



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

Jan 29, 2017

Subject: MVCCA Joint Resolution (ER/PZ/Tran) J2017-01 Rezoning of North Hill

This letter is forwarded to you on behalf of the MVCCA General Council.

The MVCCA supports the rezoning of the North Hill Property and along with that support we ask that the County, RHA and the Developer to address a series of issues we have regarding this development as they move forward.

Furthermore, we look forward to meeting with the Developer and RHA staff over the site plan.

Katherine

Katherine Ward
CoChair
MVCCA

cc: Planning Commissioner Flanagan

Enclosed: MVCCA Joint Resolution (ER/PZ/Tran) J2017-01 Rezoning of North Hill

MVCCA Joint Resolution (Environment and Recreation, Planning and Zoning, and Transportation Committees) J2017-01

SUPPORT FOR NORTH HILL PROJECT (RZ/FDP 2016-MV-014 and PCA 78-V-1251) with RECOMMENDED CHANGES CONCERNING ENVIRONMENTAL CONCERNS, TRANSPORTATION INFRASTRUCTURE

- 1. WHEREAS**, the Fairfax County Redevelopment and Housing Authority (RHA) purchased a 34-acre site in 1981, located on the northeast side of Richmond Highway at the intersection of Dart Drive in the Mount Vernon Magisterial District (the “Subject Property”), with the intention of developing an affordable housing project thereon;
- 2. WHEREAS**, the RHA is working with a joint venture of Penrose Development and Community Housing Partners (the “Development Partnership”) to redevelop the Subject Property with a residential community that will include:
 - (A)** 175 market-rate town homes (up to 10 town homes may be offered for sale through Fairfax County’s First-time Homebuyers Program) and;
 - (B)** 279 multi-family affordable/workforce housing rental units of which 60 will be age-restricted, independent living units facing Richmond Highway; and
 - (C)** 12 acres to be dedicated to the Fairfax County Park Authority as a passive public park with the RHA agreeing to a \$1.5 million contribution (out of approximately \$3.0 million needed) for construction of park improvements (including removal of invasive plants);
- 3. WHEREAS**, the Project proposes rezoning the Subject Property to PDH-20 from R-2, R-MHP and C-8 zoning;
- 4. WHEREAS**, this project on Fairfax County RHA owned property will lead the way for redevelopment and revitalization of the Richmond Highway Corridor, as such the developer should be held to a high standard, at least to the County’s own standards, and should set a best practice example for other developers to follow;
- 5. WHEREAS**, the Development Plan is not final and the Developer (to include the town home developer once an agreement is made) has agreed to return to the E&R and P&Z committees for review of the proposed site plan for the project and with project details as they are becoming more finalized including
 - A. Detailed landscaping plans,
 - B. Development plan changes resulting from the Geotechnical studies that may provide for the opportunity to use Low-impact development techniques that provide additional smaller stormwater management facilities on the site,
 - C. Updated/revised Proffers documents to include the American Bird Conservancy’s Bird Friendly Building Design; a revised description of maintenance responsibilities between the town home and multi-family communities for shared common area elements; only native,

non-invasive ground covers; to the maximum extent practicable Construction, Demolition and Debris Waste will be recycled using the nearest CDD recycling facility, and

D. Town home community detailed plans (once a formal agreement is signed with the town home developer).

6. WHEREAS, although the Development Partnership is required by the County to provide 89 feet from the center line of Richmond Highway for planned transportation improvements and presumably for future undergrounding of utilities; the developers will be undergrounding utilities ONLY on the project site sourcing utilities from the above-ground poles along Richmond Highway; and the developers have informed the MVCCA that it would cost over \$900,000 to underground electric and other utilities along the Richmond Highway frontage to include removal of the associated utility poles;

7. WHEREAS, the Development Partnership has informed the MVCCA that Fairfax County is requiring the bus stop to be relocated from the south to the North of Dart Drive on Richmond Highway and to accomplish this without a bus pullout lane;

8. WHEREAS, the Development Partnership has informed the MVCCA that it is indifferent regarding the question of whether Dart Drive should be opened and connected at its eastern end to Arlington Drive and the apartments in the Arlington Drive area; and

9. WHEREAS, although the development partnership is required to make a contribution to the Fairfax County Public Schools ("FCPS") to offset its impact on the schools, it is unclear how the local public schools will handle the resulting increase in students from this project; an FCPS staff report states that schools in the pyramid are projected to have additional students from the Town Homes (TH) and Multi-family Units (MF) as follows: Bucknell Elementary School TH: 44, MF: 42, Sandburg Middle School TH: 11, MF: 10, West Potomac High School TH: 22, MF 19.

I. THEREFORE, BE IT RESOLVED, that the MVCCA strongly requests that Fairfax County or RHA, as owner of the property, finds a way to underground the utilities along the Richmond Highway frontage for this development so that it is designed as a showcase for how ADUs can be integrated into a community; the MVCCA is not requesting the developer to pay the full cost of this undergrounding;

II. THEREFORE, BE IT RESOLVED, that the MVCCA requests that the Developer work to reduce impervious surfaces proposed on the site including instead the use of bioretention areas and/or other small-scale storm water management and other low-impact development design elements, planting areas with large shade trees and preserving existing trees wherever possible, including in the Urban Plaza, the Mews, in the transition area, and along all borders of the development;

III. THEREFORE, BE IT RESOLVED, that the MVCCA requests that the Developer direct underground utility installation on the site away from areas planned for plantings, including and especially large shade trees;

IV. THEREFORE, BE IT RESOLVED, that the MVCCA requests that the Mount Vernon District Supervisor work to identify the remaining funds needed (RHA has agreed to contribute \$1.5 million out of approximately \$3.0 million needed) for construction and completion of park improvements (including removal of invasive plants);

V. THEREFORE, BE IT RESOLVED, that the MVCCA supports the relocation of the bus stop from the south to the north of Dart Drive;

VI. THEREFORE, BE IT RESOLVED, that the MVCCA supports the connection of Dart Drive to Arlington Drive into the neighboring apartment community to provide increased access for all and to promote greater neighborhood connectivity;

VII. THEREFORE, BE IT RESOLVED, that the MVCCA accepts the Developer's offer to present the site plan for review by the E&R and P&Z Committees during review of the site plan by Fairfax County and as otherwise specified in WHEREAS #5 above; and

VIII. FINALLY, THEREFORE, BE IT RESOLVED, if these issues noted herein are addressed, then the MVCCA supports the rezoning of the North Hill site.

Passed by the MVCCA General Council on Jan 25, 2017