



Mount Vernon Civic Association, Inc.

Spring 2021

www.MountVernonCivicAssociation.org

Belle Rive • Ferry Landing Estates • Ferry Landing Villa • Ferry Point Estates • Mount Vernon Forest • Mount Vernon Grove • Mount Vernon Park • Oxford • Riverbend • Riverwood • Vernon Square • Washington Woods • Westgate • Wycliffe on the Potomac • Yacht Haven Estates

PRESIDENT'S MESSAGE

Dear MVCA Members:

We need your help. Fairfax County Supervisors will soon consider dramatic zoning changes, proposed in a document entitled zMOD, that would affect our MVCA community and financial future. While MVCA supports efforts to simplify the zoning process, five of these zMOD proposals give us great concern. Below is a brief explanation of each issue. We request that you contact Supervisor Storck and others listed below and ask them to oppose these five proposals.

First proposal:

Currently, homeowners who want to make a property change, which would require a variance under Fairfax County zoning regulations, submit that change to the County and the County places a sign in front of the property describing the proposed change. Neighbors are invited to voice their support or concerns to the County. The new zMOD regulations would allow a County employee to approve or disapprove that change without considering neighbor or community concerns or impacts on their property. Please oppose this proposal and ask that we continue to be informed, asked for input, and given the right to express our concerns.

Second proposal:

The new zMOD proposal changes limitations on construction of Accessory Living Units (ALUs) (formerly Accessory Dwelling Units). Rules for detached structures remain the same, but increases are proposed to the amount of space which can be built in the basement, attic or garage of a home to

accommodate up to two additional people. Further, the decision to approve or disapprove an ALU within a dwelling would no longer require a hearing, but would be made solely by the zoning administrator with no notice or opportunity for neighbors to comment. Please oppose any approvals of ALUs by a County official without notice and comment.

Third proposal:

Some of our residents currently run businesses out of their homes, but the new zMOD will allow up to two businesses (HBB) to be run from a home, with up to eight customers parking there during the day if approved by the Board of Supervisors. One 3 x 5 ft. business sign may also be displayed. Please oppose this proposal.

Fourth proposal:

The zMOD does not place any limit on the number of ALUs and HBBs in our community, as long as off-street parking is available. Please oppose this provision.

Fifth proposal:

And finally, the zMOD proposes a new limit on the size of the American flag that can be displayed in your yard to no more than 24 sq. ft., smaller than the size (47.5 sq. ft.) of the flag draped over a military casket. Currently there are no limits. Please oppose this regulation.

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PRESIDENT'S LETTER

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In summary, these five zMOD proposals, if approved, would:

- Result in changing the quiet, non-commercial, residential nature of our MVCA community into a multi-use mix of homes, apartments, businesses with advertising signs and increased street parking, as the off-street parking would likely be full.
- Impact our historic legacy. The MVCA community is a uniquely historic neighborhood of 961 homes which border George Washington's Mount Vernon Estate and are built on his original land. It is essential these lands retain their historic and tranquil nature.
- Result in increased taxes. As homeowners add ALUs, the assessed value of their property will increase. As a result, their taxes will increase and so will the taxes of their neighbors.

You may review details on these proposals at: <https://www.fairfaxcounty.gov/planning-development/zmod>.

Please contact those below and ask them to oppose these five zMOD proposals.

Supervisor Storck:
MTVERNON@FAIRFAXCOUNTY.GOV


Fairfax County Planning Commission:
PLANCOM@FAIRFAXCOUNTY.GOV

Fairfax Board of Supervisors:
CLERKTOTHEBOS@FAIRFAXCOUNTY.GOV

Commissioner:
WALTER.CLARKE@FAIRFAXCOUNTY.GOV

If you have any questions, please feel free to contact me at 703-360-0257.

