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Mount Vernon Council of Citizens' Associations

Record

Volume LVII, No. 06, June 2024

FROM THE CO-CHAIRS

1. DELAYED ELECTION OF THE EXECUTIVE BOARD WILL TAKE PLACE AT THE JUNE MEETING. SEE CANDIDATES ON PAGE 14.
2. River Farm held the opening of their new Children's Lending Library. See the article and pictures on page 17 of this Record.
3. E-bike on bike path opposition response letter from NPS on page 15 of this Record.

MVCCA General Council Meeting Minutes

MVCCA GENERAL COUNCIL MEETING MINUTES

05/22/2024 (Virtual Meeting/ZOOM)

PRESIDING: Co-Chair Lynn Pascoe

ATTENDING

- Co-Chair - Katherine Ward
- Secretary - Tamara Srader
- Treasurer - William Kane

Committees

- Environment and Recreation - Larry Zaragoza
- Planning and Zoning - Bindu Mathur
- Transportation - Jason Zaragoza
- Southeast Fairfax Development Corporation - Ellen Young
- Storm Water Management Special Committee - Leo Milanowski

Communities Attending

- Huntington
- Wellington Civic Assoc
- Belle View
- Holland Court Property
- Gum Springs Homeowners Organization
- HHV
- BHTCA
- Montebello
- Villamay
- Mt Vernon Civic
- Bell Haven Citizens Assoc
- Mt Zephyr
- Collingwood Springs
- Wessynton

Community Members

- Ron Chase- Director of the Wes Ford Museum located in Gum Springs; Linda Hollis - President of the Wes Ford Legacy Foundation; Erica Christ, Mt Vernon on the Move

MVCCA BOARD

Co-Chairs	Katherine Ward	co.chair1@mvcca.org
	Lynn Pascoe	co.chair2@mvcca.org
	open	co.chair3@mvcca.org
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PS	open	chair.ps@mvcca.org
TRAN	Jason Zaragoza	chair.tran@mvcca.org
SFDC	Ellen Young	rep.sfdc@mvcca.org
FCFCA	Marty Lowery	rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski	specialcommittee@mvcca.org

----- Council Minutes -----

----- Council Minutes -----

Elected and Appointed Officials and Staff: Supervisor Dan Storck, Mount Vernon District; Nick Rinehart, Mount Vernon County Staff; Peyton Smith, Mount Vernon County Staff

The meeting was called to order at 7:02 PM

April 2024 minutes - Minutes approved unanimously.

Motion – Postpone the MVCCA Election until June 2024 – approved unanimously

TREASURER REPORT: As reported in the Record, no income for the month of April and one small, anticipated charge of \$150. The Treasurers report, as published in the April Record, was unanimously approved.

Budget for 2024 – 2025 has been published in the record anticipating 41 members renewing their membership. Motion to approve the budget was unanimously approved.

EDU – Did not meet last month or this month. Planning on next year being a busy year about school boundaries. West Springfield has already started a petition that has 450 signatures to ask that boundaries not be changed. They are needing more people on the committee if boundaries are reviewed next year. If you hear any issues that come up about boundaries, please reach out to the committee.

E&R - did not meet this month and no resolutions this month - minutes are in the record.

PZ – minutes are in the record; Linda Hollis with Westford Legacy and planning on painting on water towers on Fordson Road; E&R visited to talk about the joint resolution along with the Transportation Committee that will be presented; Dave Walker from Belle Haven Citizens Association also visited; Huntington Avenue project concerns were sent via a letter to Supervisor Storck letting him know that the committee supports second floor residential and the committee does not support the idea of a community center. Next meeting is June 3rd.

Co-chair – Meals tax is being raised by the Board of Supervisors for September vote. MVCCA has supported this in the past. Sen. Surovell and Del. Sickles and discussion about budget with most focus on education.

TRANS – Met and had a recap of Mike Rioux and the airport noise working group team between Fairfax County, Prince Georges County and City of Alexandria to address concerns of airport noise south of DCA; changes in flight technology which was causing more flights to go over Alexandria and along Mt Vernon. Meeting quarterly now to address departures and arrivals. Asked that VDOT in charge of the 495 express lane project to meet with the committee and VDOT communicated

that they did not have any updates and they will be coming to the September meeting. Park service did reopen bridge 23 on the parkway.

Stormwater – Met in collaboration with E&R to discuss the county executive memo of 23 April which provide an interim update on what they are doing now and what they plan on doing in the future for Fairfax County. Looking about how to solve flooding issues around the county. Spending 95 million dollars in capital improvements. Estimated cost to mitigate flooding problems will take approximately 600 million dollars. If they do not get these funds, then the problem won't be mitigated until 2094. Minutes will be in the Record.

Fairfax Federation – met on the 16th and talked about their elections during general meeting. How is the Federation in the legislative agenda and going to Richmond and talking to the people involved. Biggest issue is results of JLARC. New President will hopefully make some influence.

SFDC – Art projects along the corridor and Evan is working with LDS to make Richrmond Highway look better during construction. Thinking that Evan should be talking to P&Z about projects.

Supervisor Storck comments –

Nick – notified the group that next month he will be leaving the Supervisor's office and moving to Baltimore, and this will be his last MVCCA meeting. His replacement will be Peyton Smith for Land Use and Development. Diego Rodriguez Cabrera will be taking over Peyton's role in Transportation.

Please see the May 2024 Newsletter from Supervisor Storck; County budget approved – costs going up dramatically. 15% of real estate taxes are commercial which is much lower than other areas. Two concerns with budget; Animal Protection Policy Officers and proposal to incorporate them into the Animal Control Services Division. He supports having both as part of the police and animal protection. Meeting with the attorney of the Parker and looking at the offering of the 2nd floor community space that might address the comprehensive plan.

Queenie – questions – back in January the question was asked about the 100k that the county was going to give to the Gum Springs museum. The money has not been provided because the money has already been provided to the museum in the form of different things. Nick should know about this and asking him to follow up. MOU is still under review by the procurement department. He will follow up with Queenie. Understanding is the county has provided 100k in kind and state will provide the other 100k.

2nd question – asked if they were we still on for the meeting with the West Ford legacy foundation? Supervisor Storck send an email to inform based on the article written in the Gazette that he was not comfortable leading this and thought the article misrepresented the conversation and made him look biased in the process. He doesn't think he is, but perception is there, so he has withdrawn from the process.

Meals tax topic – think we need to look at all options for revenue.

PACE program – all-inclusive care for the elderly and supports individuals to stay in their homes. Provider in the is Cherry Blossom. 22309 is the poorest part of Rt 1 and why this area is excluded in their coverage. The only provider in the NOVA area.

1st Project – ETHOS vet clinic – not much new; site plan review

2nd Project – Ft Hunt and Richmond Hwy- still trying to secure a tenant before they go into the site plan process.

Alexandria Crossing – seems to be stalled.

Service Station – please work with code compliance out to take a look as the fence has been down for some time.

Adjourn: 8:08 PM

Respectfully submitted by Tamara Srader

----- Committee Reports -----

Budget & Finance

We are looking for a chair for this committee. If you are interested, please contact a co-chair.

Education

Education committee did not meet in June.

**JOINT
Environment & Recreation /
Special Committee on
Stormwater Management**

[NOTE: See Stormwater Committee minutes on page 8].

Wednesday June 5, 2024 Joint Meeting of the Environment and Recreation Committee and the Stormwater Committee

Chair: Larry Zaragoza

E&R Representatives: Huntington Community Association, Wellington Civic Association, Belle Haven Terrace Civic Association, Mount Vernon Civic Association, Hollin Hall Village Citizens Association, Belle Veiw Condominium Unit Owners Association, Pavilions at Hunting Metro Community Association, and Potomac Valley-River Bend Civic Association.

SW Representatives: Tauxemount Community Association, Inc

Special Guest: Joni Calmbacher, Stormwater Planning Division Director

Chair Zaragoza called the meeting to order at 7:04 pm. Director Calmbacher provided a briefing on stormwater planning, which included describing the projects that are underway in the Mount Vernon District. She also described the benefits of stream restoration and some of the other key projects that are underway in other parts of the county.

Leo Milanowski presented the resolution recommending support for the county flood program, which was described in the County Executive's April 23, 2024 memorandum. Following his presentation, Alan Ruof moved the resolution and Anita Kerr seconded the motion. The motion passed unanimously.

Larry Zaragoza presented the resolution on data centers. He first highlighted adjustments provided by the P&Z meeting. Following discussion, Alan Ruof moved the resolution, which was seconded by Dorothy Keough. The motion passed unanimously.

Dorothy Keough described progress in developing a resolution on invasive plants in Collingwood Park. Larry agreed to try to set up a meeting with Park Authority staff to collect information to support a resolution.

At 8:40 pm Leo Milanowski moved to adjourn the meeting, which was seconded by Anita Kerr. The motion passed unanimously.

Planning & Zoning

Planning and Zoning (P&Z) Monthly Meeting 5/6/2024

Committee Attendees:

- P&Z Committee Chair
- Belle Haven Terrace Civic Association
- New Gum Springs Civic Association
- Hollin Hall Village CA
- Belle View Condominium
- Mount Zepher Citizens Association
- Montebello Condominium Unit Owners Association
- Riverwood Homeowners Association
- Huntington Community Association
- Civic Association of Hollin Hills

Other Attendees:

- MVCCA Co-chairs
- Sara Mariska – Lukens Lane Project
- Charles Jones– Lukens Lane Project
- Matthew Jones– Lukens Lane Project
- Nathan Ribyat – R.C. Fields
- Scott Adams – McGuire Woods
- Toby Milman – Transwestern
- Mt. Vernon on the Move Editor
- SFDC
- Other concerned citizens

Proceedings:

Lukens Lane Development Project – Land use attorney Sara Mariska briefed us on the progress on the Lukens Lane development project. The Lukens Lane development was held up by the County because the plan did not preserve enough trees. The developer resubmitted a new plan for 11 single family homes and three out lots for tree preservation. This is one less home than the previous submission and includes three out-lots dedicated to long-term tree preservation. These revisions have significantly increased the tree canopy, but the developer still requests a deviation of the tree preservation target. In addition, the developer has received a VDOT connectivity waiver, which exempts the project from requiring secondary access to the community. The committee agreed that the plan is acceptable and supports the deviation from the tree preservation target. A resolution was written to accept this project.

IMP Building – Land use attorney Scott Adams briefed the committee on progress with the IMP building redevelopment. Since our previous meeting, the Supervisor met with the land use attorney of the developer. The Supervisor questioned if residential is appropriate for the site, which is currently zoned commercial, and did not commit to raising the project priority in

the County Comprehensive Plan. Since then, the developer has agreed to consider first floor commercial, however; the developer needs the redevelopment to be categorized as a Tier 1 project in the County Comprehensive Plan from its current status as a Tier 3 project, before any detailed planning can be begun. The committee voted unanimously to support the developer’s request to move the project to a Tier 1 project and will support through a letter to County staff.

