



Together we make a difference

Founded in 1969

Mount Vernon Council of Citizens' Associations

Record

Volume LVII, No. 11, December 2024

FROM THE CO-CHAIRS

- (1) Happy Holidays to All this last meeting of 2024!
- (2) As we look forward to 2025, there are a number of important issues we need to follow and will need your input in the next year. These include continuing concerns on the revitalization of Route One as widening projects and bus rapid transit (BRE) come closer to fruition; proposals for IMP building reuse/replacement; a proposal for developing a family-type restaurant in the Grist Mill Park dairy barn; safety related proposals for the George Washington Parkway which may include speed cameras and restricted turns at some intersections, and possible school attendance boundary changes. And, oh yes, let us not forget the annual County Budget process.
- (3) As you will note, many of the issues involve transportation: Jason Zaragosa, who has served admirably as Transportation Chair, will be stepping down. Anyone interested in taking over this Committee should contact any of the Co-chairs or Jason for information or to volunteer.

Finally we hope that among your New Year's Resolutions will be to continue to support your communities by participating at Council and on Committees. Without volunteers our voice in matters that affect our property values and quality of life will be greatly diminished.

MVCCA BOARD

Co-Chairs	Katherine Ward	co.chair1@mvcca.org
	Judy Harbeck	co.chair2@mvcca.org
	Scott Taylor	co.chair3@mvcca.org
Secretary	Tamera Srader	secretary@mvcca.org
Treasurer	Bill Kane	treasurer@mvcca.org
Membership	open	membership@mvcca.org
Editor	Karen Keefer	editor@mvcca.org
BUDG	James Perkins	chair.bf@mvcca.org
EDUC	Cathy Hosek	chair.edu@mvcca.org
E&R	Larry Zaragoza	chair.er@mvcca.org
PL/Z	Bindu Mathur	chair.pz@mvcca.org
PS	John Lincoski	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

MVCCA General Council Meeting Minutes

MVCCA GENERAL COUNCIL MEETING MINUTES

November 2024 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Scott Taylor

ATTENDING

- Co-Chair Judy Harbeck
- Co-Chair Katherine Ward
- Treasurer - William Kane

Committees

- Environment and Recreation - Larry Zaragoza
- Planning and Zoning - Bindu Mathur
- Southeast Fairfax Development Corporation - Ellen Young
- Storm Water Management Special Committee - Leo Milanowski
- Public Safety – John Lincoski
- Education – Cathy Hosek

Communities Attending

- Bell Haven Citizens Association
- Collingwood Springs
- Belle View Condo
- Holland Court Property
- Gum Springs Homeowners
- HHV
- Mt. Zephyr
- Montebello
- Mt Vernon Civic
- Wellington Civic Association
- Waynewood
- Mason Hill
- Riverwood HOA
- Wessynton
- Mt Vernon Manor
- Potomac Valley - River Bend CA
- RECA

Dan Storck-FFX County

Various Community Members

- Matt Kudia
- Erika Christ – Mt Vernon on the MoVe

The meeting was called to order at 7:02 PM

23 October 2024 minutes - Minutes approved unanimously as published in the record.

Treasurer's Report: October report was published in the Record. Income is \$500 under budget for the year due to reduced membership. - **Treasurer report approved as published in the Record.**

Webmaster: We have experienced issues with email related to malware attack and SPAM. Requested permission to buy a firewall application named Sitelock which will cost ~\$320 – **approved expense.**

Education Committee: Boundary issues are happening in the schools; meeting for December will be the Region 3 Boundary meeting on the 9th. Gathering feedback and then will start drawing maps. Last meeting was an email meeting and is in the Record.

E&R: 6 Nov meeting – will be discussing Quander park, comprehensive plan updates and special exceptions for projects. Please see more notes as published in the record.

Planning and Zoning; Guest speaker with FFX county planning and development – 2025 site specific plan amendment process was discussed. 3 phases nomination, screening, and evaluation - please see notes in the record.

Public Safety/Transportation: committee is back and running; notes provided as printed in the record.

