

Rose Hill Coalition

UPDATE

2/24/23 (revised 2/27/23)

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The Planning Commission's Public Workshop will be held on

Thursday, March 9 23, 2023

at 7:30 pm

Nomination Number: CPN22-LE-001



What can I do now?

You can “Testify” before or during the Planning Commission Workshop. Public comments or "testimony" may be provided as follows (select what you are most comfortable with):

- Email
- Mail
- Telephone*
- Video recording*
- In person *

*Note: If you testify by phone, video, or in person, we recommend you also provide written testimony. You can even use your written testimony to guide you but they don't *have* to be the same.

IMPORTANT!

Please include the nomination number (CPN22-LE-001) AND your *personal opinion/experience* in all communications. Other sources of information to back up your points are also great as long as you include a link to the *source*.

Ways to Provide Public Testimony

(<https://www.fairfaxcounty.gov/planningcommission/ways-to-provide-public-hearing-testimony>)

Email

- Department of Planning and Development (DPD): dpdsspa@fairfaxcounty.gov
- Franconia Supervisor Rodney Lusk: Franconia@fairfaxcounty.gov

Mail

- Department of Planning and Development (DPD):
12055 Government Center Parkway, Suite 730, Fairfax, VA 22035
- Franconia Supervisor Rodney Lusk:
Franconia Governmental Center, 6121 Franconia Road, Alexandria, VA 22310

Call (Monday–Friday, 9 am–5 pm)

- Department of Planning and Development (DPD): 703-324-1380
- Franconia Supervisor Rodney Lusk: 703-971-6262 | TTY 711

Testify in person (or by phone) on **Thursday, March 9 23, at 7:30 pm****

To be placed on the “Speakers List”, you must register in advance anytime but *no later than* 1:00 pm on the day of the meeting (March 9 23). The earlier you call, the earlier you will be on the list.

** Expect to attend most of the hearing. According to the schedule, all the Franconia nominations will be presented and heard later in the lineup. If so, it is likely that the Rose Hill Plaza nomination will be discussed late into the evening; sometimes that may mean after midnight. Also, although you may be further down on the list of people to testify, some do not show so your name may come up sooner than you expect.

We encourage you to notify the Coalition if you plan to testify IN PERSON. It is important to use this time wisely, which *in this venue* means not repeating what was said before you. It is best to have several points to make and make just one or two that haven't been mentioned by other speakers. Feel free to use points made by the Coalition.

Register by phone: 703-324-2865

Register online: <https://www.fairfaxcounty.gov/planningcommission/speaker>

Onsite location: [12055 Government Center Parkway, Suite 730, Fairfax, VA 22035](https://www.fairfaxcounty.gov/planningcommission/speaker)



What if I already submitted my comments?

First, thank you! You are really making a difference by making your voice heard.

Note that all emails sent previously to Fairfax County representatives are forwarded to the Planning Commission. The Commission will be able to read all individual comments. And it doesn't matter if the same comment is made 50+ times! That repetition shows the amount of importance residents place on that point. (Note: In-person testimony is a different format and repetition should be avoided.)



The Nomination Process

To view **Combined Properties' formal application for Nomination Number CPN22-LE-001**, go to [Combined Properties SSPA Application \(PDF\)](#).

The application includes CP's Statement of Justification, which specifically states:

"...the Property's existing commercial leases are scheduled to lapse in 2027, which has been strategically timed with the desired start date for construction of the proposed development for the Summer of 2027."

CP also predicts that "If the Property is not accepted into this cycle's SSPA process, the Property risks long-term vacancies until 2035 which is detrimental to the health of the Property and the neighborhood."

Track the Nomination Process:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/countywide/2022-2023/track-nomination> (go to > 4. PC Public Workshops)

1. Accepted Nominations List →	3. Community Meeting Info →
2. Nominator Locator Map →	4. PC Public Workshops

Stay in the Know:

For more information concerning the Plan Amendment process or the Comprehensive Plan, anyone may contact the Planner of the Day for the Planning Division (Department of Planning and Development), at 703-324-1380, TTY 711, Monday–Friday from 8:00 a.m. to 4:00 p.m. or visit the 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax.

