does not object to additional mobile/manufactured home development in the portion of North Hill already zoned for this purpose, provided that site plans are acceptable to the Woodley Hills Estates community; and

BE IT FURTHER RESOLVED, that the Council continues to promote the protection of this green space by urging the Area Plan Review committee and Fairfax County officials to require 64% or more of North Hill to be controlled under/transferred to the Fairfax County Park Authority as a public park, one that protects existing tree cover while serving the needs of local residents and the community.

BE IT FINALLY RESOLVED, that the Mount Vernon Council of Citizens' Associations supports the Nomination to amend the Comprehensive Plan, providing the Nomination is clarified to require a minimum of 64% planned for public park and the remaining 36% planned for mobile/manufactured home park, including 103 mobile home or manufactured home sites.

## 6414 BOULEVARD VIEW, NEW ALEXANDRIA SE 005-MV-024

**WHEREAS**, applicant wants to build a single family home on three consolidated lots at 6414 Boulevard View in the New Alexandria area, and

**WHEREAS**, New Alexandria Civic Association has no objection to proposed Special Exception, and

**WHEREAS**, applicant is requesting storm water detention and water quality (Chesapeake Bay) waivers, and

**WHEREAS**, current regulations allow such practice in the lower reaches of watersheds, and **WHEREAS**, applicant has proffered 1450 square feet of buffer in perpetuity to offset waivers, and

**WHEREAS**, applicant has agreed to proffer 2428 square feet of buffer in perpetuity for proposed construction, and

**WHEREAS**, immediate neighbors of proposed construction have expressed concerns of the water generated by such construction, and

**WHEREAS**, applicant has agreed to place drainage swale, at back of house as close as practical to proposed construction away from adjacent property, and

**WHEREAS**, applicant has also agreed that VDOT right of way shall be improved on H Street in front of adjacent property for drainage purposes, if necessary, and

**WHEREAS**, neighbors have no objection to compatibility of bulk or size of proposed home.

**THEREFORE BE IT RESOLVED THAT**, the Mt Vernon Council of Citizens' Associations does not object to granting this Special Exception, provided buffer of 2428 square feet in perpetuity is included in this Special Exception.

## RESOLUTION ON NORTH HILL COMPREHENSIVE PLAN LANGUAGE

**WHEREAS**, A nomination has been submitted to change the Fairfax County Comprehensive Plan language for North Hill at the northeast corner of Richmond Highway and Lockheed Boulevard, and

**WHEREAS**, The nomination adds an option to develop part of North Hill to provide housing restricted to people whose household income is less than 80% of the Fairfax County median income, and

**WHEREAS**, The nomination lists specific goals of development but does not require that the future development plan actually meets these goals, and

**WHEREAS**, The nomination specifies that "a site plan is developed in an open public dialogue with surrounding neighborhoods and the Mount Vernon District community" but does not require community acceptance, and

**WHEREAS**, The current Comprehensive Plan language for North Hill reads:

"...is planned for public park for passive recreational use."

(CP, area IV, Richmond Hwy corridor, p. 38, para. 4), and

**WHEREAS**, The current Comprehensive Plan recommends new urban parks near commercial centers like Hybla Valley: "Development of new Urban Parks in the Community Business Centers should be an integral component of revitalization efforts..." (CP, area IV, Overview, p. 16), and

**WHEREAS**, The Countywide Policy Element of the Comprehensive Plan recognizes the continuing loss of natural areas and the need to protect the few remaining natural areas for neighborhood use, visual relief, scenic screening, buffering, and to preserve environmental quality, and

**WHEREAS**, North Hill is the only large parcel between Huntington and Fort Belvoir that is planned for park use and is suitable to serve the purposes of the Policy Element as stated above, and

**WHEREAS**, Failure to provide adequate parkland has a negative impact on the quality of life for all residents in the District, especially those near North Hill, and