Stormwater: Grant program for homeowners for stormwater abatement – if you have more questions, please reach out directly to Leo.

Master Plan Steering Committee – Supervisor Storck has put a committee together to look at what to do with structures at Sherwood Hall (Police Station, Library, fueling station, etc.). Buildings are 40-50 years old and anticipates that committee will come up with a plan on what to do with structures over the next 40-50 years.

SFDC: Please see the information in the Record. Will be ribbon cutting on two new murals.

Fairfax Federation: Notes did not make it into the Record. Oct 24th passed annual legislative issues package. Was incorporated into 11 legislative issues. Passed a resolution on grading practices at FCPS. Recommend establishing a more transparent process on how grading processes are changed. Will be looking to amend bylaws possibly.

Co-chairs report: Need 3 people on the nominating committee please let Katherine know as we will need a co-chair (one position) elected in May 2025.

Co-chairs have selected candidate for budget and finance committee chairperson which is James Perkins, Resident of Mt Vernon Manor. – Motion to approve the selection to the committee **PASSED**

E&R Resolution: MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION ON INVASIVE PLANT MANAGEMENT IN COLLINGWOOD PARK (MVCCA E&R 2024-04) – **Passed unanimously.**

Supervisor Stork: In the meeting, Supervisor Stork addressed various concerns raised by the attendees. He provided updates on the issues raised by the attendees, including the response to the email about the noise from Fairfax Water's work and the resolution of the issue. He also mentioned that he had spoken with the CEO of Fairfax Water about the matter.

In the meeting, Supervisor Stork addressed various concerns raised by the attendees. He provided updates on the issues raised by the attendees, including the response to the email about the noise from Fairfax Water's work and the resolution of the issue. He also mentioned that he had spoken with the CEO of Fairfax Water about the matter.

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

Meeting Association Time: Queenie announced the annual holiday cookie party and toy event hosted by delegates Paul Krizak and Mark Sickles.

Meeting Adjourned: 8:27pm

Respectfully submitted
Tamara Srader

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

Budget & Finance

James Perkins has been ratified as the new chair of the Budget and Finance Committee.

Education

No meeting minutes.

Environment & Recreation

Environment and Recreation Committee Meeting (12/12/2024)

Associations Represented: Huntington Community Association; Wellington Community Association; Belle Haven Terrace Civic Association, Spring Bank Community Association, Hollin Hall Village Citizens Association, Belle View Condominium Unit Owners Association, Potomac Valley-River Bend Civic Association and Mount Vernon Manor.

The meeting was called to order at 7 pm on December 12 on Zoom by Chair Zaragoza. CoChair, Katherine Ward was also in attendance.

The focus of the meeting was obtaining an update by James Corcoran, Trails Planner from the Fairfax County Park Authority on the Quander Fairchild Park trails plan. Mr Corcoran explained that the Park Authority is undertaking survey work to support the construction of trails. Plans call for the trails to be accessible and could be completed in about a year. Questions were raised about the cost of the trail, especially permitting fees, and Mr. Corcoran indicated that he would provide us with

another contact that could better answer cost questions. He further explained that the base of the bridge would be made of fiberglass, which is very durable. At this point, Larry asked that Mr. Corcoran let us know if there is anything that we should do to help promote the success of the trail. Mr. Corcoran also clarified that at some point in the future there could be a bridge that would cross over into the parking lot behind Chuck E Cheese but an easement to allow for the bridge to connect to private property would be needed. Thus, the bridge to the area behind Chuck E Cheese is not part of the current project plans but the Park Authority would like to explore this option in the future.

Dorothy noted that DPWES will be undertaking a stream restoration in Paul Springs Stream Valley Park in an area that is burdened with invasive plants and that the stream restoration effort should include the planting of native species. If the invasive species are allowed to overtake this area again, it will be more difficult to remove them and plant native species. At this point the budgetary limitations of the Park Authority were highlighted. Larry will share Mr. Corcoran's email with Dorothy so that she can follow up with him on this issue.