Updates on open projects:

2550/2560 Huntington Ave – Supervisor Storck still wants 2nd floor retail or some sort of public use, which is inconsistent with their recommendations of the impacted communities and the P&Z committee. The developer advised the Supervisor that they could not do the 2nd floor commercial or public space because of security concerns, and offered to make the plaza available for public use such as Farmers’ Markets or outdoor concerts. The County staff is amenable to this compromise and the project is expected to go before the Planning Commission in July.

Public Safety

Meeting minutes not available.

Transportation

May 13, 2024

The Mount Vernon Council of Citizens’ Association (MVCCA) Transportation Committee met on May 13, 2024 in a virtual gathering hosted on Zoom. Participating in the meeting were Jason Zaragoza, MVCCA Transportation Committee Chair & Attendance-Taker for tonight’s meeting; John Bioty, Transportation Committee Note-Taker for tonight’s meeting; MVCCA Co-Chairs Lynn Pascoe and Katherine Ward; and MVCCA Treasurer Bill Kane.

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle View Condominium Unit Owners Association; Gum Springs Homeowners Association; Holland Court Property Owners Association; Huntington Community Association; Montebello Condominium Unit Owners Association; Mount Vernon Civic Association; Mount Vee Manor HOA; Riverwood Homeowners Association; Stratford Landing Citizens Association; Villamay Community Association; Waynewood Citizens Association; Wellington Civic Association; Wellington Heights Civic Association; and Westgrove Citizens Association.

Total attendance for the meeting was 19.

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ANNOUNCEMENTS:

Chairman Zaragoza sent out a “read-ahead” indicating the Transportation Committee had two agenda items related to the [DCA Community Noise Working Group](#).

(1) Mike Rioux (Mason Hill) will give an update on the Working Group's progress. In that regard, Chairman Zaragoza noted that the Airport Working Group Public Meeting originally scheduled for April 29, 2024 was cancelled but will be rescheduled sometime this summer, and:

(2) Poul Hertel (Riverwood) will discuss technical aspects of the Washington Airport Noise Study during the [meeting held on January 25](#), 2024. A Word document, with details was included.

Chairman Zaragoza sent out the National Park Service (NPS) slides with the read-ahead. These slides were presented to the Mount Vernon Civic Association on May 8, 2024. They addressed the South Parkway Improvement Plan's Environmental Assessment. Committee members noted that “No Significant Impact (FONSI)” was given to NPS planned improvements. The NPS slides also included traffic enforcement statistics for 2023 and announced the reopening of Mount Vernon Trail Bridge Number 23 on May 19, 2024. NPS requested that Chairman Zaragoza share the South Parkway Environmental slides with the Committee and if there were any questions or comments, that they be documented in writing and sent to NPS. Chairman Zaragoza indicated that time would be allotted for the Committee to discuss NPS' slides.

AGENDA ITEMS:

Technical aspects of the Washington Airport Noise Study during the Working Group's [Meeting on January 25](#) by Mr. Poul Hertel.

The agenda items for tonight's meeting deal with Aircraft Noise to surrounding area communities from Reagan National Airport (DCA). Previous Transportation Meetings discussed aircraft noise pollution. The two paragraphs below were extracted from meeting minutes and are presented here as background information:

Aircraft Noise Community Working Group: In 2017, Washington Reagan National Airport launched an Aircraft Noise Community Working Group to identify and implement noise mitigation solutions for National Airport Traffic over the surrounding communities. As part of this effort, the Metropolitan Washington Airports Authority (MWAA) voluntarily launched an interactive Community Complaint Dashboard. Through its participation in the MWAA, the National Airport Aircraft Noise Community

Working Group, successfully achieved support for ensuring aircraft flight over the city of Alexandria was minimized. Aircraft noise complaints, however, continued. One reason blamed for continuing complaints was the Federal Aviation Administration's (FAA) implementation of Next Generation (NextGen) National Airspace System. NextGen allows more point to point aircraft travel using satellite navigation to shorten time of flight while increasing the number of flights and saving fuel. As a result, aircraft noise continues as a growing concern among residents in the area.

South of the Airport Noise Study: In May 2023, the City of Alexandria, as well as Fairfax County and Prince George's County, entered a two-year Airport Noise Study with airport noise adviser, Vianair Consulting. The study is specifically focused on the communities south of DCA. This project includes discussions with the Steering Committee and Design Team. It includes community engagement meetings, and outreach. Again, the objective is to work with Vianair Consulting in addressing noise reduction strategies for FAA implementation to reduce noise levels south of Reagan National Airport.

DISCUSSION: At tonight's meeting, Chairman Zaragoza mentioned that his focus was to afford the Transportation Committee an update on the current Airport Noise Study Program. In that regard, he called upon Mr. Poul Hertel to lead the first part of the discussion.

Mr. Hertel confirmed that the public meeting on Airport Noise originally scheduled for April 29, 2024 was cancelled but will likely be rescheduled for sometime this summer. He cited the January 2024 Airport Noise Working Group Meeting and showed the Committee a southern aircraft departure graphic depicting the original proposal from the Study Group. The graphic consisted of a Standard Instrument Departure (SID) from Runway 19 at National Airport for routes south and west. He stated that aircraft departing south and transitioning west start their route by flying along the Potomac River. However, this results in no reduction of noise over Old Town (which he claimed to be one of the worst noise locations) and a 5 decibel (dB) noise reduction over the Groveton Community. For the Fort Belvoir, Fort Hunt and Mount Vernon Areas, however, the route results in a 5 dB noise increase. Mr. Hertel noted that Mount Vernon Estate, which exists was to honor the legacy of our 1st president, draws approximately one million visitors each year; those visitors have to deal with bothersome aircraft noise instead of enjoying the historical estate.

Mr. Hertel stated that numerous studies have shown that “duration of noise” rather than “intensity” was more bothersome. He cited anecdotal evidence that in some cases south of DCA, that conversations were being halted for as long as two minutes due to excess aircraft noise before they could

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be continued. He noted that in flying the "River Route" that the water was highly reflective of noise and meant that "if you lived by the water" aircraft noise was going to be worse by 10 to 15 dB. Mr. Hertel also informed the Committee that the Vianair Consulting noise collection devices showed higher readings than those placed by the FAA. He mentioned that this could be because the FAA's devices were not in the right place. He concluded that noise levels documented in the study by the FAA could be actually higher than those stated. The current Air Noise Study appears to be repeating the original FAA route options as indicated by the consultant Vianair during the DCA Community Noise Group Meeting on January 25, 2024. This raises concerns and calls for a closer examination of the FAA Noise Study conducted to analyze the effects of the proposed changes. Contrary to the misconception that altering flight routes is inconsequential, the study found a "significant effect."

Update on the Noise Study Working Group Progress by Mike Rioux.

Mr. Rioux, who followed Mr. Hertel, went into the history of the Airport Noise Working Group. He stated that work started in 2015 around the time of the FAA's implementation of NextGen. NextGen is the FAA's Next Generation Air Transportation System intended to modernize the U.S. National Airspace System. Through NextGen, the FAA has revamped air traffic control infrastructure for communications, navigation, surveillance, automation, and information management intended to increase the safety, efficiency, capacity, predictability, flexibility of U.S. aviation.

Mr. Rioux stated that that representatives from Fairfax County served on the Noise Study Group joining members from Prince George's County and the City of Alexandria. He mentioned that in 2017, two FAA Reps working with the Study Group developed Revision 8 to DCA's Runway 19 Departure. Since that time, things have been stuck in the mud.

In 2022, the effort finally got to address Revision 8 when resources became available to fund Vianair consultant. The Study Group now consists of Vianair and members of Fairfax County, Prince George's County, and the City of Alexandria. Although the FAA has published Standard Instrument Departures (SIDs) for National Airport as well as Standard Terminal Arrivals (STARs), the team's task was to develop a design philosophy to those SIDs and STARs to reduce aircraft noise to surrounding communities. Mr. Rioux indicated that so far, the Study Group has only discussed **departure** procedures and mainly to the south. **Arrival** procedure modifications have yet to be developed for noise reduction at National Airport for surrounding communities.

Mr. Rioux confirmed that the City of Alexandria was one of the worst aircraft noise pollution areas in the local vicinity. He said the Study Team's recommendation for Runway 19 was to move

the departure route two degrees east to alleviate some of that noise over Alexandria. This followed the team's design philosophy of (a) keep flights over the river, (b) no over flight of schools or hospitals and (c) no area to receive a disproportionate level of noise than the other. Mr. Rioux then discussed a couple unofficial proposals that involved coded departure points on SIDs. One of those involved a departure point called Cindy (a left turn 2 miles south of the Wilson Bridge). He mentioned that the FAA didn't hate the recommendation so it may have a chance. Mr. Rioux said that arrivals to DCA seemed like a bigger issue but the team hasn't gotten there yet. There is a meeting in two weeks with Vianair to discuss arrivals.

DISCUSSION: One member asked Mr. Rioux what the FAA considered was an acceptable noise level for humans. The answer was 65dB. Another member noted that in Europe that number was not acceptable as a noise level for people. Mr. Rioux concluded his discussion by saying there was a lot more work to be done by Airport Noise Reduction Study Group. He also mentioned that he was apprehensive that the FAA would gladly accept change to their current procedures. He thought revamping FAA procedures for area noise reduction would be a long fought out battle lasting maybe 5 or more years, before any appreciable results can be felt.

New Business:

MCCCA Co-Chair Katherine Ward mentioned that electric scooters as well as standard bikes were littering the Mount Vernon Trail (MVT) now that weather has warmed. She noted one electric bike and one standard bike were left on the MVT in the vicinity of her house. She informed National Park Service (NPS) Superintendent Charles Cuvelier of this fact.

One member commented on the NPS slides shown to the Mount Vernon Civic Association on May 8th, 2024 that addressed the South Parkway Improvement Plan's Environmental Assessment. He said that it was hard to believe that all the changes mentioned could have no significant environmental impact. In his mind, these changes clearly showed a significant impact and made the Parkway functionally different from the purpose it was intended. There were no follow up comments from Committee members regarding the issue.

Prior to closing, Chairman Zaragoza mentioned that there are two scheduled virtual public meetings this week on proposed service changes and fares to the Fairfax Connector Bus Service. One of these changes is Route 335 (Fort Belvoir). The meetings will take place Tuesday May 14th (at 12 Noon) and Thursday, May 16th (at 7 PM). Full details can be found at: https://www.fairfaxcounty.gov/connector/news/C6_24

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Meeting Adjourned:

Without further new business, a motion to adjourn was raised and quickly seconded. The May 2024 MVCCA Transportation meeting concluded at 8:17 PM.