Receive more frequent updates on planning activities by liking/following the Fairfax County Facebook page for "Land Use Planning" at <https://www.facebook.com/fairfaxlanduse>.



Rose Hill not part of Fairfax County's Revitalization Program

The Community Revitalization Section (of Fairfax County's Dept of Planning and Development) facilitates strategic redevelopment and investment opportunities within targeted commercial areas that align with the community's vision and that improve the economic vitality, appearance, and function of those areas. Rose Hill is not included in the revitalization plan.

Note: The statistics cited on the County's revitalization website are based on HUD data from 1995-2010.

The [2022 Revitalization Activity Update](#) highlights the program's major activities and initiatives. Most interesting, the update states that "a new market analysis and report commissioned by the Fairfax County Economic Development Authority...found that **retail in shopping centers is performing well and has low vacancy rates, particularly in neighborhood-serving shopping centers.**"

Source: Fairfax County's Revitalization Program (<https://www.fcrevite.org/>)



Overcrowded Schools Planned by FCPS

Submitted by current resident of Gunnell Estates

Schools that will *exceed* capacity are Rose Hill, Bush Hill, Twain, and Edison. That capacity surge will be further impacted by *new residences* in Rose Hill. (p 158)

The **FCPS Capital Project Schedule** shows the following:

- None of Edison, Twain, Rose Hill, or Bush Hill are scheduled for “Capacity Enhancement” for the *next decade*. (p 48)
- Twain currently exceeds capacity *even with modulars*. (p 92)
- Twain is one of two FCPS middle schools that are projected to *exceed capacity into 2027*. (p 96)
- Edison exceeds capacity *currently and in the future*. Projected capacity at Edison is the most severe. (p 98)

Bottom Line:

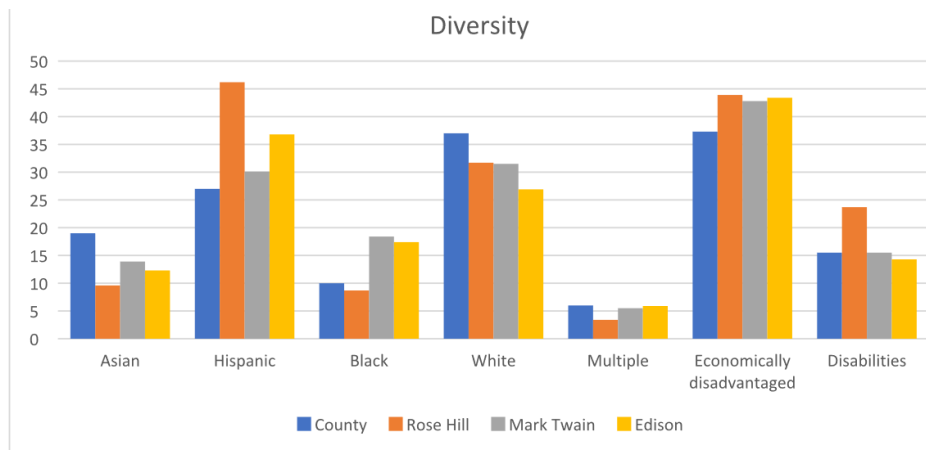
1. School capacity is a *current and future* problem.
2. Rose Hill, Twain, and Edison are taking the brunt of capacity stress, *even without new apartments*.
3. There are *no plans* to address current or future capacity constraints.
4. Franconia’s problem of capacity will be further *exacerbated by new residences* proposed by Combined Properties.

Source: FCPS Capital Improvement Plan

https://www.fcps.edu/sites/default/files/media/pdf/Proposed-FY-2024-28-CIP_0.pdf

Additionally, Rose Hill, Twain, and Edison are more *diverse* than the County average, including a higher percentage of Black and Hispanic, economically disadvantaged, and disabled students. Therefore, adding student load on these schools would **concentrate stress on a diverse population**.

