



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

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

<http://www.mvcca.org>

Supervisor Storck  
2511 Parkers Lane  
Alexandria VA 22306

Dear Supervisor Storck

Sept 12, 2019

Subject: North Gateway and the Closed Sunoco Gas Station

The current owner of this property and their attorney met with the MVCCA several months ago and was advised that our position has not changed. We do not support a new gas station at this site. They are continuing to make the rounds with various members of county staff, your office and Commissioner Clarke to get approval for a special exception (SE).

It is our understanding that someone on staff has suggested that an SE could potentially be approved with a sundown clause attached to it. This SE with or without a sundown clause is absolutely not acceptable to the MVCCA for the following reasons:

1. The Comprehensive Plan opposes this type of development at this gateway location;
2. Traffic will increase – especially commuters from the beltway heading elsewhere;
3. New underground tanks will need to be installed- leaks can occur negatively impacting Cameron Run and subsequently the Potomac River;
4. Just because there is no current application to consolidate these land units, allowing a gas station under an SE will make it even harder to get an application to consolidate and redevelop;
5. The county's tax abatement plan for consolidated properties has not yet gone into effect- that may very well create momentum for consolidation;
6. Furthermore, the 2.0 FAR plan amendment has been stalled and now will be addressed by the PC and BOS in late 2020- this along with the tax abatement could aid in getting this property consolidated and redeveloped as a proper gateway.
7. The HATS study has also been delayed and any gas station could very well hinder the beneficial road network proposed by county staff to accommodate the Gateway development. Furthermore, a gas station will impact the traffic numbers for the HATS

study therefore, potentially eliminating our desire to have VDOT approve the removal of the at grade interchange.

8. Montebello with its thousands of residents have notified the owner and their attorney that they already objected to this gas station SE (you have a copy of their letter).

It is unfortunate that the current owner failed to do their due diligence before buying this property. The failure to do proper due diligence should not turn into our problem to fix for them.

The MVCCA is restating our position- we do not support an SE of any kind with or without a sundown clause.

We are seeking your commitment that you and the county staff will not encourage or support this gas station at this site.

*Katherine Ward*

Katherine Ward  
CoChair  
MVCCA

cc: Commissioner Clarke  
Barbara Byron  
Meghan Van Dam  
Tom Biesiadny