June 10, 2024

The Mount Vernon Council of Citizens' Association (MVCCA) Transportation Committee met on June 10, 2024 in a virtual meeting on Zoom. Participating in the meeting were Dan Reinhard, Senior Project Manager, Virginia Department of Transportation (VDOT); AJ Hamidi, Senior Transportation Planner, Fairfax County Department of Transportation (FCDOT); Lt. Tim Wallace, United States Park Police (USPP); Jason Zaragoza, MVCCA Transportation Committee Chair & attendance-taker for tonight's meeting; John Bioty, Transportation Committee note-taker for tonight's meeting; MVCCA Co-Chairs Lynn Pascoe and Katherine Ward; and MVCCA Treasurer Bill Kane.

Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle View Condominium Unit Owners Association; Gum Springs Homeowners Association; Holland Court Property Owners Association; Hollin Hall Village Citizens Association; Huntington Community Association; Montebello Condominium Unit Owners Association; Mount Vernon Civic Association; Riverwood Homeowners Association; Stratford Landing Citizens Association; Sulgrave Manor Civic Association; Villamay Community Association; Waywood Citizens Association; Wellington Civic Association; and Wellington Heights Civic Association.

Total attendance for the meeting was 20.

ANNOUNCEMENTS:

Chairman Zaragoza sent out a "read-ahead" indicating the Transportation Committee would receive a brief update by VDOT's Dan Reinhard on right-of-way acquisitions for the widening of Richmond Highway.

AGENDA ITEMS:

Right-or-Way Acquisitions for Richmond Highway Widening by VDOT's Senior Project Manager, Dan Reinhard

Chairman Zaragoza introduced VDOT Senior Project Planner Dan Reinhard who gave a presentation on the right-of-way acquisitions for the planned expansion of Richmond Hwy.

The project covers the 3.1 mile stretch of Richmond Hwy from Jeff Todd Way to Sherwood Hall Ln. The proposed plan will widen the road from four to six lanes, provide separate cycle tracks and American Disabilities Act (ADA) accessible sidewalks on both sides of the road, and reserve the median width necessary to accommodate Fairfax County's future Bus Rapid Transit (BRT) plans for dedicated bus-only lanes.

There are three bridge replacements and two sound walls. Utility relocations will begin as the necessary right-of-way and easements are acquired. He noted that the current construction estimate is \$464M and that the project is fully funded.

The acquisition of full parcels is now complete, although there are ongoing rent-back agreements for some properties in which the occupant has not yet secured replacement housing. Properties that have been acquired and are vacant buildings are being demolished as soon as possible to minimize nuisance activities. Six demolitions have already been completed with an additional eight anticipated.

VDOT received notice to proceed with partial parcel acquisitions in late-May. He noted that VDOT's right-of-way agents will be contacting impacted Phase 1 property owners to discuss necessary partial acquisitions. This will be for Phase 1 only, as shown on the map below. Right-of-way acquisitions for Phase 2 are scheduled to begin later this year.



Mr. Reinhard added that each property is unique and that VDOT will hold individual meetings with individual property owners/tenants. He advised residents to contact VDOT directly for information about specific parcels.

DISCUSSION: Chairman Zaragoza opened up the question-and-answer period to Committee members. There were many questions concerning traffic flows during the construction project and whether nearby roads like Fort Hunt Road and the George Washington Memorial Parkway (GWMP) would be impacted. Mr. Reinhard indicated that VDOT's plan was not to overburden adjoin roads.

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One Committee member asked whether utilities along the constructed roadway would be placed underground. Mr. Reinhard indicated that underground utilities would have added considerable cost – approximately \$45M – to an already increasing budget and so they will not be underground. Several members asked about reluctant owners to give in to the state regarding the sale of their property to ensure right-of-way. Mr. Reinhard said that VDOT was doing everything in its power to cordially acquire properties but the last recourse was eminent domain. With regard to buildings' access to the road way, Mr. Reinhard stated that some buildings had code access to the highway and VDOT was aware of that.

The widening of Richmond Hwy is estimated to be completed in 2028 and the Bus Rapid Transit (BRT) line is estimated to begin running in 2030.

Before concluding, Mr. Reinhard left his phone contact information as 703-259-2599 and included his email address as Dan.Reinhard@vdot.virginia.gov. He encouraged anyone who wanted further information on the Richmond Highway improvement project to visit the website vdot.virginia.gov/richmondhighway.

New Business:

Prior to opening the floor to Committee members during member time, Chairman Zaragoza noted that Lt. Tim Wallace from the USPP had checked into the Zoom meeting. Chairman Zaragoza called on Lt. Wallace to provide an impromptu update on the GWMP if he so desired. Lt. Wallace indicated that he did not have any specific updates at this time but noted that recently there was a fatal motorcycle accident on the Parkway in the vicinity of the Belle Haven Intersection. He mentioned that the motorcycle was operating with an inoperable headlight and that speed was also a factor. Lt. Wallace said that an investigation was still ongoing. Lt. Wallace added that it was unfortunate that a fatality occurred on the Parkway however he did state that overall collisions were continuing to decrease.

MVCCA Co-Chair Katherine Ward mentioned that she had been seeing more patrolling on the Parkway and thanked Lt. Wallace for that. She asked if there were any updates for speed cameras on the Parkway. Lt. Wallace noted that there were meetings with public officials over speed cameras but he did not have an update at the present time.

Another member asked if there was any plan to close Fort Hunt Road during Richmond Highway construction. Chairman Zaragoza and MVCCA Co-Chair responded that “no” they were unaware of any plans to close Fort Hunt Road.

Chairman Zaragoza reported that the proposed Southside Express Lanes on the Beltway in the vicinity of the Woodrow Wilson Bridge remains a major concern and that VDOT is

tentatively scheduled to appear at the Committee's September meeting to provide an update. He said he would send Members additional information on how to voice their opinion on the matter.

Meeting Adjourned:

Without further new business, a motion to adjourn was raised and quickly seconded. The June 2024 MVCCA Transportation meeting concluded at 7:53 PM.

Future (2024) Scheduled Transportation Committee

Meetings (2nd Monday of the Month):

- Jul 08
- Aug – No scheduled meeting
- Sep 09
- Oct 7
- Nov 11
- Dec 09

Note: Until further notice, all meetings will be held remotely.

JOINT Special Committee on Stormwater Management / Environment & Recreation

MAY 16, 2024

A joint meeting of the Environment & Recreation and the Stormwater Committees was held on May 16, 2024. Attendees included committee members representing Belle View Condominium, New Alexandria, Mount Vee Manor, Stratford Landing, Tauxemont, Wellington, Springbank, Wesleyton, and Hollin Hall Village.

The purpose of the meeting was to review and discuss the April 23, 2024 County Executive's Memorandum to the Board of Supervisors (BoS), titled: *"Update on the Countywide Flood Risk Reduction Policy"*. It summarized the County's previous efforts and recommended actions to reduce flood risk to structures from 100-year storms. It also recommended discussions with the BoS on nine (9) strategies to mitigate flood risk. The Memo's addendum further develop complementary flood risk reduction strategies grouped into three categories: projects, programs, and policy.

STAFF-GENERATED RISK REDUCTION STRATEGIES

The Memo outlined staff recommendations order to begin discussion with the BoS on flood risk reduction. Underlying these strategies is the BoS policy for stormwater capital expenditures (established in 1997, reaffirmed in 2006, and

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updated in 2021) establishing an order of precedence for mitigation:

1. Complying with state or federal regulations and addressing critical/emergency dam safety issues.
2. Alleviating structures from damage by flood water or erosion.
3. Achieving stormwater quality improvement for the Municipal Separate Storm Sewer System permit (MS4 permit).
4. Alleviating severe stream bank and channel erosion.
5. Alleviating moderate and minor stream bank and channel erosion.
6. Alleviating yard flooding.
7. Alleviating road flooding.

Given these priorities, the memo recommended these strategies:

1. Continue with the currently budgeted \$95 million of planned Capital Improvement Plan (CIP) projects to minimize documented structural flood risk already underway. Staff estimates 10 years to complete.
2. Provide an additional \$600 million beyond the existing CIP for projects needed to minimize existing, documented structural flood risk for all properties. Additional funding required. (If not funded, flood risk for all of these structures will not be reduced until the year 2094.)
3. Continue to fund and expand existing grant programs and initiate new grant programs, to meet demand. Additional funding required.
4. Identify program management details and funding for a sustained, voluntary property acquisition program with targeted outreach for properties most at risk. Additional funding required.
5. Identify where the County should obtain additional storm drainage easements and assume maintenance responsibility. Additional staff and funding required.
6. Enhance floodplain mapping to identify risk from rainfall adjusted for climate change, sea level rise from climate change, and ultimate buildout conditions. This will require technical analysis and policy changes.
7. Update regulations to require additional flood control measures for developers. This will require the Board to adopt new regulations.
8. Recognize that increases in impervious areas increase flooding even more than changes in precipitation patterns driven by climate change.
9. Solicit for entities to assist with targeted community outreach to vulnerable communities. Additional staff and funding required.

ADDENDUM - PROJECTS, PROGRAMS & POLICY CHANGES

The addendum to the memorandum described the supporting analyses and definitions underlying the recommended strategies. These are broken down into projects, programs, and policy.

PROJECTS: Discussion on projects were broken into two (2) categories: coastal and non-coastal flooding.

The focus for coastal flooding is the Belle Haven Watershed with staff estimates that 330 structures are at 100-year flood risk; 108 at 25-year flood risk; and 17 at heightened risk during a storm surge. Given the disagreement on a solution between planners and residents, staff recommended (1) seeking private sector partner to identify feasible structural solutions other than flood wall identified by USACE and (2) conducting targeted programs to prepare area residents to take their own actions to minimize coastal flooding risk.

Regarding non-coastal flooding, staff estimates there are at least 570 new projects needed to reduce flooding risk across the County with a price tag in the range of \$600 million. At current budget levels will take nearly 70 years to address these problem areas. Earlier intervention will require increased staffing and budget.

Based on topography & infrastructure analysis, staff recommended that three (3) project areas, identified as high-risk, be considered for priority treatment. These are:

- low-lying areas with higher predicted risk of structural flooding.
- structural flooding of homes and businesses in low-lying areas or drainage flow paths.
- mapped structures that exist in low-lying areas.

Staff recommended that these high-risk areas be addressed through use of existing and newly developed programs instead of through capital projects.

PROGRAMS: Discussion on programs were broken into the ten (10) categories.

Existing programs would continue. The County, working through the Northern Virginia Soil & Water Conservation District, would continue technical assistance to private property owners and continue existing grant programs. Staff recognized that as these programs progress, funding levels will require reassessment. Staff will also continue work with FEMA to improve standing under the National Flood Insurance Program. Finally, staff would continue outreach efforts, both for coast and non-coastal flooding problems. Regarding outreach, staff

----- Committee Reports ----- Committee Reports -----

advised that this approach increases citizen complaints and raises concerns about property values.