(Source: <https://schoolquality.virginia.gov/>)



Source: <https://schoolquality.virginia.gov/> (Accessed Feb 15, 2023)



Rose Hill Civic Association’s Letter to Fairfax County

“Rose Hill and its neighbors are stable residential communities that are **not suited for intense urban-style development**. This application reminds us of the days of spot zoning which the adoption of the comprehensive plan was designed to thwart. ...Change has taken place all around us in an orderly, planned manner. ...This proposal does NOT fit within our community.”

https://rosehillcoalition.org/wp-content/uploads/2023/02/RHCA-Response-to-SSPA_Jan-2023.pdf



CP Cites Retail Growth at Rose Hill Shopping Center

In the February issue of *The Rambler*, the editor interviewed Jon Stollberg, marketing coordinator for Combined Properties, who said, “We have been happy to see that since the pandemic there has been notable recovery and growth in the businesses at Rose Hill and look forward to their continued success.” (see *New Stores Open in Shopping Center, Rose Hill Shoe Repair Closes*”, page 4)

To read the current February 2023 copy of the Rose Hill Civic Assn’s newsletter, *The Rambler*, go to their website at <https://www.myrosehill.com/> or view the PDF at <https://files.snappages.site/87grz1rwug/assets/files/Rambler2023Q1.pdf>



Sign up for SSPA Announcements

See below for the SSPA announcement for the March Planning Commission Workshops. If you would like to receive these announcements, you can subscribe to the Fairfax County Listserv. Go to the Electronic Mailing List Subscriptions at <http://www.fairfaxcounty.gov/email/lists/> > go to *Land Use and Development* > click the “Subscribe” button next to the *Comprehensive Plan Announcements*.

2/14/23 SSPA Announcement

Fairfax County Department of Planning and Development (DPD), Planning Division

Planning Commission SSPA Workshops to be held on March 2, March 9, and March 23

The Planning Commission is scheduled to review Site-Specific Plan Amendment (SSPA) nominations in March 2023 to determine which should be selected and prioritized for formal study on the Comprehensive Plan Amendment Work Program. The workshops will be held at the Fairfax County Government Center (12000 Government Center Parkway, Fairfax VA 22035), and the public may attend in-person or by phone. Details on how the public may sign-up to participate by phone can be found on the [Planning Commission webpage](#).

The SSPA process allows anyone to propose a land use change to the Comprehensive Plan, Fairfax County’s guiding document for land use and development decisions. Examples of the types of proposed changes include new residential development, including multifamily, townhouses, single-family detached, and age-restricted housing types, as well as proposals for mixed use, office, and retail.

The staff recommended Work Program will be published on the [SSPA webpage](#) approximately one week ahead of the first workshop.

Workshop Format and Dates

At each workshop, staff will provide an introduction to the SSPA process and the purpose of the Screening phase workshops, along with an overview of the selection considerations, the trends seen in the nominations, and the staff recommended Work Program. It is anticipated that **nominations pulled for individual discussion at the workshops will be identified beforehand to the extent possible**. The remainder of the nominations not identified for individual discussion will be listed in a consent agenda format. **Members of the public and nominators may comment on any nomination** scheduled for that evening. At the end each workshop, the Commissioners may take a preliminary vote on the

(Continued next page)

proposed Work Program placement for nominations from that evening. **A final vote on the Work Program will be held at the final workshop on March 23, 2023.** [The date of the final vote by the Board of Supervisors is correct as of 2/27/23]

The Planning Commission will review the following nominations. **Not shown below are other Districts and their nominations that will be presented before Franconia District's nominations. The day's Workshop begins at 7:30 pm and can run late into the night.**