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MATT MATHES

BUDGET & FINANCE REPORT

Current development projects in our community:

- River Farm: River Farm requested a Historic Overlay District (HOD) designation. The hope is to save River Farm as a dedicated public space along the Potomac River.
- Hollin Hills: Hollin Hills requested a HOD designation, which allows the area to maintain its mid-century modern character. Public hearings are anticipated for September 2021.
- Mount Vernon Rec Center: Will get an upgraded fitness center, additional multipurpose rooms, two NHL size ice rinks and a swimming pool. Construction is expected to begin this May.
- North Gateway CBC Plan Amendment/Traffic Study: The study was completed, which resulted in the removal of the proposed I-495 flyover interchange above the Northern Gateway communities.
- The Arden: The new development is completed and provides 126 affordable housing units and new office location for Wesley Housing.
- Avention Development: A multifamily building and will be seven stories and contain up to 379 units being built adjacent to the Huntington Metro .
- Little Hunting Creek/Fairchild Stream Restoration: Project was substantially complete in January '21. Final project completion expected in two months.
- Kings Crossing: Construction is under way and includes a high-quality, mixed-use multi-family building with 340 units and onsite park amenities.
- Penn Daw Fire Station/Supportive Housing: Upcoming renovation and expansion of five of the county's fire stations, including the Penn Daw Fire Station. The Hybla Valley Nursery site became available for the Penn Daw Fire Station.
- North Hill: Proposed project includes 175 townhomes, 60 affordable senior living unit and 219 work force affordable apartments.
- Mount Vernon Racquet Club: There are plans to establish a multi-service center. There will be childcare, soccer, basketball and other recreational amenities. Also, workforce training and a development center focused on upskilling local residents and getting the access to higher paying jobs will be available.
- Potomac Trace: 35 townhomes are completed. Potential for three single family homes at the site.
- Original Mount Vernon High School: Fairfax County, FCPS and Northern Virginia Community College to bring college classes and work force development to the campus. Also, possibly training programs, business incubation space and office space for non-profits, and theatre arts space.
- Woodlawn Fire Station: Completed later in '21.
- Mount Vernon Memorial Highway Trail: A 20+ mile walking trail from Great Falls to Richmond Highway expected to be finished Fall 2022.

Web Master Needed!

We thank Jess Mazur who has been our web master for many years and seek someone to manage our web site content.

If interested, please contact Tom at (703) 360-0257.



EDUCATION REPORT

Brad Bennink, Principal of Washington Mill Elementary School, reports that they have Pre-Kindergarten and Kindergarten students back in classes now, along with their enhanced autism program students.

The school is set to begin hybrid classes (two days a week of in-person teaching) for 1st and 2nd grades next week (March 8 to 12) and then for 3rd-6th graders the week after (March 15 to 19).

All students who have opted for face-to-face classes will be receiving them before Spring Break.

There are two great ways MVCA can help. The

school works closely with a group called *Grandinvolve*. They are an FCPS-approved volunteer group who are trained to support some of their students virtually.

They also have a program called *Food for Thought* that provides food to some of the students on the weekends.

To volunteer with *Grandinvolve*, contact Dorothy Keenan at info@grandinvolve.org and with *Food for Thought*, contact Rose Walton at: rbwalton@fcps.edu.

Mount Vernon-Area Air Traffic Report

The FAA just released the results of a nationwide survey regarding aircraft noise annoyance. It showed a substantial increase in the number of people who are significantly annoyed by sound levels, as compared to standards previously established in the 1970s.

The FAA has asked for public input, and your input on this survey is important, since it affects the Mount Vernon area implementation of the new plan, entitled NEXTGEN.

This new plan concentrates airplane traffic over a single route, our MVCA community. Based on the results of the survey, over 70% of our residents will be feeling “Highly Annoyed” at the result, as compared to projections based on the previous assumptions.

At the minimum, your input should state that the results of this study need to be part of the decision process.

Please read the results section of the report and submit your comments (on this link) by March 15, 2021. The following link shows an introduction to the survey, an overview of the methodology and results. https://www.faa.gov/regulations_policies/policy_guidance/noise/survey/

Please contact Poul Hertel at poulh@erols.com for further details.

Public Safety

- Fire Company #24 on Lukens Lane is in the midst of a major upgrading and expansion of its firehouse as provided for in a Fairfax County Bond Referendum. Company 24 with its well-trained personnel is key in providing fire and rescue/ambulance support to our neighborhood and adjacent areas.
- Use care walking in snow and on or near ice! Consider using sand, salt or chemicals to reduce fall potential and look out for re-freeze.
- Have an emergency pack in your vehicle with foil-type or wool blanket, cell phone with plug-in charger, boots, whistle, gloves, maps, emergency ponchos, small battery-powered radio— preferably one with AM, FM and "weather" bands, water, food, etc. in your vehicle.
- Remember, "running" the engine to stay warm can be deadly if snow blocks your exhaust pipe(s) or if the vehicle is in an enclosed space such as a garage.
- School buses are running again. Do not pass a school bus from any direction with its red lights flashing. Be particularly careful near crosswalks and bus stops.
- Remember that many streets do not have sidewalks on both sides.
- Keep cars locked when parked or garaged.
- Consider motion-sensitive lights for exteriors.
- Avoid ladder work on roofs as gutters and downspouts may be weakened by snow and ice.