Programs recommended for the future included additional grant programs, e.g. erosion prevention, control channel improvements, and disconnecting sanitary sewers from storm water sewers. A new easement program, staff would identify candidates for additional storm drainage easements and assume maintenance responsibility. This will require staff and funding. Staff also proposed updated floodplain modeling to identify additional high-risk structures. Staff advocated targeted outreach to high or very high risk neighborhoods. Finally, staff would expand cooperation across county offices to evaluate options to reduce downstream flow to address issues in the most cost-effective manner.

POLICY CHANGES: Staff recommend updating regulations and design standards relating to stormwater and flood risk.

For non-substantial home improvements, staff proposed an incentive approach to streamline processes in exchange for the owner agreeing to comply with certain standards that reduce flood risk.

Staff proposed examining the Stormwater Management Ordinance exemptions. This would bring the County into compliance with the recently amended Virginia Erosion and Stormwater Management Law requiring the county to eliminate the stormwater quantity exemption. This would reduce the peak discharge, slightly reducing the flood risk for downstream properties. Staff would also examine current exemptions for improvements.

Staff will also consider regulatory/policy changes to mitigate existing/future structural flood risk, including the adjusting the Public Facilities Manual to account for the effect of climate change on detention and conveyance system requirements for larger developments; the implications of using climate adjusted rainfall on overland relief computations; and the impact of using climate adjusted rainfall on detention requirements changing the computation to a 100-year storm from the current base of a 10-year storm.

COMMITTEE DISCUSSION

A DRAFT resolution was presented to the group and was generally accepted as a framework, but suggestions were made to increase its specificity. The committee chairs agreed to rework the resolution and provide a revised draft for consideration. It was agreed that the committees would jointly meet again to finalize the resolution.

NEXT MEETING

The joint committees will meet on June 5.

Fairfax Federation

Fairfax Federation of Citizen’s Associations Meeting Minutes
Meeting Date - May 23, 2024 held on Zoom

Election for a new slate of officers for the 2024 period was held. The slate was voted on by a quorum of members in attendance.

- Officers Elected:
- President - Tim Thompson
- Vice President - Morgan Jameson
- Second Vice President - Sue Shuman
- Treasurer - Jeff Parnes
- Recording Secretary - Bill Barfield
- Corresponding Secretary - Luann Whittenburg

The Fairfax Federation will be voting at their July General Membership Meeting on a Data Center Resolution that was voted on by the Sully District Council of Citizens Associations (SDCCA) and the West Fairfax County Citizens Association (WFCCA) expressing concerns regarding the zoning ordinance amendment on Data Centers. This Joint Committee recommended that all data center applications require a special exception and public hearing, and that none should remain as a by right use. The Joint Committee recognized the significant impacts of the data center use on adjacent residential districts, even on sites zoned industrial.

The Mount Vernon Council of Citizens Associations (MVCCA) Data Center resolution proposed by the E&R Committee, which will be voted on June 26th, will also be presented so that both sets of resolutions can be consolidated as appropriate.

SFDC

Cathy Hosek, one of our Committee members, has proposed building “Little Free Art Galleries” (like the Little Free Libraries) in our area. SFDC is looking to set up a partnership with the WISH Center to build and install them, as a pilot program. More information later as this progresses.

Committee Resolutions

Environment & Recreation Planning & Zoning

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) PROPOSED RESOLUTION "COMMENTS ON THE MAY 17, 2024, PROPOSED COUNTY ZONING ORDINANCE FOR DATA CENTERS" (E&R AND P&Z-2024-01)

Whereas, Fairfax County proposed a zoning ordinance amendment^[1] for data centers dated May 17, 2024;

Whereas, 70% of the world's internet traffic flows through data centers in Northern Virginia and that growth of data centers is expected to continue^[2];

Whereas, data centers, especially the large hyperscale data centers, are significant consumers of electricity and water when they employ evaporative cooling;

Whereas, a number of the major corporations that use data centers have strong environmental commitments to address energy and water utilization;

Whereas, even though major corporations have made strong environmental commitments to address energy and water utilization, the permitting process does not either seek this information either voluntarily or through the special exception process;

Whereas, data centers can have many significant impacts on populations and the environment that are significantly greater than most including:

- Threaten energy security for the region (i.e., taxing the electrical grid so that brownouts/blackouts will occur);
- Threaten both Virginia Clean Economy Act and county renewable energy goals;
- Threaten water security;
- Impose significant noise impacts on communities;
- Threaten water quality from data centers that use evaporative cooling, which concentrates salt and minerals into blowdown wastewater;
- Disrupt peaceful neighborhoods for data centers that can create both persistent and emergency operations noise; and
- Disrupt the landscaping with tall imposing structure that are located too close to residential neighborhoods;

Whereas, the proposed changes to the zoning ordinance largely consolidate applicable ordinance into a single ordinance and do not address the vast majority of the above impacts;

Whereas, existing ordinances, such as the landscaping ordinance were designed to provide for general business and

residential situations and data centers can pose noise above EPA's recommended levels^[3] and building heights that are very different from what might otherwise be planned;

Whereas, the proposed ordinance includes a setback of 200 feet from residential areas, which could be reduced through special exception;

Whereas, the proposed ordinance will require noise studies for both by-right and special exception reviews and encourage the use of empty office space for data centers;

Whereas, the special exception reviews would be limited to data centers over 40,000 square feet for C-3 and C-4 commercial areas; 80,000 square feet for I-2, and I-3 industrial areas; and buildings over 75 feet in height or over .5 FAR for I-4, I-5 or I-6 industrial areas, noise and looming buildings over residential areas would be allowed by right under the proposed ordinance.

Therefore, be it resolved that the MVCCA asks that the Board of Supervisors direct staff to undertake reviews of the noise, including consideration of adopting EPA's recommended level of a 55 dB (day-night sound levels) average upper noise limit for outdoor residential areas, and landscaping ordinances and other policies to explicitly address the unique impacts of data centers so that data centers can be welcomed neighbors;

Be it further resolved that the MVCCA commends the inclusion of noise studies and reuse of existing office space for data centers;

Be it resolved that given the high use of electricity by data centers, data centers should provide and document the use of renewable energy to power their operations;

Be it further resolved that the MVCCA asks the Board of Supervisors and our state representatives to adopt laws, direct the establishment of state policies and obtain agreements with data centers to ensure that energy and water security are not threatened;

Be it further resolved that the Board of Supervisors, our state elected officials, neighboring jurisdictions and Dominion Energy to ensure that our Virginia Clean Economy Act and county renewable energy goals are met;

Be it further resolved that the Board of Supervisors direct staff to ensure that county renewable energy goals count out of state renewable energy towards county goals, especially for data centers;

Be it further resolved that the Board of Supervisors direct staff to develop policies to encourage, and require when possible,

Committee Resolutions

solar panels on buildings and parking lots (including data centers and other facilities) to help reduce the demand on fossil fuels to meet the electrical needs of the county; and

Be it finally resolved that our elected officials advocate legislation that will count out of state renewable energy towards our Virginia Clean Economy Act renewable energy goals.

[1] <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/PDF/data-centers-staff-report.pdf>
[2] <https://wtop.com/business-finance/2022/01/n-virginia-still-tops-global-data-center-markets-and-whats-a-gigawatt/>
[3] EPA recommends levels of 55 dB over longer averaging periods for outdoor residential areas. The current county standard is 65 dB, which is close to the 70 dB that is associated with hearing impairment. See: <https://nepis.epa.gov/Exe/ZyNET.exe/20012HG5.txt?ZyActionD=ZyDocument&Client=EPA&Index=1976%20Thru%201980&Docs=&Query=&Time=&EndTime=&SearchMethod=1&TocRestrict=n&Toc=&TocEntry=&QField=&QFieldYear=&QFieldMonth=&QFieldDay=&UseQField=&IntQFieldOp=0&ExtQFieldOp=0&XmlQuery=&File=D%3A%5CZYFILES%5CINDEX%20DATA%5C76THRU80%5CTXT%5C00000008%5C20012HG5.txt&User=ANONYMOUS&Password=anonymous&SortMethod=h%7C-&MaximumDocuments=1&FuzzyDegree=0&ImageQuality=r75g8/r75g8/x150y150g16/i425&Display=hpfr&DefSeekPage=x&SearchBack=ZyActionL&Back=ZyActionS&BackDesc=Results%20page&MaximumPages=20&ZyEntry=1&slide>

END: PROPOSED RESOLUTION E&R AND P&Z-2024-01

Environment & Recreation Stormwater

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) PROPOSED RESOLUTION "RECOMMENDATIONS TO THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON THE COUNTY'S APRIL 23, 2024 MEMORANDUM ON THE PROPOSED FLOODING WORKPLAN" (E&R AND SW-2024 J01)

Whereas: In March 2021, the Mount Vernon Council of Citizens Association (MVCCA) formed a Special Committee on Stormwater to investigate Mount Vernon District residents' complaints regarding stormwater problems affecting their homes and neighborhoods.

Whereas: In April 2021, the Committee published an action plan stating its intent to identify homeowners/communities with stormwater issues, examine cause(s) and resultant harm, and work to remedy existing problems.

Whereas: Through a MVCCA survey of its member organizations in 2021, Mount Vernon District residents identified over 100 sites with stormwater issues.

Whereas: Causes of identified stormwater problems include inadequate stormwater infrastructure, increases in adjacent and near-by impervious surfaces, climate change, and inadequate ordinances, regulations, and best practices necessary to mitigate existing and future rain-driven flooding problems..

Whereas: Many homeowners in the Mount Vernon District reported they incurred considerable expense to remedy stormwater problems resulting from inadequate infrastructure, increases to impervious surfaces in neighboring properties, or inadequate ordinances, regulations, and best practices.

Whereas: The County Executive memo of April 23, 2024 provided an interim update on flooding in the County; summarized the nature and extent of the flooding problem in Fairfax County; and requested advice from the Board of Supervisors on a way forward to address the problems.

Whereas: The County Executive's memorandum identifies a 3-element approach to mitigating flooding issues, consisting of projects, programs, and regulatory changes to address the issues.

Whereas: Regarding projects, the memorandum states that County staff identified over 500 currently existing problematic flood related issues requiring attention to mitigate flood hazards

Committee Resolutions

and estimates \$600 million is needed to address these problems.

Whereas: Regarding programs, the memorandum identifies the expansion of existing, as well as new program elements, e.g. grants, citizen assistance, etc, to mitigate flooding issues.

Whereas: Regarding regulatory changes, the memorandum acknowledges that changes to existing County regulations could help prevent flooding issues, and examines past changes and recommends additional changes to the regulatory framework for such purposes, including updates to the Zoning and Stormwater Management Ordinances, Public Facilities Manual, the Comprehensive Plan's Environmental Policy, and other policy materials to better ensure flood-resilient and climate-ready communities, in alignment with the Resilient Fairfax plan.

