

UPCOMING EVENTS

SLCA ANNUAL MEETING  
OCTOBER  
DETAILS TO FOLLOW VIA EMAIL

# THE LANDING PAGE

The Official Newsletter of Stratford Landing

## SLCA Leadership

- Christopher Morgan**, President
- Matt Dunne**, Vice President
- Jarrett Brant**, Treasurer
- Patricia Barron**, Public Safety
- John Bioty**, Transportation
- Nicole Vitale**, Recreation
- Stori Zimmerman**, Membership
- Leah Chapla**, Planning and Zoning
- Glenn Ferri**, Historian/Website

The Stratford Landing Citizens' Association is a not-for-profit, non-partisan team of volunteers founded in 1959 to promote the civic interests and general welfare of the residents of the Stratford Landing community. Membership is open to all who live within Stratford Landing and leadership opportunities are currently available.

Visit: <https://www.stratford-landing.org> or scan the code below to join today.



## A Letter from the President

It's been a hot summer in Stratford Landing, both literally with several warm sunny afternoons, and figuratively with fireworks blasting off on the 4th of July to celebrate our American Independence, soaking and social events taking place at our neighborhood pool, and many people taking trips all around the country.

We've had a blast this summer as well, with SLCA hosting a range of event and activities, including hosting snow cones at the opening of the pool, coordinating a food truck for a tasty Friday dinner, and arranging a blood drive.

Soon enough it will be "back to school" time, and we'll also start looking to our future. We're planning updates to our by-laws, looking forward to the construction on the creek ending, and we can't wait to start thinking about our Halloween and Christmas neighborhood events.



## Sign Re-Pointing Updates

Just in time for summer, the three "Stratford Landing" entrance signs have been reinstalled and are looking fresh and new. Thanks to the generosity of those neighbors who donated for the re-pointing of the brick pillars, they are newly cleaned up and ready to last for decades.

We're still interested in the ability to offer long-term guaranteed landscaping around the signs to keep the foliage looking fresh every season. If you're willing to donate, or willing to volunteer, please reach out.

**Thanks to the following additional donors: Rita McGill & Tom Bertram, Roger Crombie**

# Around the Neighborhood

## New Benches Installed

Two new benches were installed this summer at the NVCT conservation land near the intersection of Stockton Pkwy and Londonderry Rd. The benches are a great place to sit, watch for wildlife, and enjoy the natural beauty of Little Hunting Creek.

The Northern Virginia Conservation Trust is a non-profit organization that owns that parcel and maintains it as a public, natural mini-park.

The benches were donated with funds from the SLCA and with sponsorship from the Friends of Little Hunting Creek.



## Summer Kick-Off Food Truck

We held our first neighborhood food truck event in recent memory on June 11th. The "Dogs on the Curb" truck parked in the cul-de-sac at the end of Stirrup Lane adjacent to Stratford Park and Stratford Elementary.

The event started at 5 pm and there was a steady stream of eaters until around 7:30 pm.

We had a large contingent of "young families" with pre-school - elementary school-aged children, "empty nesters" who stopped by to avoid cooking at home for the evening, and everyone in between.

Thanks to our Recreation Chair Nicole Vitale, and her husband Christian for both conceiving of this event and making it happen. This was a well-advertised and highly visible event and showed not only Stratford Landing but the neighbors in Riverside Gardens and the baseball teams at the school what the SLCA is doing for the community.



## Summer Blood Drive Successful

The summer blood drive held on Saturday, August 6th at the Stratford Recreation Association parking lot was a tremendous success. Over 30 people donated in the mobile blood mobile over the period of 4.5. Thanks to Stephen Schlacter for leading this event, as well as the other blood drives sponsored by the neighborhood

## By-Laws Updates

In the 1990s, the annual membership fee to join SLCA was hardcoded in at \$10 per year. We're going to update that to have the annual membership fee established and published by the Executive Committee. This will allow us to raise and lower the fee as necessary and stay congruent with the current economy. Please note, that we will not be raising the fee for 2023, and aren't necessarily going to raise it at all.