Spring is coming!

Stay safe and well!

Your Neighbor,

John Hurley
Public Safety Chair

Attention MVCA Members!



*On Saturday, April 10, from 9 a.m. to noon,
we will be picking up trash along the Potomac River
at George Washington's Estate.*

Please join us!

HEALTH & HUMAN SERVICES

Inoculate Yourself with Love

On Valentine's Day, I received strange messages via social media and in my email regarding COVID-19, such as "inoculate yourselves" or "now is the time to get your CUPID-19 and register."

The funniest video was sent to me by a friend. In this video, a guy is proposing to his girlfriend with a Pfizer COVID vaccine in a ring box. The girl excitedly jumps up and tells him "Yes!" she is going for the vaccine. The video ends with the girl showing off the vaccine in her arm and smiling.

Given the frustration surrounding the registration process and waiting for what seems like forever to be contacted for the COVID-19 vaccine, it is easy to lose hope and not register. I am one of those frustrated individuals.

Here is why we should be registering: According to World Population Review (<https://worldpopulationreview.com/us-cities/mount->

[vernon-va-population](#)), Mt. Vernon, Virginia has 2,190 senior citizens. While the data may not be 100% accurate, as the last update was 2019, it does give us an idea as to how many members of our community are 65 and over. With this information, it is imperative we all register for the vaccine with Fairfax County, your local pharmacy or doctor's office and not delay.

At this present time, we are noticing a lack of vaccination sites in the Mt. Vernon area and the registration vaccination online links are either not working, or telling us we've registered already and need to wait.

What is the solution?

Go to Fairfax County vaccination website AND to the vaccine finder site which shows a list of all pharmacies providing the COVID-19 vaccine. (<https://vaccinefinder.org/search/>)

Danielle Thompson
Health & Human Services Chair

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No one knows the Mt. Vernon - Ft. Hunt area better than Chris and Peggy White. Their names are synonymous with local Real Estate. Chris and Peggy's unique knowledge of the area's communities, each with their own characteristics have earned them the title, "The Mount Vernon specialists." Chris and Peggy's longstanding tradition of extraordinary service, unique knowledge of the market, and track record of success has resulted in them selling many houses several times over! Chris and Peggy's legendary capacity to serve their clients is now enhanced by their twin sons Mark and Michael who have joined the family business. Let our family help your family!

Chris.White@LNF.com | 703.283.9028



We love the Mount Vernon community and have appreciated the support now and through the years. We hope everyone is staying healthy and safe. We hope to reopen our doors soon and look forward to seeing you all again. In the meantime, we are open for carryout Tuesday through Sunday. See our website for full hours and menus.

www.cedarknollva.com



With seasonal menu changes, a waterfront patio, and a fireplace in each room, Cedar Knoll is the perfect setting for a romantic evening, a gathering of family and friends, or special events small and large.

Lunch, Dinner, and Brunch service weekly. See our website or call us for more information.

*Ask us about our private event spaces! Walk-ins Welcome, Reservations Recommended 703.780.3665
reservations@cedarknollva.com 9050 Lucia Lane Alexandria 22308 www.cedarknollva.com*

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Web: Jess Mazurwww.MountVernonCivicAssociation.org

MVCA Membership Meeting

Wednesday, March 10, 2021; 7:30 p.m.

Our next MVCA Membership Meeting will be held virtually, Wednesday, March 10 starting at 7:30 pm. Our discussion will focus on the proposed ZMOD zoning changes. Please join us, this is an important meeting and we need your input.

Using the Internet: Go to Zoom, put in meeting number **634 598 1220** and passcode **#743225** if requested.

From your phone: Dial (301) 715-8592, when asked use **634 598 1220#** and then passcode **743225**.

Zoom Link: <https://us02web.zoom.us/j/6345981220?pwd=NjhLSHM2MTJ0eEMyN3NZOXZybZ0UT09>