**WHEREAS**, A soil survey done for the Redevelopment Housing Authority (RHA) recommends that construction be avoided because of steep slopes and large deposits of unstable marine clay, and

**WHEREAS**, A tree survey done for the RHA determined that North Hill contains over 125 healthy mature specimen hardwood trees, some in excess of 100 years old, the last such stand on the Richmond Highway corridor, and

**WHEREAS**, Any level of development will cause environmental damage and a loss of tree cover, which is discouraged by the County, and

**WHEREAS**, HUD has written to RHA that the federal funds used for condemning North Hill could be used to provide a park since the surrounding census tract is about 38% low-income, exceeding the 21% low-income requirement, and

**WHEREAS**, The traffic signal on Richmond Highway at Lockheed Blvd – Dart Drive already has a lengthy red cycle due to the volume of traffic heading north on Richmond Highway from Lockheed Boulevard, and adding any vehicles entering from Dart Drive will make a bad traffic situation even worse, and

**WHEREAS**, It is better to locate affordable housing in areas that are under-utilized and suitable for redevelopment, rather than destroy wooded open space,

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations reaffirms that the best use for the North Hill property is as a county park and requests that the current language in the County Comprehensive Plan be retained as is.



## RESOLUTION ON WALGREENS PHARMACY SE 2005-0272

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**WHEREAS**, Walgreens Pharmacy proposes to construct a 24-hour pharmacy on the north side of Boswell Avenue at Richmond Highway, and

**WHEREAS**, the pharmacy would have a 24-hour drive-thru window, necessitating a Special Exception application, and

**WHEREAS**, one lot in the consolidation will remain undeveloped, zoned residential, and have a conservation easement placed upon it to prevent future building on the lot so it will remain as buffer to the adjacent community, and

**WHEREAS**, Walgreens has planned for right-only-in and right-only-out traffic from Boswell Avenue to limit the impact on traffic on Boswell Avenue, and

**WHEREAS**, no waivers are requested, and

**WHEREAS**, the adjacent community supports the application, and

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations does not oppose this special exception application, as presented.

## RESOLUTION ON INOVA REZONING RZ 2005-MV-029

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**WHEREAS**, Inova Health Care Services wishes to construct a "healthplex" medical facility on 14 acres at the southeastern quadrant of the Lorton Road/Sanger Road intersection to provide a wide variety of medical services (24-hour emergency care, outpatient surgery, medical imaging center, medical office space) but not providing any overnight beds, and

**WHEREAS**, there is a clear need for these medical facilities in the Lorton area, and

**WHEREAS**, most of the parking will be in structured parking, leaving large areas as open space and landscaped with native trees and bushes, and

**WHEREAS**, the building will be up to 130,000 square feet, representing an FAR of 0.21 where an FAR of 0.30 would be permitted, and

**WHEREAS**, the only waivers that have been requested are for screening, and

**WHEREAS**, the local community supports the application,

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations does not oppose this rezoning application, as presented.

## RESOLUTION ON LIGHTS FOR WHITMAN MIDDLE SCHOOL SOFTBALL FIELD

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**WHEREAS**, Department of Community Recreation Services (DCRS), the Mount Vernon Youth Athletic Association, and Fort Hunt Youth would like to install four light poles to illuminate one softball field at Whitman Middle School, and

**WHEREAS**, the lighting of the softball field will allow better and more equal access to fields for several girls' softball teams, and

**WHEREAS**, the design of the lights and their distance from any homes essentially eliminates all impact on the homes, and

**WHEREAS**, the lights will not operate later than 9:30PM, and

**WHEREAS**, the lights would comply with all lighting regulations, and

**WHEREAS**, the adjacent community association has not opposed the lighting plan, and

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations does not oppose lighting one softball field with four light poles at Whitman Middle School, as presented.