We also need the ability to add different categories of membership. In 1959, when the SLCA was first founded, each house in the neighborhood was owned and occupied by a single nuclear family. Every household had one membership fee to pay and received one vote.

That model makes it tricky to work with houses that are owned by an absentee landlord and occupied by a long-term family. We have "alumni" who have moved out of Stratford Landing, but still want to stay involved and be SLCA members. We have neighbors in adjacent neighborhoods who want to participate in our events and community but are technically ineligible. We have several grown children living in the home in which they grew up with parents, who are interested in different types of neighborhood events.

For those use-cases, we're planning to create a non-voting Associate Membership for non-residents with a connection to Stratford Landing. Associate Membership would be required to pay an annual membership fee (which may someday differ from the fee charged to resident Members). Associate Members will also be eligible to serve as Block Captains and on the Executive Committee if desired.

Finally, we're removing the language on when our Fiscal Year starts and leaving it at the discretion of the Executive Committee. This will ensure it aligns with our membership drives.

These amendments will be published and ratified by you, our membership, at our Annual Meeting in October.

## Public Safety Reminder

**Patricia Barron, Public Safety Chair**

I hope everyone is enjoying their summer. This is just a friendly reminder to lock up bikes, scooters, and cars....anything that may be attractive for someone to grab. Sad we have to be concerned with this but it is a reality and better to take a couple of minutes to secure your property.



# Flashbacks

Glenn Ferri, Historian

## Flashback - 1957

In 1956, construction began by the Beck brothers of Long Island NY on new homes in an area named "Stratford Landing". (See the May/June 2022 newsletter for more info on that.) In 1957 more houses were completed, as well as utilities and paved roads leading in. In April of 1957, the first (of many!) ads began to appear in the Washington Post and Times Herald (now simply called the Washington Post).

The ad you see here appeared April 20, 1957, on page D7. It took up nearly a full page and shows off many of the features we are still most proud of. Like how we are "only 24 minutes, via fast-flowing Mount Vernon Memorial Boulevard and 14th Street Bridge from downtown Washington and 10 minutes from the stores and schools of nearby Alexandria, Va." Those quaint images of people boating and fishing remind us that "You COULD come by BOAT ... but the magnificent view one gets coming along Mount Vernon Memorial Boulevard should not be missed." Still true today!

## Call for Submissions

What would you like to contribute to our bi-monthly newsletter?

The content of this and future editions of The Landing Page come from neighbors like you.

What are you willing to create and share? Can you write Foliage of the Month? Share your favorite seasonal recipes? Do you have a penchant for creating crossword puzzles or sharing snaps of the area? Reach out today and let us know what talents you want to showcase to Stratford Landing and beyond.

## Newsletter Delivery Update

Due to rising costs, we are no longer able to hand-deliver Newsletters to the fewer than 1% of the neighborhood requesting this service. If you are interested in self-paying for this service, please email [president@stratford-landing.org](mailto:president@stratford-landing.org), or send a letter to 8701 Stockton Parkway Alexandria, VA 22308.

**DOCK SPACE FOR SMALL CRAFT**

*with access to the Potomac River via Little Hunting Creek*

# Stratford Landing

A DISTINCTIVE RESIDENTIAL COMMUNITY NEAR HISTORIC MOUNT VERNON, VIRGINIA, ON THE SHORES OF LITTLE HUNTING CREEK

### The Stratford Split Level

**\$24,600**  
4 BEDROOMS • 2 1/2 BATHS  
PLAYROOM • FIREPLACE

The brick and clapboard exterior, reminiscent of a Colonial two-story manor, features period design bay window and other authentic details including attractive entry flanked by fluted pillars. The novel interior plan, offering a full 2000 sq. ft. of enclosed living area, consists of spacious living room with deep bay window and attractive fireplace; adjoining dining room with garden door; well-equipped kitchen and breakfast area; beautiful playroom with large wood-burning fireplace, closet, above-ground level windows and nearby lavatory; two large bedrooms and complete tub and vanity equipped, bath on one level; two more exceptional spacious bedrooms and complete tub and vanity equipped, bath on another level; and a total of 10 closets. Utility areas consist of a laundry and utility room with service entrance, conveniently located in the kitchen and a spacious carport.