Thursday, March 9 23, 2023

Franconia District

- LE-001 - Rose Hill Shopping Center - [Nomination](#) | [One Page Staff Summary](#)
- LE-002 - 6320 Grovedale Drive - [Nomination](#) | [One Page Staff Summary](#)
- LE-003 - Beulah Street - [Nomination](#) | [One Page Staff Summary](#)
- LE-004 - Inova – Springfield Center Drive - [Nomination](#) | [One Page Staff Summary](#)
- LE-005 - Vine Street - [Nomination](#) | [One Page Staff Summary](#)
- LE-006 / 009 - Springfield Boulevard / Amherst Avenue [Nomination](#) | [One Page Staff Summary](#)
- LE-007 - Sheridonna Lane - [Nomination](#) | [One Page Staff Summary](#)
- LE-008 - Frontier Drive - [Nomination](#) | [One Page Staff Summary](#)

Background

In the fall of 2022, Fairfax County received a total of 75 SSPA proposals, called “nominations”, to amend the Comprehensive Plan as part of the 2022-2023 SSPA nomination period. In December 2022, the Board of Supervisors accepted 70 nominations into the Screening Phase of the SSPA process to allow for community engagement and initial staff review. These nominations were discussed in a series of virtual and in-person community meetings held in January-February 2023. For more information on the community meetings, including recordings of the virtual meetings, please visit the SSPA Outreach page. To learn more about the process and participate, Fairfax County residents are encouraged to:

- Visit the SSPA [Track a Nomination](#) web page,
- Navigate to the [interactive map of nominations](#),
- Submit a comment on any nomination to DPDSSPA@FairfaxCounty.gov.

What's Next

Following the Planning Commission workshops, **the Board of Supervisors is anticipated to take action on the Work Program in April 2023**, which would begin the formal study for any nominations that are advanced for further review.