Planning & Zoning

December 2, 2024

Committee Attendees:

- New Gum Springs CA
- Hollin Hall Village CA
- Potomac Valley River Bend
- Mt. Vernon CA
- Stratford Landing CA
- Riverwood HOA
- Gum Springs Homeowners Organization
- Belle Haven Terrace Civic Association
- Huntington CA
- CA of Hollin Hills
- Montebello Condominiums
- Belle View Condominium
- Wellington CA

Other Attendees:

- Chair, Planning and Zoning
- Editor, Mount Vernon on the Move
- Executive Director, Southeast Fairfax Development Corporation (SFDC)
- Cochair 1
- Staff, Fairfax County
- Chair, Environmental and Recreation
- Cochair 3
- Concerned Citizens

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

Invited speakers:

Mark and Michael White – Grist Mill Barn project
Toby Millman – Transwestern Development Company - 8850 Richmond Highway
Zachary Williams, Partner, Venable LLP - 8850 Richmond Highway

Proceedings:

December Planning and Zoning meeting was called to order at 7:02 pm. The first group of speakers discussed the 8850 Richmond Highway project known as the “IMP” building. Mr. Millman for Transwestern noted that the supervisor was not ready to advance any plans for this property and that only one meeting was held with him directly and that was back in May. At this point the IMP building is only 20% occupied and the local family who owns it is losing money.

The constraint for this property is the Woodlawn Historic Overlay District specifications which were put in place to protect the Woodlawn plantation. The main component has a 35 feet height limit. Supervisor Storck said he will take 6-9 months to review this project in detail which is not suitable for the current owners.

Mr. Millman went on to say that the area was originally slated for a hotel. He showed us an updated plan with the possibility of a future hotel. This is the space that is currently occupied by the Roy Rogers restaurant. The owner of the IMP does not own the restaurant. However, Co chair 1 noted that there is no likelihood of the restaurant owner willing to sell his land. The restaurant owner had previously noted on many occasions that they did not want to sell.

The owners of the IMP have talked to Supervisor Storck and the next meeting is scheduled in two weeks.

Questions and answers from the floor noted that the project will not touch the resource protection area and that the owners are committed to the Pole road park project. Also, it was noted that commercial space can be accommodated to a limited amount also.

Our second speakers for the night were Mark and Michael White regarding the barn at Grist Mill. The plan would be to make a family friendly restaurant with public restrooms and to keep the summer concert stage. They said they will include a bike rest stop and expand the parking. The project is being currently being reviewed by Fairfax County and the Whites stated that they can not overshare at this point.

The Whites said they are working with Fairfax County to ensure parking is on impervious surface. There is no plan to change the current amenities like the sewer system or dog park but some garden spots will be shifted but not disrupted.

Fairfax county staff will be meeting in 3 days and the White brothers should know about approvals/disapprovals within the next two weeks. They are also waiting to hear about a partnership opportunity with the county.

Some questions from the floor included: how history will be maintained, environmental impact, traffic concerns and possibility of drunk driving in the neighborhood. The Whites noted that the barn is not a historic property but want to keep the design as much as possible. They are interested in a family friendly restaurant not a brewery.

The White Brothers noted that the location is within walking distance to several thousand homes and that the restaurateur is local and has a bakery in Alexandria but wanted a smaller scale restaurant. The Whites noted that they are not sure on restaurant capacity yet and that is up to negotiation. They are not sure who will pay for what but promise to get back to us with details as they unfold.

The next Planning and Zoning meeting will be on January 6, 2025.

Public Safety

The committee convened on December 3, 2024, at 7 p.m. by Chair Lincoski. Katherine Ward, Co-Chair and Judy Harbeck, Co-Chair Liaison, were also in attendance.

Attendees included representatives from Wellington Civic Association, Potomac Valley River Bend Association, Mason Hill Citizens Association, and Stratford Landing Citizens Association.