## RESOLUTION ON 1111 "EYE" STREET SE 2005-MV-017

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**WHEREAS**, the home at 1111 "eye" Street in New Alexandria was condemned as a result of flooding from hurricane Isabelle, and

**WHEREAS**, the owners wish to build a six-unit condominium building to replace the condemned house, and

**WHEREAS**, an open parking area will be under the building, and

**WHEREAS**, the first floor of the building will be elevated above the parking area and above the flood limit, and

**WHEREAS**, the proposal is to use the front and rear setbacks of the existing house, 5 feet and 7 feet respectively, but the shallow depth of the property requires a Special Exception, and

**WHEREAS**, the adjacent neighbors do not oppose the plan, and

**WHEREAS**, the only waiver requested is for building in an RPA, and

**WHEREAS**, storm water run-off will be treated with detention and bio-filters,

**THEREFORE BE IT RESOLVED THAT**, the Mount Vernon Council of Citizens' Associations does not oppose this Special Exception, as presented.

## MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS Treasurer's Report

Treasurer's Report

For period from January 1, 2006 through February 9, 2006

	Budget 2006	Actual to Date	Budget to Actual (to date)
<b>Balance Beginning Period</b>		<b>\$2,188.93</b>	
<b>RECEIPTS</b>			
Dues	\$4,500.00	\$1,842.00	-\$2,658.00
Record Subscriptions	\$345.00	\$0.00	-\$345.00
Gala Income	\$2,645.00	\$0.00	-\$2,645.00
<b>TOTAL RECEIPTS</b>	<b>\$7,490.00</b>	<b>\$1,842.00</b>	<b>-\$5,648.00</b>
<b>DISBURSEMENTS</b>			
Record Expenses	\$4,800.00	\$527.25	\$4,272.25
Administrative	\$625.00	\$0.00	\$625.00
Gala	\$2,500.00	\$0.00	\$2,500.00
Web Site	\$690.00	\$0.00	\$690.00
Postage	\$400.00	\$0.00	\$400.00
<b>TOTAL DISBURSEMENTS</b>	<b>\$9,015.00</b>	<b>\$527.25</b>	<b>\$8,487.75</b>
<b>Balance Ending Period 2/9/06</b>		<b>\$3,503.68</b>	

## COMMITTEE CALENDAR FOR MARCH 2006

**MVCCA Board-SUPV Thursday, Mar 9th, 7:30pm**

Date/Day/Time	Comm.	Place	Chair	Phone
3/7 T 7:30	H/HS	IMVH-C	Louise Cleveland	703.780.9151
By 3/7 T 7:30	COAF	On-line	Queenie Cox	703.360.2414
2/21 T 7:30	BUDG	WWMS PC	George Bauer	703.768.1774
3/1 W 7:00		WWMS PC		
3/3 F 7:30		WWMS PC		
3/7 T 7:30		WWMS PC		
3/1 W 7:30	ENVR	MVHSE114	Jim Davis	703.799.3278
3/1 W 8:00	EDUC	WWMS L	Judy Harbeck	703.780.1883
3/2 Th 7:30	PSAF	MVGC	Dallas Shawkey	703.360.2185
3/6 M 8:00	TRANS	MVGC	Frank Cohn	703.780.5698
3/6 M 7:30	PL/Z	WWMS-LH	David Dale	703.765.8247
2/23 Th 7:00	SCAWH	MVGC-S	Jerry Ireland	703.768.6923

*The **Record** (USPS 702-510, ISSN 1055-5986) is published monthly except August for \$15.00 per year by the Mount Vernon Council of Citizens' Associations, P.O. Box 203, Mount Vernon, VA 22121-0203. Periodicals postage is paid at Mount Vernon, Virginia.*

*POSTMASTER: Send address changes for the **Record** to P.O. Box 203, Mount Vernon, Virginia 22121-0203.*



# Record

PO BOX 203  
Mount Vernon, VA 22121-0203  
[www.mvcca.org](http://www.mvcca.org)

Periodicals Postage  
Paid at  
Alexandria, Virginia