

Save Rose Hill Shopping Center

Dear Neighbor,

We are in the urgent process of asking residents to SAVE Rose Hill Plaza shopping center! The owner, Combined Properties Inc., wants to tear it down and build four and six-story residential buildings with 400+ rental units and 70% less retail. They did the same at “South Alexandria” (formerly Penn Daw) on Rt 1.

On April 11, 2023, the Fairfax County Board of Supervisors will vote to approve the owner’s “nomination” which will ultimately change the zoning from commercial (retail only) to mixed use (residential + retail).

Take Action Now!

1. **CALL** Franconia District Supervisor Rodney Lusk (703-971-6262).
2. **EMAIL** Franconia District Supervisor Lusk at Franconia@fairfaxcounty.gov
(See our website for a sample email and other ways to voice your opposition.)
3. Copy and distribute this flyer to your neighbors! (See website for PDF)
4. Stay informed by emailing us and watching our website for updates.

Website: rosehillcoalition.org

Email: stopzoning@rosehillcoalition.org



How will rezoning impact you and our community?

- ❖ CP's design plan will reduce retail and office from 154,000 square feet to less than 56,000 square feet and add 400+ residential rental units. (Currently there are 60 vacancies in Rose Hill Apartments next door.)
- ❖ Most small businesses, as well as doctors, dentists, and pharmacies will have to leave or go out of business.
- ❖ Will remove future walkability if there is little to "walk to".
- ❖ Increase traffic from additional 400+ residents in already stressed transportation corridor on Rose Hill Drive, Franconia Road, and Van Dorn (north and south).
- ❖ High-intensity development will be added to an established low-density-zoned residential district that is currently protected by the Comprehensive Plan.
- ❖ Only 6% (24 units) will be affordable housing.
- ❖ The proposed six- and four-story buildings will tower over the surrounding one- and two-level single-family homes.
- ❖ Local schools are already at- or over-capacity with no plans for expansion.
- ❖ School traffic already significantly negatively impacts drive-thru residential traffic in front of Rose Hill and Bush Hill Elementary Schools.
- ❖ Will add a new four-way intersection at Westchester St and Franconia Road.
- ❖ The current infrastructure systems are already stressed with no plans to improve or fund them.
- ❖ The County says, "Older suburban areas such as Rose Hill do not have the benefit of state-of-the-art water quality control practices. They are a particular challenge in the county's efforts to improve surface water quality and meet the spirit of the Chesapeake Bay Act."
- ❖ Additional environmental emissions due to increased traffic from 400+ more resident and service vehicles.
- ❖ Demolition and construction will last 2+ years, and the closest stores will be more than 2 miles away via the busy Van Dorn intersection.

Why must we act now?

- ❖ The Fairfax Planning Commission will decide this March whether to recommend approving CP's "nomination" which will ultimately change the zoning from commercial (retail only) to mixed use (residential + retail).
- ❖ Stores are already closing in Rose Hill Plaza.
- ❖ Once CP gets approval for a change in zoning, the public has limited leverage on the design and construction of the site.
- ❖ Adding more housing has minimal impact on creating more affordable housing. In fact, more residents are moving out of the County than are moving in for *many* reasons.
- ❖ To offset the significant costs of construction and profit from this investment, CP must build their plan as proposed. *They have little incentive to compromise.*
- ❖ We will lose the word "convenient" from the description of our neighborhood.
- ❖ CP says, "Our private ownership...allows us to pursue acquisitions quickly and nimbly, without bureaucratic obstacles."
- ❖ The Board of Supervisors can approve exceptions in zoning, despite the Comprehensive Plan (which sets current zoning laws) and despite "recommendations" to the contrary by the Planning Commission

**if there is little
public opposition**