### HOMES WITH A HERITAGE

A beautiful, planned home community, located on land once actually part of George Washington's River farm and recognized by him as offering "pleasant sites for houses on the river." The handsomely tree-shaded, rolling land, facing Little Hunting Creek, makes a perfect background for the authentically styled Colonial design residences. Three distinctive models, all on approximately 80 to 100 foot front plots, all equipped with numerous brilliant planning innovations and features. Stratford Landing is only 24 minutes, via fast-flowing Mount Vernon Memorial Boulevard and 14th Street Bridge from downtown Washington, 10 minutes from the stores and schools of nearby Alexandria, Va.

### The Stratford Ranch

**\$20,750**  
3 BEDROOMS • 2 BATHS • FULL BASEMENT

A period-styled exterior of brick and clapboard surrounds a spacious interior designed for efficient home-making and gracious hospitality. The home has a large, well-proportioned living room with handsome picture window, and dining-room placed directly adjoining for modern, flexible furniture arrangements. The well-equipped kitchen features a comfortable breakfast corner with cheerful picture window. Three bedrooms including self-contained master chamber with private bath, are located off side hall, as is the family bathroom, and coat and linen closets. There is a carport as well as a full basement with outside entrance which is suitable for later conversion to many utility and recreational uses.

**you COULD come by BOAT**  
... but the magnificent view one gets coming along Mt. Vernon Memorial Boulevard, should not be missed. So come out that flower-bedecked sacred highway to our subdivision. If you are coming from Washington, go over the 14th Street Bridge or the Memorial Bridge, straight through Alexandria, Va., cut Mt. Vernon Boulevard past Fort Hunt, then bear right on Route 629 (Vernon View Road), and come up 300 yards until you see our models on your left.

**FHA-AND CONVENTIONAL FINANCING**

**SPECIFICATIONS INCLUDE**

- G.E. Gas Heat
- G.E. Refrigerator
- G.E. Dishwasher
- "MODERN MAID" TABLE-TOP RANGE and BUILT-IN OVEN
- IN-SINKERATOR food waste disposer
- Steel Sider Construction
- Slate Surfaced Asphalt Tilt Roof
- Tree-Shaded Plots of 80 to 100-Foot Frontage
- All City Utilities

**Stratford Landing Bldg. Corp.**  
K1. 9-6443

# Transportation Talk

John Bioty, Community Improvements and Transportation Chair

## VDOT to Recommend 35 MPH Speed Limit for Richmond Highway/RT-1

On July 20, 2022, the Virginia Department of Transportation (VDOT) in conjunction with the Fairfax County Department of Transportation (FCDOT) held a “Virtual” Public Information Meeting (PIM) to announce the results of their 2-year-long Speed Limit Study for Richmond Highway/Rt-1. The PIM was open to the public and SLCA was encouraged to attend.

The Richmond Hwy Study Area begins at Belvoir Rd. /Mead Rd juncture and ends at the I-495 Intersection – a distance of 7.8 miles.

VDOT’s Study objective was to examine the speed limit along this section with the goal to enhance safety and make it more pedestrian, bicycle, and transit-friendly. Through technical analysis, VDOT, in conjunction with FCDOT, reviewed the posted speed limit and provided a recommendation as to what the appropriate speed limit *should be* along this near 8-mile stretch of Richmond Highway.