Whereas: If left unaddressed due to a lack of funding or rules changes, flooding issues will continue to have a grave and growing impact on residents of the Mount Vernon community as well as other communities in Fairfax County.

Therefore Be It Resolved: The MVCCA recognizes the importance of the elements outlined in the County Executive's memorandum and asks the Board of Supervisors to move quickly to implement the memorandum's project, program, and regulatory change elements, and more specifically provide:

(1) direct financial assistance to individual homeowners to defray costs of correcting problems through individual grants or other such conveyances, and

(2) direct intervention by Fairfax County offices charged with stormwater management to fulfill their responsibilities, especially improvement, replacement, and maintenance of stormwater infrastructure, so that residents and businesses will not be adversely impacted by flooding.

Be it Further Resolved: The MVCCA asks the Board of Supervisors to fund priority flood-related needs by examining and re-allocating line-item funding of Stormwater Fee revenues in the current 2025 budget; using carry-over funding from previous budget year; seeking and securing grants to support this work; and incorporating funding into future years pursuing any other available funding mechanisms to correct problems attributable to stormwater.

Be it Finally Resolved: The MVCCA asks the Board of Supervisors to add a quarter penny to the budget years to support the needs identified in the County Executive's memorandum.

END: PROPOSED RESOLUTION E&R AND SW-2024 J01

Planning & Zoning

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) LUKENS LANE REZONING PROPOSED RESOLUTION P&Z-2024-01

WHEREAS, the Mount Vernon Council of Citizens' Associations (MVCCA) is committed to fostering responsible development that benefits the community and preserves the environment; and

WHEREAS, this property located to the east side of Lukens Lane, south of its intersection with Richmond Highway and is currently developed with two dwelling units with accessory structures and

WHEREAS, the Jones Family, the owners, are requesting a rezoning from R-2 to R-3 to permit the development of 11 new single-family dwellings with 3 out lots to preserve mature trees and

WHEREAS, Lots 2 and 11 have been reoriented to provide better backyard usability, enhancing the livability and appeal of the properties; and

WHEREAS VDOT has approved a connectivity waiver, which exempts the project from requiring secondary access to the community, thereby maintaining the integrity and security of the development; and

THEREFORE, BE IT RESOLVED, that the MVCCA hereby approves the proposed rezoning and development of 11 new single-family homes on Lukens Lane, Alexandria, VA, as proposed, recognizing its benefits to the community.

END: PROPOSED RESOLUTION P&Z-2024-01

MOUNT VERNON COUNCIL OF CITIZENS ASSOCIATION ADDENDUM TO MAY 10, 2024 NOMINATING COMMITTEE REPORT

JUNE 10, 2024

This addendum provides an update to the earlier Nominating Committee Report.

Prior to the scheduled Board of Director elections at the May 23, 2024 general meeting, the Nominating Committee requested the election be delayed until the June 2024 meeting. This request was made to permit continued search for viable candidates for the open co-chair positions. This request was moved, seconded and approved by meeting attendees.

Although the Committee had identified one candidate for a co-chair position in its May 10 report, the identified candidate currently serves as an officer in his Community's association. Article VIII, Section 1 of the bylaws states:

"A Co-Chair shall not serve concurrently as the authorized representative, in any capacity, of his or her member association."

As the proposed nominee currently serves as President of his Community's Association, the nomination was withdrawn. This left the planned election with no candidates. With no candidates identified, the Committee requested a delay to allow time to continue its search. A motion was made, seconded and approved at the May 23 General meeting to allow the delay.

Since that time, the search has continued and two candidates for the open co-chair positions have been identified. They are:

Co-chair (two year term) - Judy Harbeck, Mount Vernon Civic Association

Co-chair (three year term) - Scott Taylor, Belle Haven Terrace Civic Association

The candidates bios are attached.

Respectfully submitted by the Nomination Committee on June 10, 2024.

CANDIDATE BIOGRAPHIES

Judy Harbeck

Judy Harbeck is a member of the Mount Vernon Civic Association and has lived in the Mount Vernon District with her family for nearly 40 years. A graduate of Purdue University and Cornell Law School, Judy practiced multi-district aviation and business law for more than 25 years.

In "retirement" she has served as Chair of MVCCA's Education Committee, as an MVCCA Board member and as a Co-chair. She has also been MVCCA's representative to the Fairfax County Federation of Citizens Associations, and served as Budget Chair and a member of its Education Committee.

Scott Taylor

Scott is a member of the Belle Haven Terrace Civic Association and was previously its President. Scott currently serves as the Recorder and Assistant Chair of the MVCCA P&Z Committee.

E-Bike Response from NPS



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
McLean, Virginia 22101

June 7, 2024

The Mount Vernon Council of Citizens Associations, Inc.
PO Box 203
Mount Vernon, VA 22121-9998

Dear Ms. Pascoe,

Thank you for your letter dated May 1, 2024, and for sharing the resolution passed April 24, 2024, by the Mount Vernon Council of Citizens Associations (MVCCA) expressing opposition to the use of e-bikes on the George Washington Memorial Parkway's Mount Vernon Trail (MVT).

A [Record of Decision](#) was made in 2019, regarding the use of e-bikes on the MVT. This decision is documented and publicly available on the Planning, Environment, and Public Comment (PEPC) [website](#). The decision included feedback from various stakeholders, including the Friends of Mount Vernon Trail. It has also been incorporated into the park compendium of regulations.

We understand the significance of the MVT to the community and its users. We are also committed to ensuring the safety and enjoyment of all visitors while preserving the trail's historic and scenic character. Those efforts have included the 2020 Mount Vernon Trail Corridor Study and the South Parkway and Mount Vernon Trail Environmental Assessment (EA) completed this year. The study was the first comprehensive analysis of the design, condition, usage, and crash history of the corridor. It informed the EA, a process that included significant public engagement. In response to public comments, we stated in the EA "the usage of E-bikes would remain allowable on the MVT and would be governed by public use limits, conditions, or restrictions expressed in the park compendium." This process affirmed the 2019 Record of Decision.

The MVT stretches from Mount Vernon to Theodore Roosevelt Island, crossing two counties, one city, and the District of Columbia. While we understand your specific concerns regarding the segment of the trail within your community, it is crucial to consider the broader context and the needs of the entire trail and its diverse users. There are a variety of pedestrians and cyclists within the community who have differing views regarding trail use. While these uses are not incompatible, they do necessitate proper trail etiquette and sharing the trail.

We encourage all trail users to adhere to proper trail etiquette and report abandoned or discarded rental e-bikes directly to the rental companies. A list of common e-bike rental companies and their reporting mechanisms were shared with the MVCCA on May 14, 2024.

Thank you for your continued engagement and advocacy for the preservation of the Mount Vernon Trail.

Sincerely,

Charles Cuvelier
Superintendent

cc:

Lt. Timothy Wallace, U.S. Park Police
Jonathan Molineaux, Partnership Coordinator, National Park Service
Noah Simon, District Chief of Staff, Congressman Don Beyer
Dan Storck, Mount Vernon District Supervisor, Fairfax County
Scott Surovell, Virginia State Senator
Peyton Smith, Transportation Liaison, Office of Mount Vernon District Supervisor

----- Treasurers Report -----

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Periods Ending May 31, 2024

	May	Total July 1 to May 31	2023-2024 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 3,965	\$ 4,250	
Money Market Interest	0	1	2	
Total Cash Receipts	0	3,966	4,252	\$ (286)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	398	545	147
Insurance Premium	-	792	760	(32)
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	90	980	1,400	420
Web Site	-	210	1,000	790
Total Cash Disbursements	90	2,380	3,705	1,325
Net Budget - Receipts in Excess(less than) Disbursements:	(90)	1,585	547	\$ 1,038

Other Sources/Changes in Cash:

Cash at Beginning of Period	10,300	8,625	8,625	
Total Cash at End of Period	\$ 10,210	\$ 10,210	\$ 9,172	

End of Period Cash Balances by Account (adjusted for outstanding items):

Burke & Herbert - Checking	\$ 4,128			
Burke & Herbert - Money Market	6,162			
Total Cash	\$ 10,290			

Respectfully Submitted,
William J Kane, Treasurer
June 1, 2024

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 Amounts are rounded to the nearest dollar

NEXT COUNCIL MEETING

Wednesday, June 26, 2024, 7:00 p.m.
Virtual

AGENDA

- Call to order
- Minutes Approved
- Committee Reports
- Treasurer Report
- Resolutions
- Election of Co-Chairs
- Supervisor's Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—June 26 7:00 p.m., Virtual
MVCCA Board—July 9, 7:00 p.m. Virtual

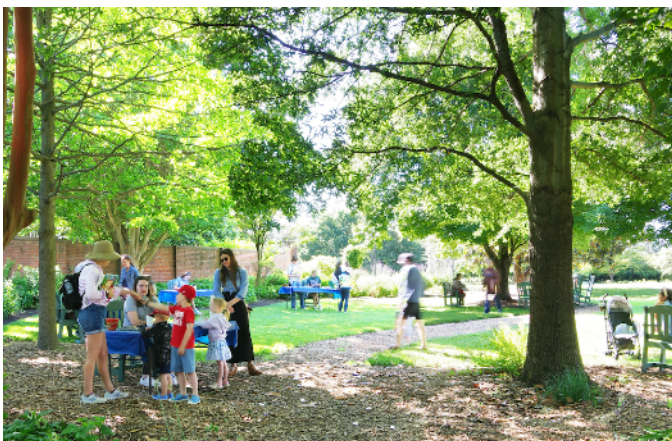
Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	TBD	7:00	Virtual	Hosek
E&R	7/3	7:00	Virtual	L. Zaragoza
PL/Z	7/1	7:00	Virtual	Mathur
PS	TBD	7:00	Virtual	open
TRAN	7/8	7:00	Virtual	J. Zaragoza
MSCS	6/5	7:00	Virtual	Milanowski

*The Record is published monthly except August by the
Mount Vernon Council of Citizens' Associations, P.O. Box 203,
Mount Vernon, VA 22121-0203.*

----- AHS Children's Library & Reading Room -----

Saturday was a momentous occasion with the grand opening of the Children's Nature Library and Reading Room at River Farm, headquarters of the American Horticultural Society. Over 100 eager young minds and their parents perused the library's shelves, brimming with over 1,700 carefully curated children's gardening and nature books, to read in the library or outside under the shade of a tree. The day's festivities included Story Time, arts and crafts, face painting, and the playful joy of River Farm's Children's Garden where discovering the secrets of the earth could be experienced firsthand. It was a day where the seeds of a lifelong love for books and nature were planted in the hearts of future gardeners.