The meeting featured an emergency preparedness presentation by Courtney Arroyo of Fairfax Department of Emergency Management and Security (DEMS) and comments on GW Parkway speed enforcement from Noah Simon, the district chief of staff to Congressman Beyer.

Ms. Arroyo outlined the roles played by DEMS in emergency preparedness and stressed the need for emergency preparedness on the community level. She highlighted the Community Emergency Response Guide (CERG), a Fairfax-focused emergency preparedness guide developed in 2106. (Copies available at <https://www.fairfaxcounty.gov/emergencymanagement/cerg>).

The 123-page guide provides planning resources to help Fairfax communities and businesses prepare for and recover from natural disasters and other hazards. It also discusses the role played by the county's Office of Emergency Management and other agencies in disaster recovery.

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

Ms. Arroyo stressed the need for flood insurance, even for those not in a flood zone and emphasized the value of maintaining copies of vital documents offsite in making recovery easier. Having a shelter-in-place kit and an evacuation kit were also important, she added.

Ms. Arroyo also highlighted the “Ready Fairfax” preparedness program and noted that additional training for residents is available.

Noah Simon, from Congressman Beyer’s office gave an update on Parkway speed enforcement and the potential implementation of speed cameras.

Congressman Beyer remains focused on speed enforcement, particularly through speed cameras, Mr. Simon said, noting that legislative efforts continue to redirect money generated from tickets back to the Park Police for enforcement efforts. He also discussed a potential pilot program involving restrictions on turns at certain intersections, which has received initial interest from the park service.

Committee members and Mr. Simon agreed that a lack of enforcement on the Parkway remains problematic. The group also discussed the potential for increased enforcement by the Park Police or Fairfax County.

Mr. Simon highlighted a recent letter sent from Rep. Beyer to the chief of the Park Police stressing the need for additional enforcement, including traffic patrols.

Transportation

The Transportation Committee did not meet in December. The committee is seeking a new chairperson. If you are interested in serving as chair, please contact the current chair Jason Zaragoza at chair.tran@mvcca.org or one of the MVCCA co-chairs.

Steering Committee

Mount Vernon Master Plan Co-Location Feasibility Steering Committee Meeting No. 1 November 18, 2024

The meeting was held on-line. The 20 attendees included Supervisor Storck, Planning Commissioner Clarke, the County Library Director, County staff members from various offices, and representatives of the police and fire departments, and INOVA hospital. Community members from Gum Springs, Williamsburg Manor, and MVCCA.

The steering committee’s purpose is to consider the existing structures on County property at the intersection of Parkers and Sherwood Hall Lanes and develop future facing plans for the County-owned properties located there, i.e library, fire station, police station, government offices, and fueling station. Although discussion of this point came later in the meeting, Supervisor Storck made clear the Whitman Middle School and the County-owned property the INOVA facility occupies could be considered in the committee’s deliberations.

Ipek Aktuglu from DPWES’s Private Public Partnership Branch convened the meeting. Attendees were asked to identify themselves, their organizational affiliation, and their expectations for the process. Regarding the latter, responses ranged from too early to tell to consideration of traffic issues to preservation of neighboring communities.

Supervisor Storck then provided opening remarks. He made it clear that the process is at “Step Zero” and there were no plans in the works and no up-front preferences or qualifiers to what the committee might consider. He encouraged participants to be innovative and, noting the current building were 40 to 50 years old, what might be needed for the next half century. He also noted that the plan should compliment the on-going improvements on Richmond Highway.

The meeting was turned over to representatives of Grim + Parker, the architectural firm under contract for the study. (The firm is a principal on the planned changes to County facilities in the Franconia District.) Their briefing (copy attached) outlined the purpose of the study, their team, the schedule, expected outcomes, and initial parameters and constraints. The study is expected to conclude in June 2024. The deliverable is production of a Master Plan for the area addressing urban design aspects, traffic circulation (both vehicle and pedestrian/ bicycle), open space, and scale and character.