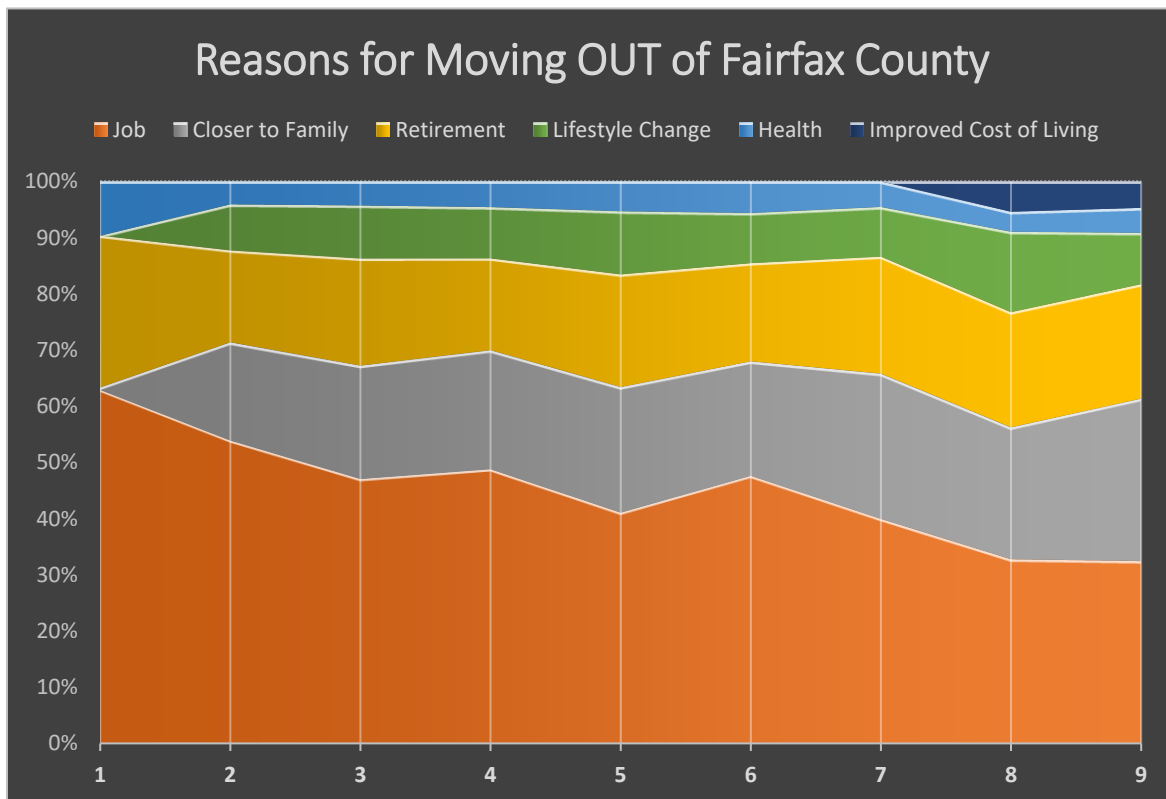
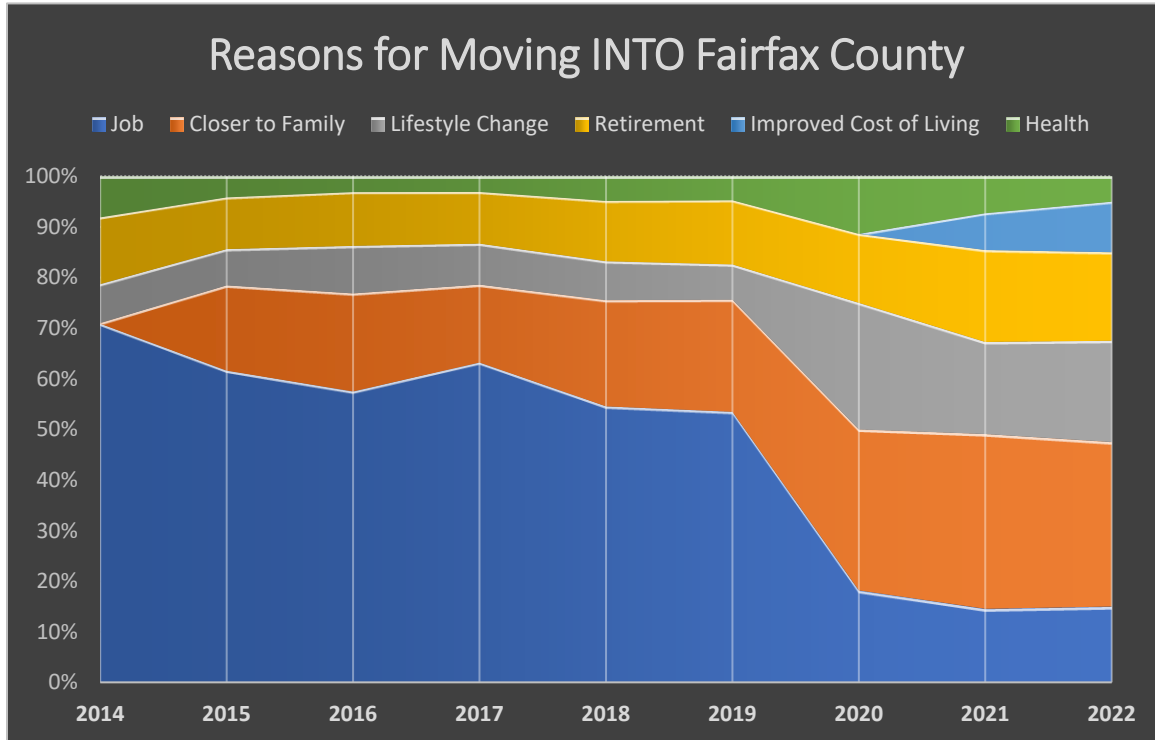
More information about the 2022-2023 Countywide SSPA process is available online:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/countywide/2022-2023>.

For information concerning the Plan Amendment process or the Comprehensive Plan, contact the Planner of the Day for the Planning Division at the Department of Planning and Development, at 703-324-1380, TTY 711 (Virginia Relay), Monday – Friday from 8:00 a.m. to 4:00 p.m. or visit the 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. More frequent updates on planning activities can be received by liking and following the [Fairfax County Land Use Planning Facebook page](#).