The Children's Nature Library and Reading Room at River Farm is open Saturdays, 9:00 a.m. to 1:00 p.m., through August 24, 2024. Story Time is held at 9:30 a.m. and 11:30 a.m. and educational activities inspired by PlantHeroes.org will also be offered. The library was made possible by generous grants from Dominion Energy and Ruppert Family Foundation and a notable donation of books from the Jane L. Taylor book collection. River Farm is located at 7931 East Boulevard Drive, Alexandria, VA 22305. For more information about the library, visit www.ahsgardening.org/library.



--- Update on the Countywide Flood Risk Reduction Policy ---



County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2024

TO: Board of Supervisors

FROM: Bryan J. Hill
County Executive *[Signature]*

SUBJECT: Update on the Countywide Flood Risk Reduction Policy

In this memorandum, Fairfax County (County) staff provide an interim update on completed actions and on the recommended projects, programs, and policies to reduce flood risk Countywide. As summarized in the table below, the Department of Public Works and Environmental Services (DPWES), the Department of Land Development Services (LDS), the Department of Planning and Development (DPD), and the Office of Environmental and Energy Coordination (OEEC) worked together to identify risk reduction strategies. Risk reduction strategies are grouped into three categories: projects, programs, and policies (regulations), that complement each other to reduce flood risk. This memorandum updates the County's work to date and the recommended actions to continue to reduce flood risk to structures from the 100-year storm adjusted for climate change. The addendum at the end of this memorandum describes the supporting analyses and definitions.

Department	General Flood-Related County Responsibility
Planning and Development	Administration and updates to Comprehensive Plan, Zoning Ordinance
Public Works and Environmental Services	Flood Response, floodplain mapping, National Flood Insurance Program administration, planning and implementation of capital and maintenance projects for stormwater infrastructure including flood control devices
Land Development Services	County Floodplain Administrator, application of Comprehensive Plan and Zoning Ordinance at site-related plan submission, permitting authority
Office of Environment and Energy Coordination	Climate action and resiliency planning, including Resilient Fairfax and the Communitywide Energy and Climate Action Plan

Staff recommends discussing the following strategies with the Board of Supervisors (Board) to minimize structural flooding risk from the 100-year storm adjusted for climate change addendum to this memorandum contains the details of these recommendations:

Office of the County Executive
12000 Government Center Parkway, Suite 552
Fairfax, VA 22035-0066
703-324-2531, TTY 711, Fax 703-324-3956
www.fairfaxCounty.gov

- Continue with the current \$95 million of planned Capital Improvement Plan (CIP) projects to minimize documented structural flood risk already underway. Staff estimate of 10 years to complete.
- Staff estimate an additional \$600 million of projects beyond the existing CIP are needed to minimize existing, documented structural flood risk for all properties. At current staffing and funding, flood risk for all of these structures will not be reduced until the year 2094.
- Continue to fund and expand existing grant programs and initiate new grant programs, to meet demand. This will require funding.
- Identify program management details and funding for a sustained, voluntary property acquisition program with targeted outreach for properties most at risk.
- Identify where the County should obtain additional storm drainage easements and assume maintenance responsibility. This will require additional staff and funding.
- Enhance floodplain mapping to identify risk from rainfall adjusted for climate change, sea level rise from climate change, and ultimate buildout conditions. This will require technical analysis and policy changes.
- Update regulations to require additional flood control measures for developers. This will require the Board to adopt new regulations.
- Impervious areas increase flooding even more than changes in precipitation patterns driven by climate change.
- Solicit for entities to assist with targeted community outreach to vulnerable communities. This will require staff and funding.

If you have questions or would like additional information about the Countywide Flood Risk Reduction Program, please contact Eleanor Ku Coddling, DPWES Deputy Director via email at eleanor.coddling@fairfaxcounty.gov.

Attachment: Addendum

cc: Rachel Flynn, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
William D. Hicks, Director, Land Division Services (LDS)
Tracy Strunk, Director, Department of Planning Division (DPD)
John Morrill, Director, Office of Environmental and Energy Coordination (OEEC)
Eleanor Ku Coddling, Deputy Director, DPWES
Joni Calmbacher, Director, DPWES Stormwater Planning Division
Chad Crawford, Director, DPWES Maintenance and Stormwater Management Division
Kirsten Munz, Division Director, LDS Permitting and Code Administration
Katherine Hermann, DPD Environmental Branch Chief
Matthew Meyers, OEEC Division Director

ADDENDUM

Staff from the Fairfax County (County), Department of Public Works and Environmental Services (DPWES), the Department of Land Development Services (LDS), the Department of Planning and Development (DPD), and the Office of Environmental and Energy Coordination (OEEC) worked together to identify risk reduction strategies. Risk reduction strategies are grouped into three categories: projects, programs, and policies (regulations), that complement each other to reduce flood risk.

1.0 Projects

DPWES leads the County projects to reduce structural flood risk. The County's Resilient Fairfax plan states that climate resilience should be integrated into project prioritization and implementation. Resilient Fairfax projects increased the need for capital projects to address climate vulnerabilities. Project considerations fall into three different categories:

1. **Structural flood risk from coastal flooding.** The County Belle Haven Watershed experiences coastal flooding from storm surge. Current mapping estimates that 330 structures are at risk of flooding from the 100-year storm adjusted for climate change. Current mapping estimates that 108 structures are at risk of flooding from the 25-year storm, without adjustment for climate change. This includes 17 subterranean "J-unit" apartments that are at heightened risk during a storm surge event. As climate changes and the sea levels rise, additional homes and businesses will face increased risk of structural flooding from coastal flooding. In April 2023, the communities of Belle View, New Alexandria, and River Towers rejected the U.S. Army Corps proposed solution to build a floodwall to protect the community from the 100-year storm because the community wanted the wall located on U.S. National Park Services property. The National Park Services rejected this proposal. DPWES has no alternative projects identified for structural flood solutions for this area. Subject to technical feasibility, DPWES recommends issuing a Request for Expressions of Interest to partner with the private sector to identify if there are any feasible structural solutions other than the flood wall identified by the U.S. Army Corps. DPWES also strongly recommends targeted programs in this area to prepare residents to take their own actions minimize risk from coastal flooding, described later in this memo.

2. **Noncoastal, confirmed structural flooding.** DPWES responds to service requests related to flooding, investigates the causes, and documents findings. In 2023, DPWES analyzed more than 30 years of historic service request data to identify confirmed, structural flooding. Through this and other project identification efforts, DPWES estimates there are at least 570 new projects in addition to those already included in the five-year capital improvement project (CIP) list to address existing, confirmed structural flooding at the 100-year storm event adjusted for climate change. Based on past project cost estimates, DPWES estimates \$600 million of new project funding needed in addition

to the \$95 million included in the current five-year CIP to fund these projects as described in **Attachment B**.

DPWES continues to seek additional funding sources to address flood risk. Since 2020, DPWES has been awarded over \$5 million in federal and state grants for the voluntary acquisition of structures that have experienced flooding and over \$16 million to fund flood mitigation projects.

At current flood risk reduction CIP appropriation levels, it would be approximately 70 years, or at least until the year 2094, to resolve the approximately \$695 million of projects needed to address existing, confirmed structural flooding. Increased stormwater tax and staffing would be required to resolve these known structural flooding problems at the 100-year storm interval level of service sooner.

3. **Noncoastal predicted risk for structural flooding.** DPWES analyzed topography and infrastructure to identify low-lying areas with higher predicted risk of structural flooding from heavy rainfall. Isolated, heavy rain events have led to structural flooding of homes and businesses in low-lying areas or drainage flow paths, also called overland relief paths. DPWES and LDS mapped structures that exist in low-lying areas, called sumps. This analysis shows opportunities for future projects and programs to minimize the risk to some structures. Currently, DPWES recommends pursuing programs instead of projects for structures in this category.

These three project categories all follow the Board of Supervisors (BOS) policy for stormwater capital expenditures established in 1997, reaffirmed in 2006, [and updated in 2021](#), which prioritizes the following categories of projects in this order:

1. Mandated by state or federal regulations and critical/emergency dam safety issues.
2. Alleviating structures from damage by flood water or erosion.
3. Achieving stormwater quality improvement for the Municipal Separate Storm Sewer System permit (MS4 permit).
4. Alleviating severe streambank and channel erosion.
5. Alleviating moderate and minor streambank and channel erosion.
6. Alleviating yard flooding.
7. Alleviating road flooding.

2.0 Programs

Staff recommends developing programs to empower residents and owners with knowledge of their individual flood risk, services available to them, and strategies they can initiate to protect themselves and their property, in accordance with the County's Resilient Fairfax plan.

2.1 Existing Programs

County staff and the Northern Virginia Soil and Water Conservation District (NVSWCD) currently administer the following programs:

- **Technical assistance for private property owners.** The NVSWCD provides technical assistance to owners to advise on drainage issues on private property. See <https://www.fairfaxCounty.gov/soil-water-conservation/drainage-problem>.
- **Flood Risk Outreach.** Staff analyzed and published information about low-lying areas (sumps) and modeled floodplains, both FEMA and non-FEMA.

As one example of providing knowledge of flood risk, LDS published this Flood Risk Awareness Tool, available at [this link](#). Staff anticipates that heightened outreach to make residents aware of their risk will lead to questions to the Board district offices and to staff. This will require increased staff effort to assist residents in understanding their risk and how they can minimize that risk.

Staff anticipates property owner concern on publishing flood risk as it may relate to property values. Nonetheless, staff believes the need for all residents to be aware of their risk outweighs property owners' concerns for property values.

- **Coastal Flooding Outreach.** Staff worked with Belle Haven community leaders in 2023 to advise residents of their risk, including mailing flood risk information to residents. Staff recommend furthering these efforts by partnering with a nonprofit organization or consultant to make residents aware of their existing flood risk, advise them of flood insurance options for their homes and its contents, practice communications on Riverwatch, and practice evacuation routes and procedures. Staff also recommend implementing a voluntary property acquisitions program with targeted outreach for those properties with the highest risk of potential loss of life during a coastal storm surge event.
- **Continued efforts with the National Flood Insurance Program.** Since 1993, Fairfax County has worked with the Community Rating System (CRS) and is one of five Class 6 jurisdictions in the Commonwealth of Virginia. A Class 6 CRS rating allows property owners in the County to obtain a 20% reduction in flood insurance premiums. See more at [Flood Information | Public Works and Environmental Services \(fairfaxCounty.gov\)](#).

- **County Grant Programs.** The Board has approved grant programs for:
 - Flood mitigation assistance to residents. Slated to begin July 1, 2024.
 - Stormwater facility maintenance where residents bear private maintenance burden. Slated to begin by July 1, 2024.
 - Conservation Assistance Program. Focuses on water quality and has been in place since 2017, see [Virginia and Fairfax County Conservation Assistance Programs | Northern Virginia Soil and Water Conservation District.](#)

As these grant programs progress, staff recommends reassessing funding levels to meet community needs.