Crash Data was collected and analyzed from 2016 through 2020 for pedestrian and bicycle crashes as well as speed-related crashes. Accidents were categorized into 5 segments: Fatal Injury, Severe Injury, Visible Injury, Non Visible Injury, and Property Damage-Only Crashes. Although this pre-pandemic information is dated, from Jan 1, 2022, until recent (July 20, 2022), there have been 11 fatal pedestrian deaths along this stretch of Richmond Highway. In 2021, there were 6 pedestrian deaths along this section through mid-July. Both VDOT and FCDOT recognize that the Richmond Highway corridor is changing to a more urban character where folks live, work, entertain, shop, wine, and dine. One has only to view the construction along Richmond Highway currently in progress to see that transformation.

As part of the Study, VDOT’s 2021 speed data (shown to the right) was collected at seven (7) different sites along Richmond Highway and factored into the Speed Study analysis.

**Bottom Line** - VDOT’s Speed Limit Study Recommendation for Richmond Hwy: Considering all the collected Study data, with a focus on pedestrian/bicycle safety as well as a corridor’s dramatic change to a more urban character, VDOT’s recommended Speed Limit for Richmond Highway (Jeff Todd Way to the I-495 Intersection) is shown to the right. The speed limit on Richmond Highway south of Belvoir Road would be maintained at 45 mph.

**The Controversy:** VDOT’s July 20, 2022 meeting included a 30-minute question and answers period that was extended to 45 minutes to allow for additional questions and comments. As expected, the meeting was quite controversial. Those who use Richmond Highway as a thoroughfare (traveling north to south and vice versa) were very much opposed to lowering the speed limit to 35 mph. Individuals who lived in and around the Richmond Highway area were overwhelming in favor of it.



Collection Location	50 <sup>th</sup> Speed (MPH)	85 <sup>th</sup> % Speed (MPH)	AAAT
Site 1 - Adjacent to Spring Hill Suites	40.8	48.8	47,069
Site 2 - Adjacent to Wingstop Drive	38.5	46.8	52,319
Site 3 - 150' South of Belvoir Drive	37.7	44.8	50,299
Site 4 - 300 ft East of Radford Drive	39.5	46.8	35,910
Site 5 - Highland Ln & Engleside St	38.8	45.7	36,504
Site 6 - 1000 ft East of Jeff Todd Way	42.4	49.1	34,028
Site 7 - 1000 ft West of Jeff Todd Way	45.1	52.2	43,545

50 percentile (%) speeds indicate that half of the vehicles at that location are travelling at or below that speed. 85% (percentile) speeds indicate that 85% of those vehicles are travelling at or below that speed but also notes that 15% of the vehicles are travelling above that speed. AAAT identifies the annual average daily traffic at that location. Varying colors signify the degree of issue with the location based on speed & volume especially when pedestrian and bicycle traffic incidents or accidents are involved.

Section	Length (miles)	Current Speed Limit	Recommended Speed Limit
From Belvoir Rd to Jeff Todd Way	0.72	45 mph	45 mph
From Jeff Todd Way to I-495/I-95 (Capital Beltway)	7.31	45 mph	35 mph



**Next Steps (i.e. Timing):** “Is VDOT’s 35 MPH Speed Limit recommendation for Richmond Highway (Jeff Todd Way to the Beltway) going to happen?” Fairfax County has wanted this change for quite some time. The County sees Richmond Highway as their “Main Street” where folks live, shop, entertain, wine, and dine. VDOT’s 35 mph speed limit recommendation is going forward but a final decision has yet to be made. VDOT has posted the following schedule regarding the State’s speed limit decision.

- Aug 1st, 2022.....End of Study Public Comment Period
- Late Summer 2022...District Engineer makes a final determination
- Fall 2022.....Speed Limit established through formal resolution
- Nov/Dec 2022..... Signs ordered & notification made to State Traffic Engineer
- Early 2023.....State Traffic Engineer formally records speed limit & signs posted.