At the conclusion of the briefing, participants were asked for thoughts. Suggestions included no or little impact on surrounding neighborhoods, minimize “urbanizing” the area, and inclusion of child care facilities and affordable housing. The police rep noted that any move to co-location must consider security needs of the department. The INOVA rep seemed to indicate that the hospital’s future plans precluded consideration of it’s parcel in the plan.

No date was given for the next meeting.

Respectfully submitted by Leo Milanowski, 11/20/24

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

Fairfax Federation

This a summary of Fairfax Federation’s membership meetings held on October 24, 2024 and November 21, 2024.

October 2024

At this meeting the membership approved:

1) Virginia Legislative Package - Fairfax Federation's 2025 Virginia Legislative Issues Package researched and drafted by its Board of Directors and Standing Committees

The purpose of the package is to present to the Fairfax delegation to the 2025 Virginia General Assembly and the Fairfax County Board of Supervisors preferred positions to take on important issues affecting Fairfax County residents, to consider these in earnest, and to act favorably on the recommendations.

The membership approved 11 Legislative Issues from the Committees on: Citizens Associations Services, Conservation/ Environment and Land Use, Education, Human Services, and Transportation.

- HOA Board Accountability
- HOA Notarization Requirements
- Leaf Blowers
- Casinos
- Data Centers
- Kids in Poverty
- Governor's School Expansion
- Full Year School
- Technology in Schools
- Homeowners Insurance
- VDOT Projects Peer Review

The full text of these can be found on:

https://www.fairfaxfederation.org/files/ugd/8bf868_b9f0b148f72f4c9d997604dc3b96bbe6.pdf

2) Resolution on Secondary Grading and Reporting in FCPS. (Brought forth by the Education Committee)

This resolution asks that FCPS build more accountability and avoid issues of implementation by establishing "a decision making framework so that future consequential decisions regarding policy and/or practices are made with full, frank, and transparent deliberation.."

https://www.fairfaxfederation.org/files/ugd/8bf868_79a405bacf2448cc8eeb5b9d1588a8da.pdf

November 2024

The membership heard a 45 minute presentation from the FBI Office of Private Sector on how this office works to increase collaboration with the private sector. FBI stated that this is essential to help mitigate risk and remain "ahead of the threat."

The Legislative Committee discussed proceeding with a County Legislative Package to be drafted in January 2025

The next membership meeting of the Federation will be on January 23, 2025 at 8115 Gatehouse Road, 1st Floor Cafeteria.

The meeting will include a discussion of proposed school boundary changes and Fairfax County’s affordable housing crisis.

SFDC

No meeting.

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

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Period Ending November 30, 2024

	November	Total July 1 to November 30	2024-2025 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 3,452	\$ 3,955	
Money Market Interest	0	0	2	
Total Cash Receipts	0	3,452	3,957	\$ (505)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	168	555	540	(15)
Insurance Premium	-	-	707	707
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	170	320	1,400	1,080
Web Site	-	354	800	446
Total Cash Disbursements	338	1,229	3,447	2,218
Net Budget - Receipts in Excess(less than) Disbursements:	(338)	2,224	510	\$ 1,714

Other Sources/Changes in Cash:

Cash at Beginning of Period	12,457	11,545	11,545
Total Cash at End of Period	\$ 12,119	\$ 12,119	\$ 12,055

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

Burke & Herbert - Checking	\$ 5,956	
Burke & Herbert - Money Market	6,163	
Total Cash	\$ 12,119	

Respectfully Submitted,
William J Kane, Treasurer
December 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, December 18, 2024, 7:00 p.m.
Virtual

AGENDA

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

COMMITTEE CALENDAR

MVCCA Council—December 18, 7:00 p.m., Virtual
MVCCA Board—January 14, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	1/6	7:00	Virtual	Perkins
EDU	1/2	7:00	Virtual	Hosek
E&R	1/2	7:00	Virtual	L. Zaragoza
PL/Z	1/6	7:00	Virtual	Mathur
PS	1/7	7:00	Virtual	Lincoski
TRAN	1/13	7:00	Virtual	J. Zaragoza
Steering	TBD	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.*