IN THE NEWS

National Movers Study: Where and Why Americans Moved in 2022



Graphs based on stats from <https://www.unitedvanlines.com/newsroom/movers-study-2022>

Gov. Glenn Youngkin’s initiative, “Make Virginia Home”

“Virginia needs more houses—tens of thousands of them, including as many as 300,000 **affordable rental units.**” Youngkin’s initiative “presents a problem: the state’s housing supply has been lagging population

LINK to all Coalition Updates: <https://rosehillcoalition.org/coalition-updates/>

growth for almost two decades and, as a result, homes have gotten wildly more expensive in parts of Virginia. They now are out of reach for people who, for a variety of reasons (youth, age, ethnicity), find themselves on the lower rungs of the income ladder. Youngkin has also named a significant culprit: zoning policies, land-use rules and building codes that snarl up homebuilders' various development projects.”

https://www.rappnews.com/foothills_forum/youngkin-s-housing-ideas-stir-worries-of-lost-local-control-over-virginia-land/article_dbfb9380-b092-11ed-8f90-e36454de392b.html

Tysons office building near Freedom Hill ES targeted for conversion to housing

An office building adjacent to Freedom Hill Elementary School in Tysons to be considered for a **change in zoning from commercial to residential housing.**

<https://www.ffxnow.com/2023/02/14/tysons-office-building-by-freedom-hill-es-targeted-for-conversion-to-housing/>

Northrop Grumman Selling Tysons Office as Residential Conversion Opportunity

“Northrop Grumman Corp. is selling an office campus near the McLean Metro station, billing it as a potential **multifamily conversion opportunity** in the Tysons submarket.”

<https://www.bizjournals.com/washington/news/2023/02/03/northrop-grumman-peraton-colshire-drive-tysons.html>

Residential Development is Outpacing Office Growth in Tysons

Since 2010, Tysons population has jump from 17,000 to 30,124 residents. The **housing stock also has “increased** from 8,943 units to 14,253, with another 1,613 units under construction, as of July 2022.”

<https://www.ffxnow.com/2023/01/19/residential-development-is-outpacing-office-growth-in-tysons-county-data-shows/>

Affordable Housing Near Tysons Spring Hill Metro Approved

The Fairfax County Planning Commission has approved the Arlington Partnership for Affordable Housing's (APAH) project, which will replace parking lots currently used by auto dealerships with two 21-story buildings. **The development will include 516 units for people earning 60% of the area median income or less**, open spaces, a community center, and underground parking garage.

<https://www.ffxnow.com/2023/02/21/all-affordable-housing-with-tysons-community-center-near-spring-hill-metro-approved/>

Fairfax County to lower income criteria for affordable housing

The [Regional Fair Housing Plan](#) provides goals for housing and specific zoning changes. Included is a [231-page document](#) by Fairfax County on affordable housing, including a breakdown of economic stratification in the county. **The document recommends adopting “standards that require accessible units in new multifamily developments which receive public funds [require that] 10% of all units must be accessible to people with mobility disabilities and at least 4% for those with hearing and/or vision disabilities.” The ongoing 60-day public comment period runs through March 31.**

<https://www.ffxnow.com/2023/02/08/new-regional-housing-plan-pushes-fairfax-county-to-lower-income-criteria-for-affordable-housing/>

>> **Fairfax County Draft Fair Housing Plan** https://www.mwcog.org/assets/1/6/Fairfax_County_Clean_web.pdf

Creative Spaces Toolkit

ArtsFairfax has developed a toolkit to provide information and guidelines to assist artists, arts organizations, and property owners in using Fairfax County's vacant spaces for “creative community engagement”. This is an interesting **option for unleased space at shopping centers.**

<https://www.fairfaxcounty.gov/topics/sites/topics/files/assets/documents/pdf/artsfairfax-guide-hosting-artistic-event.pdf>