2.2 Proposed Programs

Staff recommends developing the following programs:

- **Future grant programs.** Additional grant programs should focus on erosion prevention and control for channels threatening private or common interest properties and areaway protection and disconnect from sanitary sewer to prevent flooding.
- **Easement program.** Identify where the County should obtain additional storm drainage easements and assume maintenance responsibility. This will require staff and funding.
- **Enhanced Countywide Floodplain Modeling Efforts Considering Climate Change.** Staff recommends updating the County floodplain mapping to identify risk from rainfall adjusted for climate change and sea level rise from climate change, coupled with ultimate buildout conditions that are already used in County floodplain mapping. Updated mapping would help identify if there are additional structures at risk of flooding.
- **Targeted Community Outreach to Vulnerable Communities.** Of residential structures at risk, approximately 18% occur in neighborhoods with vulnerability index scores of high or very high as shown in **Attachment C**. Staff recommends increased outreach which will focus on the availability of programs and targeted outreach for these vulnerable communities. Staff recommends that the County engage with a nonprofit organization or consultant to assist in developing communications that will target these communities to enhance their understanding of flooding risk, applying for grant programs and assistance with navigating the land development process. To date, staff have implemented:
 - Analyses identify communities scoring in the high or very high vulnerability indices that also fall in areas at risk of flooding.
 - Updated outreach materials, with full translation via the County website, such as DPWES door hangers and communications information.

- Vulnerable community engagement partnering between DPWES, OEEC, Neighborhood and Community Services, Department of Emergency Management and Security, Department of Family Services, and Department of Housing and Community Development. **Attachment C** has additional information.
- **Proactive County Project Participation.** DPWES recommends that all County projects evaluate stormwater management options to reduce downstream flows. This would require that DPWES, FCDOT, VDOT, HCD, and FCPS consider using innovative approaches to addressing stormwater in the most cost-effective manner.

3.0 Regulations

Staff recommend updating regulations and design standards relating to stormwater and flood risk reduction to better ensure flood-resilient and climate-ready communities, in alignment with the Resilient Fairfax plan.

Stormwater and floodplain regulations are established in several adopted Ordinances and regulations:

- The Fairfax County Zoning Ordinance Section 5105 establishes floodplain regulations, including defining which uses may be permitted in the floodplain, and those that need approval of a Special Exception (SE), as well as limitations that all uses must meet. One such use limitation is any new residential dwellings constructed since 1978 require 18 inches of freeboard, and unless a SE is approved, a 15-foot setback.
- The Public Facilities Manual (PFM), adopted by the Board of Supervisors, was developed in the 1960s from policies for the preparation of site and subdivision plans and has since evolved to include a wide range of stormwater related requirements. The PFM provides engineering standards and details – the “how” of demonstrating compliance with the stormwater and floodplain regulations located in various Ordinances.
- The Stormwater Management Ordinance, Chapter 124, was first adopted in 2014 as result of significant state mandates and specifies the current level of stormwater quality and quantity control. It is a compilation of various existing requirements. For example, the water quality control requirements were previously contained in Chapter 118, Chesapeake Bay Protection Ordinance but moved in the SWMO.
- LDS has incorporated the following new policies to reduce flood risk:
 - Effective September 5, 2022, Land Development Services issued [Technical Bulletin 22-06](#) that established the Localized Flooding Mitigation Policy for Residential Infill Development – Detention Requirements. The policy established the criteria and methodology to mitigate the impacts of the increase in stormwater runoff from the increase in impervious surfaces associated with residential infill development that are

located upstream of outfalls with known erosion of capacity problems. The policy created a simplified methodology for developments to comply by providing onsite detention equal to 2.56 inches of rainfall from the net increase in impervious area.

- For all development that will disturb more than 2,500 sq ft, LDS requires developers and owners to demonstrate adequate conveyance of surface water leaving the development site. On July 31, 2023, LDS released updates to the GIS-based Flood Risk Analysis Tool to make available the Potential Sump Conditions layer and the Overland Relief Flow Accumulation layer. These layers provide design professionals with additional information to better address potential flooding of low-lying areas and flow paths. This information has allowed developers and owners to better consider the drainage impacts of their development without adding expense by making data available.
- DPWES maintains a database of service requests submitted from property owners related to potential drainage issues. MSMD investigates the service requests to determine relevance. DPWES has provided LDS with access to the data since as early as 2005, and later in a GIS-based application. Information related to known or suspected drainage issues informs plan review decisions related to the adequacy of streams and stormwater conveyance systems.
- Effective October 21, 2020, the PFM was amended to require basement floor elevations of residential structures to be set above the seasonal groundwater table. This amendment prevents problems such as groundwater flooding of the basement or continuously running sump pumps which can cause damage to the building and create hardship and financial loss for existing and future homeowners. Frequent cycling of sump pumps, due to the extended presence of groundwater, can also result in concentrated and sustained discharge, yard flooding, potential road right-of-way hazards, and impacts to adjacent properties.
- LDS is in the process of updating the Chapter 118 regulations to comply with state requirements for incorporating sea level rise into analyses supporting proposed development in resource protection areas (RPA).

The proposed amendments to the Chesapeake Bay Preservation Ordinance (CBPO) will incorporate provisions for the preservation of mature trees and coastal resilience and adaptation to climate change. The amendments are mandated by changes to the Chesapeake Bay Preservation Area Designation and Management Regulations adopted by the State Water Control Board, which were promulgated in response to 2020 legislation. The new provision will require proposed projects within the Resource Protection Area to assess and adapt to the increase in sea level and storm surge. This will

increase resilience of projects on the properties located along the tidal Potomac River and tidal tributaries.

- LDS, DPWES, DPD, and OEEC recommend the following future policies.
 - In cases where owners are not making substantial improvements to homes, consider a streamlined process for individual residences in floodplain in exchange for the owner agreeing to comply with certain standards that reduce flood risk. Currently, owners must request a special exception, which is expensive and requires additional calendar time compared to development without a special exception. A streamlined process will also discourage residents from “incremental improvements,” where they split projects up to avoid triggering a special exception requirement. Staff would like to encourage owners to improve homes, which should include reducing their risk from flooding. Creating a by-right path in exchange for enhanced standards encourages both outcomes.
 - Currently in the SWMO, there is a limited exemption from both storm water quantity and quality control for land disturbing activities greater than 2,500 sq. ft. but less than one acre for the construction of single-family detached residential structures where the total impervious area is less than 2,500 sq. ft. or 18% of lot area whichever is greater, or where the total lot area is ½ acre or less and no more than 500 sq. ft. of new impervious area will be added. Due to changes by the state to the Virginia Erosion and Stormwater Management Law, the County must amend the SWMO to eliminate the stormwater quantity exemption for such projects. The amendment to the SWMO is scheduled to be adopted and effective by July 1, 2024. The required stormwater quantity control for these projects will reduce the peak discharge, and thereby slightly reduce the flood risk for downstream properties.
 - County contracted engineering consultants to conduct a Proof of Concept flood risk reduction study to consider regulatory and policy changes to mitigate existing and future structural flood risk.
 - The scope of the first phase of the study examined three concepts: 1) the impacts of adjusting the rainfall IDF curves in the PFM to account for climate change on detention and conveyance system requirements for larger developments ; 2) the implications of using climate adjusted rainfall on overland relief computations; and 3) the impacts of using climate adjusted rainfall on detention requirements, as well as increasing the requirement from the 10-year storm to the 100-year storm event, for typically sized developments. The impacts also included the cost/benefit estimates of the contemplated changes.
- County contractor’s analysis of the impacts of adjusting the rainfall curves in the PFM and overland relief did not yield the expected results. Generally, the amount of

stormwater a development site must detain as part of the design is based on the increase in rainfall runoff for the design storm generated by the proposed development, which is calculated, in large part, based on the difference (usually increase) in the amount of impervious surface that existed before development. However, by adjusting the rainfall for the design storm for climate change, then both the pre-development runoff as well as the post-development runoff, is adjusted, thereby nullifying any increase due to climate change in the amount of detention that is required. In other words, both the start and finish lines are moved the same amount, but the length of the race remains the same. For a stormwater detention system built today to be designed to effectively capture and detain both the increase in runoff from the development's increase in impervious surfaces and the additional runoff from increase in rainfall due to climate change, then only the post-development requirements should be adjusted. This will be analyzed in Phase II.

Phase I of the study also evaluated the impact of additional rainfall on overland relief requirements. The term "overland relief" represents where the water flows when all the storm drains and channels are full. That is, engineers calculate the theoretical flow path, depth and width if the storm sewer system is full, clogged or otherwise inoperable during the "100-year" storm (i.e., one-percent annual chance event). The Phase I study results indicate that the amount of increase from adjusting for climate change would not significantly increase the depth or width of area that would be inundated with localized flooding during the event.

The Phase I study also examined the impact of increasing the detention requirements for the typical size developments (I.e., primarily INF lots, and smaller subdivision and site plans). The study did not consider areas with additional stormwater goals in the comprehensive plan, such as Tysons PTC. When adjusting for climate change in the 10-year storm event, the additional detention volume required ranged from none (i.e., the facility was already large enough) to approximately 28% volume increase. When controlling the 100-year storm event, required volumes approximately doubled. The consultant examined costs for only the 10-year scenario. In the examination, the cost burden for INF projects (i.e., sing-family detached homes), increased for on-site detention facilities from \$2,000 to \$8,000. The cost for the subdivision project increased approximately \$130,000, and the site project increased approximately \$8,000. The consultant concluded, however, that the benefits of requiring additional detention was not cost-effective.

The Phase I study also found that the increased rainfall volumes did not result in a significant change in floodplain boundaries:

- Floodplain average width difference was 14.5-22.1 ft (7-11 ft on either side of the boundary)
- Depth increases of 0.36-0.55'

In summary, the limited analysis of Phase I showed limited value in adjusting the design criteria associated with rainfall volumes to account for future changes in rainfall amount. Additional analysis to be considered during the second phase of study will examine alternatives and other concepts to reduce existing and future flood risk with lot-by-lot development. Separately from any changes to design criteria, recent state regulation changes will require the County to remove stormwater detention requirements for regulated single family home construction (greater than 2,500 square feet of land disturbance). While not quantified in consultant study, this will work to mitigate flood risk associated with future single family home development.

- For the Proof-of-Concept Phase II, the consultant will:
 - Complete remaining two tasks from July 2022 NIP:
 - Identify opportunities to protect life and property at the development site.
 - Identify opportunities to mitigate downstream impacts of the development.
 - The Phase II task order will develop a roadmap to evaluate the effectiveness of our current SWM and floodplain regulations:
 - Evaluate if neighborhoods built to current standards flood under the existing level of service and under proposed level of service.
 - Consider and evaluate adjustments to post-development requirements so that stormwater detention systems built today effectively capture and detain both the increase in runoff from the development's increase in impervious surfaces and the additional runoff from increase in rainfall due to climate change.
 - Better understand the impacts of infill development and redevelopment on reducing flood risk.