# Calling ALL Stratford Landing Neighbors & SLCA Members!

Stori Zimmerman, Membership Chair

Guess what is just around the corner? The kickoff to our annual Stratford Landing Citizens Association's membership drive! The official start date is September 1st, 2022. You can access membership information as well as sign up & pay via the SLCA website and/or by QR code. You can also download/print the membership form, complete the form & send the form along with your \$10 membership fee to 8812 Stockton Parkway, Alexandria, VA 22038, Attn: Stori Zimmerman, SLCA Membership Chair (the drop box will also be located on the front porch if you prefer to drop it by). Our goal is to get as many of you signed up as we can before October 1st. Why you ask? So that we have enough time to process/update memberships to ensure you have a vote at our annual meeting in October.

A little goes a LONG way. Your \$10.00 membership fee supports:

- The SLCA provides community events to ensure that our neighborhood feels friendly & welcoming to everyone who lives here. In years past, the SLCA has sponsored a variety of community events such as: an Easter Egg Hunt, food trucks, blood drives, watershed clean-ups along Little Hunting Creek, Halloween Costume Parade and Party, holiday home decorating contests, Santa on a "truck" parade, and more.
- The SLCA volunteers provide you with email alerts regarding important news & safety updates from across our "community watch" network. You also receive ongoing communication & neighborhood news via the newsletter & social media platforms to include the SLCA website & Facebook page.
- SLCA's annual dues to the Mount Vernon Council of Citizens' Associations (MVCCA) help make important policy decisions & recommendations to the county's elected officials & staff on issues that affect local school planning, zoning, housing, the environment, public safety, transportation, human services & much more.
- Do you have a street light out or sidewalk issue & are wondering how to get it repaired? The SLCA is your neighborhood resource for these as well as other community-related questions & concerns. We maintain strong relationships with the Fairfax County Police Department, the Park Police, & other community organizations.

The SLCA exists to serve & strengthen our community by providing a forum for sharing information, connecting neighbors, promoting activities & fostering civic engagement for those who live here. Please renew or join today. Let's care for our community together!

## Your Annual Membership Meeting

Our Annual Members Meeting will be held in October and will again be virtual and hosted via Zoom. Please pay attention to your email for the data and the Zoom link.

If you have any questions or would like to propose an agenda item, please contact us.



## Contact Us

### Executive Committee:

**Christopher Morgan, President**

[president@stratford-landing.org](mailto:president@stratford-landing.org)

**Matt Dunne, Vice President**

[vicepresident@stratford-landing.org](mailto:vicepresident@stratford-landing.org)

**Jarrett Brant, Treasurer**

[treasurer@stratford-landing.org](mailto:treasurer@stratford-landing.org)

### Committee Chairs:

**Patricia Barron, Public Safety**

[publicsafety@stratford-landing.org](mailto:publicsafety@stratford-landing.org)

**John Bioty, Community Improvements and Transportation**

[biotyjr@aol.com](mailto:biotyjr@aol.com)

**Nicole Vitale, Recreation**

[recreation@stratford-landing.org](mailto:recreation@stratford-landing.org)

**Stori Zimmerman, Membership**

[membership@stratford-landing.org](mailto:membership@stratford-landing.org)

**Glenn Ferri, Historian/Website**

[webmaster@stratford-landing.org](mailto:webmaster@stratford-landing.org)

### Delegates to the Mount Vernon Council of Citizens' Associations:

**Patricia Barron, Public Safety**

[publicsafety@stratford-landing.org](mailto:publicsafety@stratford-landing.org)

**Leah Chapla, Planning & Zoning**

[leah.chapla@longandfoster.com](mailto:leah.chapla@longandfoster.com)

**John Bioty, Transportation**

[biotyjr@aol.com](mailto:biotyjr@aol.com)

**Christopher Morgan, Environment & Recreation**

[chair.er@mvcca.org](mailto:chair.er@mvcca.org)

## Advertise Here

Whole and partial-page advertisements are available for future editions of The Landing Page. Get your ad or special message out to a hyper-local audience bi-monthly.

Contact [treasurer@stratford-landing.org](mailto:treasurer@stratford-landing.org) for details.

