

Minutes of the March 3, 2020 Meeting of the Greater Wilton Woods Citizens Association

The meeting was brought to order at 7:02 p.m. by GWWCA President Larry Dempsey.

The featured speaker of the evening was Tamara Derenak Kaufax, the School Board Representative for Lee District. She has held the position for eight years.

She presented an overview of the Fairfax County Public Schools. It is the 11th largest school division in the country and the largest in Virginia. It has almost 190,000 students from 204 countries who speak 200 different languages. Thirty-one percent come from economically disadvantaged homes, 35,000 are ESL students, 27,000 are special education students, 34,000 participate in service projects and 91% graduate on time.

The top priority of the school system is student success. They strive to produce graduates who are communicators, collaborators, creative and critical thinkers, are goal directed and are resilient, and are ethical and global citizens.

Several schools will be undergoing renovations over the next few years and there are plans for some new construction as well.

Funding for the schools for FY 2021 comes from tax dollars (70%) and Federal aid (1.4%). The adopted FY2021 budget is \$3.2 billion and 54% of that is allocated for student success. The county spends about \$12,000 on each student. Eighty-six percent of the budget is spent on instruction. Some employees will get a step increase and the Board is working for raise salaries for Instructional Aides.

For further information, attendees were encouraged to contact Ms. Kaufax at tdkaufax@fcps.edu.

The treasurer's report was presented by Mr. Dempsey and it is available upon request. Expenses incurred since the last meeting included meeting refreshments, National Night Out supplies, mailing supplies, website renewal, and post office box rent. Donations were made to the Memorial Garden, Franconia Museum, Edison All Night Grad Party, Koinonia, United Community, Mt. Vernon CAC and Franconia CAC.

Membership in Nextdoor.com continues to grow. Since our last meeting in November, 33 neighbors have joined. Now 73% of the households in the GWWCA boundaries are members of Nextdoor.

Upcoming GWWCA meetings will continue to be held at John Marshall Library. The dates are May 19, September 15 and November 17.

A new GWWCA membership directory is planned for distribution in the summer of 2020. There will be approximately 210 directories printed and we will be recruiting volunteers to help with the distribution.

Next on the agenda was a discussion of what has been happening in the community.

The South Alex fire in February caused approximately \$44 million in damage. The developers plan to rebuild. Neighborhood representatives will be meeting with county staff and the developers in mid-March.

Brightview SeniorCare is a facility proposed to be built on the property of Virginia Hills Baptist Church at 6507 Telegraph Road. It will be a rental property with 160 units comprised of independent living, assisted living and memory care facilities. The zoning will not need to be changed. The proposal will be presented at the Lee District Land Use Advisory Committee on April 6.

A number of projects have been proposed by the County and landowners for changes to the Comprehensive Plan. Further information can be found at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south/track-nomination>. The nominated projects are as follows:

- Beacon Hill Apartments – a density change from 10-20 dwelling units per acre to 65-75 du/ac, maximum of 2,746 low and mid-rise multifamily units, and incorporation into the Beacon/Groveton Community Business Center. An informational meeting to determine if there's enough merit to go forward will be held on April 20 at the Franconia Government Center.
- Hilltop Village Shopping Center – a proposed change from retail and office use up to 0.3 FAR to residential, retail, and office use up to 0.45 FAR (net 342,000 residential sf). These proposed changes will also be discussed on April 20 at the Franconia Government Center.
- Mt. Vernon Tennis, Gym, and Athletic Club – a change from private recreation facility to residential use at 16-20 du/ac. These proposed changes will also be discussed on April 20 at the Franconia Government Center.
- 5400-5604 Oakwood Road – the current plan recommends office use up to 0.5 FAR, option for office/hotel/retail/residential mixed-use up to 1.0 FAR, subject to phasing condition. The proposed change is residential mixed-use development to include residential and non-residential uses, including office, institutional and/or industrial, without a specific phasing requirement, up to a 1.0 FAR. These proposed changes will be discussed on April 6 at the Franconia Government Center.
- 5604 Oakwood Road – current plan recommendation is for office use up to 0.5 FAR, with option for a mix of office/hotel/retail up to 1.0 FAR, subject to residential and non-residential concurrent phasing requirement. The proposed change is to remove residential/non-residential concurrent phasing requirement, no change to land uses and intensity in adopted text. Option for mixture of residential, office and self-storage uses of up to 850,000 sf. These proposed changes will be discussed on April 6 at the Franconia Government Center.
- Scannell site on Loisdale Road – current plan recommendation is for a public park or low-rise office and industrial uses up to a 0.35 FAR at the baseline. Proposed change is for an option for residential use at a density of 5-8 du/ac, maximum of 49 townhouses. This proposed change will be discussed on March 23 at the Franconia Government Center.
- NVCC/INOVA Medical Center (near new TSA building & GSA warehouse) – current plan recommendations are for light industrial use up to 0.35 FAR with option for biotech/research and development uses up to 0.50 FAR. The proposed change is to add an option with mixed-use office,