These are complex questions that will take time to answer, and meanwhile projects and programs continue to move forward.

Regardless, if the Board wishes that new development regulations have a meaningful impact on existing drainage and flooding issues, new regulations are needed to shift the burden of existing impervious cover to new development. Aside from the limited cost-benefit effectiveness described in the consultant study, another relevant consideration is the pace of development within the county to effect a meaningful downstream change. Certainly, larger development sites can produce a more significant impact than smaller ones. With direction from the Board, staff can study this further.

Attachment A: Definition of the 100-Year Storm Adjusted for Climate Change

In February 2022, OEEC published the Resilient Fairfax Climate Projections Report, available at [Resilient Fairfax Climate Projections Report 2022 \(fairfaxCounty.gov\)](https://www.fairfaxcounty.gov/resilient-fairfax-climate-projections-report-2022), which predicts the increased rainfall anticipated in Fairfax County due to climate change. As used in this analysis, terms are defined as:

Floodplain – Those land areas in and adjacent to streams and watercourses subject to continuous or periodic inundation from flood events with a one percent chance of occurrence in any given year (i.e., the 100-year flood frequency event also known as the base flood) and having a drainage area greater than 70 acres. For the purpose of administering Section of the Zoning Ordinance (Floodplain Regulations), minor floodplains are those floodplains which have a drainage area greater than 70 acres, but less than 360 acres and major floodplains are those floodplains which have a drainage area equal to or greater than 360 acres.

Localized flooding – Areas that may be inundated during storm events but from other sources than streams with a drainage area greater than 70 acres.

Adjusted for Climate Change – The process of increasing the anticipated rainfall used in the stormwater and floodplain calculations to include increases in rainfall intensity-duration-frequencies (IDF) curves, based on projections from the NOAA-funded research program of the Mid-Atlantic Region Integrated Sciences and Assessments (MARISA). Two scenarios were considered: the Representative Concentration Pathway (RCP) 4.5 and RCP 8.5. (RCPs are scenarios of trajectory of future greenhouse gas concentrations from global climate change prediction models.)

Attachment B: Projects for the DPWES Capital Improvement Program (CIP)

DPWES has identified flood risk from mapped floodplain, historic reporting, and a risk prediction tool. The County's website describes traditionally mapped floodplain at [Flood Information | Public Works and Environmental Services \(fairfaxCounty.gov\)](#). With climate change increasing flooding outside of mapped floodplain, staff identified risk trends for properties in addition to those already mapped.

Historic reporting. DPWES identified nearly 1,600 incidents of reported structural flooding using all historic records available, which date back to 1986:

- 1600 incidents include some repeat flooding at individual residences.
- Approximate number of residences with structural flooding from coastal events such as hurricanes: **200**.
- Approximate number of remaining residences with confirmed structural flooding, outside the coastal-at-risk communities: **570**
- Approximate number of residences with structural flooding likely from private causes such as sump pump failures or private plumbing failures: **500**
- Approximate number of residences with structural flooding risk alleviated by projects, such as a levee, drainage infrastructure, and other projects: **400**.
- Staff published additional information on the analysis of historic data augmented by GIS and modern data at:

<https://storymaps.arcgis.com/collections/9adf4f9877fe49bba9df9c28b0f40a09?item=20>

Sump Conditions. DPWES and LDS staff created a Potential Sump Conditions layer in GIS to identify depressions or bowls where there is insufficient drainage for the water to get out of the depression. In some cases, storm drain inlets exist in the sump, but the inlets are overwhelmed by intense rain. This analysis identified more than 10,000 residential structures at risk based on the flood risk map, described in detail at: <https://storymaps.arcgis.com/collections/9adf4f9877fe49bba9df9c28b0f40a09?item=27>

Universe of Identified Risk. Table B-1 below identifies the universe of identified risk. No structure experiences zero risk of flooding, as plumbing failures or building alterations can change flood risk. However, the table identifies the reasonably expected universe of flood risk in Fairfax County. This is also described at

<https://storymaps.arcgis.com/collections/9adf4f9877fe49bba9df9c28b0f40a09?item=27>.

Table B-1: Universe of Identified Risk

Scenario	Number of Structures	Potential Projects	Potential Programs
Confirmed, reported flooding, resolved	300	Completed	Include with outreach to general population.
At risk of coastal flooding	330	No structural solution because the community rejected any floodwall unless it is on the east side of the George Washington Memorial Parkway, which is National Park Service Property. The NPS rejected placing a floodwall on NPS property. There is no other structural solution.	Advise residents of their risk. Partner with a nonprofit to make residents aware of their insurance options. Practice communications on Riverwatch, practice evacuation routes and procedures. Implement a voluntary acquisition program.
Confirmed, reported flooding, unresolved	570	Fairfax County estimates 70 years to identify projects and solutions for the remaining 570 structures with confirmed flooding based on current staffing. Potential projects include grading to provide adequate overland relief, stormwater infrastructure upgrades, and flood proofing of structures.	Outreach and education on risk and flood insurance options. Provide guidance on common causes of flooding such as overland relief being blocked by fences or other obstructions. Grant Opportunities
Structure intersects floodplain	2,770	<ul style="list-style-type: none"> Unless structural flooding is confirmed and staff have determined that a project is necessary, no current projects are identified for these structures. 	<ul style="list-style-type: none"> Outreach and education with an emphasis on equity Publish flood risk. Grant opportunities
Structure within sump condition	6,019		
Structure in path of overland relief with drainage area exceeding 10 acres	1,075		

Note: it is not valid to sum the total number of structures, as there is overlap. For example, one structure could be in a floodplain, also in a slump, and also in the path of overland relief.

- Using FEMA and CFPF grants to voluntarily acquire properties with a history of repetitive flooding (Woodacre, Swinks Mill Drive, Barrett Road)
- Realizing the gap in funding for flood mitigation projects, staff applied for and were successful recipients of over \$15M in Virginia Community Flood Preparedness Fund (CFPF) Grants in 2023. In addition, staff recently applied for an additional \$6.2M in funding for the most recent CFPF Grant cycle, which we expect to hear back in early 2024.
- Expanding partnerships to provide enhanced SWM on County projects to help mitigate downstream flows (CAP, FCDOT, VDOT, HCD, FCPS) while using innovative approaches to addressing stormwater in the most cost-effective manner.
- Ravenwood Park study
- We will need additional funding/staff to move towards a proactive and resilient program.
- Staff and funding for neighborhood stormwater improvement projects

Table B-2 below lists the current CIP flood projects. DPWES currently estimates ten years to complete these projects at current staffing and funding levels.

Table B-2: CIP for Flood

Project Name	Project Phase*	Total Project Cost
Little Pimmit Run Trib at Woodland Terrace	Under Final Design and Permitting	\$4,718,000
Dead Run Drive Stormwater Improvements	95% Design	\$1,200,000
Forest Villa Lane Area Stormwater Improvements	Concept Design	\$1,900,000
Kent Garden Neighborhood Stormwater Improvements	Concept Design, with Land Acquisition Division for easements	\$10,400,000
Potomac Hills Stormwater Improvements	Under Site Assessment and Preliminary Design	\$5,200,000
Valley Avenue Neighborhood Stormwater Improvements	Concept Design	\$1,810,000
Weaver Avenue/Dillon Avenue Stormwater Improvements	Concept Design	\$8,126,000
Woodacre Drive Area Stormwater Improvements	Under Site Assessment and Preliminary Design	\$2,800,000
Broad Branch Court Stormwater Improvements	Under Site Assessment and Preliminary Design	\$2,150,000
Kings Manor Stormwater Improvements	Under Site Assessment and Preliminary Design	\$6,250,000
Sunset Hills Drainage Improvements	Under Site Assessment and Preliminary Design	\$14,600,000

Project Name	Project Phase*	Total Project Cost
Chowan Avenue Flood Mitigation	Under Site Assessment and Preliminary Design	\$2,000,000
Tripps Run at Barrett Road Flood Mitigation	Under Site Assessment and Preliminary Design Voluntary Acquisition Expected to be Complete by March 1, 2024	\$12,836,000
Hollin Hall/Wellington Neighborhood Stormwater Improvements Study	Proposed (not budgeted or initiated)	\$300,000
Ravenwood Park Neighborhood Stormwater Improvements Study	Under Site Assessment and Preliminary Design	\$150,000
Tucker Avenue Flood Mitigation	Construction Bid Phase	\$12,800,000
MSMD Individual Flood Mitigation (Ridgecrest Dr *MVCCA, Rippling Pond, Huntsman Blvd, Roxbury, Ballantrae Farm, Cobbs Rd, Hunting Ridge, Bridle Path, McLean CC, Lily Dhu Ln)	10 Projects Constructed/Under Construction post July 2022	\$1,370,000
MSMD Individual Flood Mitigation (Kings Park, White & Colmac, Gordon Ave, Springfield Village, Westmoreland *MVCCA, Sunny Fields, Elder Ave, Anderson Rd, Lawrence Dr)	9 Projects Under Final Design and Permitting	\$3,560,000
MSMD Individual Flood Mitigation (Briar Ridge Ct, Summerday, Spring Vale, Winter Wren, Bellamy Ave, Lakewood, Laughlin Ave, Westlawn)	8 Projects Under Site Assessment and Preliminary Design	\$3,135,000
Total		\$95,305,000

*As of February 1, 2024

ATTACHMENT C: Vulnerable Communities at Risk of Flooding

DPWES used available data to evaluate the County's trends in flooding versus vulnerable communities. DPWES mapped where drainage complaints had historically been reported compared to the County's vulnerability layer. This analysis sought to answer the question: do areas with high/very high vulnerability have higher levels of reported flooding? Figure C-1 below shows the results of the mapping exercise.

DPWES concludes the following:

- Our data on historic drainage complaints may be limited. We have limited data on flood complaints for multifamily units at risk such as below grade basement apartments and condos. Renters may report issues to landlords who may not report them to the County.
- The County's early adoption of floodplain regulations (1967) protected the community and didn't allow for a lot of buildings within the floodplain.
- Floodplain policies resulted in minimal amounts of vulnerable communities co-located in the floodplain.
- There are exceptions such as Harmony Place that are vulnerable and co-located in the floodplain.
- DPWES will pursue further efforts related to drainage and flooding in vulnerable areas.

DPWES began a pilot community engagement project with Neighborhood and Community Services in the Culmore neighborhood of the Mason District. When DPWES visited the Culmore neighborhood, we identified several isolated areas at risk of flooding, but they were not a high priority nor major concern for the community. As of the date of this memorandum, the pilot project continues with the Culmore neighborhood to determine how DPWES can assist the community.

Figure C-1

Service Opportunity Analysis: Flooding Complaints per Capita relative to Vulnerable Census Tracts