research, education, and residential development up to 1.5 FAR. The proposed change will be discussed on March 23 at the Franconia Government Center.

- Potomac Steel, 7801 Loisdale Road – current plan recommendations are for industrial uses at to a 0.35 FAR. The proposed change is for an option for office, light industrial/warehouse, and public facilities mixed use up to 1.0 FAR (283,350 sf). The proposed change will be discussed on March 23 at the Franconia Government Center.
- 6235 Brandon Avenue – current plan recommendations are for industrial uses up to a 0.35 FAR. The proposed change is for an option for office, light industrial/warehouse, and public facilities mixed use up to 1.0 FAR (175,000 sf). The proposed change will be discussed on March 23 at the Franconia Government Center.
- Belle View Shopping Center – current plan recommendation is for retail and other commercial uses. The proposed change is for a mixed-use development including retail and multifamily residential up to a total of 1.2-1.5 FAR (837,872 – 1,047,340 sf). The proposed change will be discussed on April 7 at the Gerry Hyland Government Center, 2nd floor (8350 Richmond Highway).
- Huntington Metro Station – current plan recommendation is for public facilities with mixed use, including: office use at 250,000 sf, retail at 30,000 sf, residential use at 600 unites, hotel use with 200 rooms or 250 additional dwelling units. The proposed change is for public facilities with mixed use up to 1.5FAR (1.8 million sf), including: 360,000 sf office and retail use, 2,250 – 2,350 dwelling units. The proposed change will be discussed on March 31 at the Gerry Hyland Government Center, 2nd floor (8350 Richmond Highway).
- 2550-2560 Huntington Avenue – current plan recommendation is for a mix of residential, office, and restaurant/retail uses at 2.0 to 3.0 FAR, with the residential component limited to ½ of the total development. The proposed change is to replace planned office use with residential use. The proposed change will be discussed on March 31 at the Gerry Hyland Government Center, 2nd floor (8350 Richmond Highway).

Pike Branch Stream. There has been some slippage along Old Telegraph Road in the area that was repaired several months ago. A power pole is leaning and Dominion Energy will be relocating it.

Clermont Park Lighting. On December 3, the Board of Supervisors voted to change to deed restrictions to the following: athletic lighting installation and operations at fields 3 and 4 until 9 p.m. during baseball/softball season, lighting installation and operation in the parking lot until 9:30 p.m. during baseball/softball seasons. The remaining restrictive covenants and special limitations imposed by the County in the Quitclaim Deed continue in full force and effect. The revised deed was recorded in the County's land records on January 2, 2020. As yet, no funding has been identified for this project.

Lee District Paving and Restriping. VDOT and FCDOT will hold a public meeting on proposed paving and restriping changes in Lee District on March 25 at 6:30 p.m. in the cafeteria of Twain Middle School ((4700 Franconia Rd.) Community members will have the opportunity to learn about VDOT's repaving program and give feedback. The comment period for Lee District repaving closes April 8.

The have been 9 police event within the GWWCA boundaries since November 16.

Mr. Dempsey encouraged the attendees to contact him if they have any questions, comments, or speaker suggestions at GWWCA.President@gmail.com or call 703/859-9000 and leave a message. One attendee suggested Delegate Mark Sickles as a speaker.

The next meeting will be on Tuesday, May 19.

The meeting was adjourned at 8:30 p.m.