

# Rose Hill Coalition

## Rose Paper: Public Testimony

### Opposition to Nomination CPN22-LE-001

The following statements are from selected emails\* sent to the Fairfax County Board of Supervisors and the Planning Commission.

\*The Rose Hill Coalition was copied on the below emails. We were copied on approximately 120 emails, but more were sent to County representatives that were not cc'd to the Coalition.

#### Tenant Dr. George P Silos

As a tenant of Rosehill Planning District, I'm asking the board of supervisors and planning commission to oppose approval of nominations CPM 22 – Eli – 00 one for the Rose Hill Plaza Shopping Center at 6116 Rose Drive Alexandria, VA 23310.

I am a physician, practicing at Franconia Internists in the Rose hill shopping center for the past 28 years. The proposed redistricting and construction would cause my practice that serves the community to move or potentially close. This would cause an access problem, especially to my senior patients who live in the immediate area. Proposed changes would cause the loss of medical, dental, and convenient specialty shops that are an integral part of the Rose Hill community. I sincerely hope the planning board finds a better solution to better serve the community and the tenants of the Rose Hill Shopping Center.

(3/23/2023)

#### John and Maura Reintjes

As residents of the Rose Hill Planning District, we are asking the Board of Supervisors and Fairfax Planning Commission to oppose the approval of Nomination CPN22-LE-001 for the “Rose Hill Plaza” Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310. We oppose the rezoning nomination because the proposed plan will be detrimental to the current and future residents of the surrounding neighborhoods including Rose Hill Estates, Sunny Ridge Estates and Bush Hill among others without providing a commensurate benefit in terms of convenience or quality of life. The existing shopping center provides a mix of retail shops and services that support the existing communities. The proposed rezoning will reduce the services and shopping opportunities at the shopping center while creating an unmanageable increase in the traffic load on streets that were not designed to handle it. Already traffic in the morning and afternoon commutes are congested at the Franconia Road/Rose Hill Drive intersection due to the central location of the shopping center along with the presence of two local schools (Rose Hill Elementary and Mark Twain Middle School) and a third school (Thomas Edison) not much farther away. With the added residential burden of the proposal this intersection and the surrounding roads will become all but impassable on weekdays. The added burden of additional residents will further reduce accessibility on weekends. The loss of commercial retail opportunities will only serve to force current residents to travel further for their retail needs (food, services, eating, e. g.) adding to the increased traffic burden. As we look to the future, we see this proposal reducing the desirability of Rose Hill and surrounding neighborhoods as residential areas, reducing property values, driving out existing residents while making

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potential future residents decide to live elsewhere. We understand that there are numerous vacant units at the Rode Hill apartments which abut the shopping center. It is difficult for us to understand how the addition of 400 more residential units can serve any useful purpose. If a substantial number of the new units remain empty one might argue that the increased traffic burden, we spoke of earlier would not materialize. However, the existence of large numbers of vacancies will only become a blight on the area, further reducing its desirability as a living community. Either way, the proposed modification can serve only to degrade the community, not improve it. (3/5/2023)

## Kristina Scrimshaw

I wanted to reach out to you and the board of supervisors to express my concern over the potential rezoning of the Rose Hill shopping center. I grew up in Virginia Hills and I now own a house in Stonybrooke. In my 33 years, I have certainly noticed an uptick in people in the area. And of course, that would be the case! This area is not only beautiful and well situated just outside the Beltway, but it also is very affordable, comparatively speaking. I am not one to request denying people the opportunity to join us in this single family home suburban community.

However, with the potential rezoning of Rose Hill shopping center, there are talks of adding compact housing (such as apartments/condos) on top of the shopping center, bringing in over 200 more households into an already very compact area. Which would also inevitably bring with it excess traffic to an already very congested area. As it stands, I have a hard time exiting my own neighborhood onto South Kings highway during rush hour due to the fact that there are so many cars and no stoplights.

This area is suburbia and the roads as well as the current infrastructure are not made to handle the influx of people we are already trying to support. There are condos and apartments going up along South Van Dorn, and they are almost done with the apartments across Lockheed Blvd on Route 1. this rezoning of Rose Hill proposition is going to pack in hundreds more cars to an already choking area.

As well as the issue of traffic, there will also be the issues of the schools. Rose Hill Elementary is already a very packed school. Add to that another 200 families on top and the kids will get lost. Its not fair to the kids or the parents.

Another thing to consider is the aesthetics of this new plan. We are not Arlington. We do not want or need living space on top of brand new shopping space, on top of a car park. I speak for myself and many other friends and family in the area that this is not something that we want. This is not progress, it is reshaping our quaint slice of suburbia to add more people, more traffic, and more headaches for the people already living and shopping here.

Please reconsider this zoning plan. (2/7/2023)

## Chantal Hyde

As a fairly new resident to the Bush Hill/Rose Hill area (I moved here in October 2020) I was beyond shocked and dismayed when I heard about the new development plan for the Rose Hill Shopping Center. I never would have bought a house here had I known the quaint neighborhood we had decided to call home would soon become an urban sprawl hellscape. We moved here because of the houses, the young children playing in yards, the ability to walk to the Rose Hill Shopping Center unmolested. We moved here because it was a slice of safe, affordable, suburban life in an area surrounded by extremely expensive urban monstrosities. We couldn't afford to live closer to my husband's job in DC. We also wanted our

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children to have a yard and to be safe. My husband can still get to work on time. With the new proposed development there is no way that traffic won't skyrocket (where are all the cars going to go? people that live in this area don't work in this area. They are like my husband, can't afford to live where they work and commute). The train isn't close enough and the buses are terrible. The fantasy that everyone who moves into the new development will take public transportation is laughable. This isn't New York City. DC public transportation is notoriously bad. If the point of this is to chase out all of the current homeowners, it will most likely succeed. Please reconsider and leave Rose Hill Shopping Center the way it is now. New gigantic residential buildings in this area will destroy it. I have not met a single person who thinks this is a good idea. Please, please don't do it. Don't destroy the only reasons why we moved to this neighborhood in the first place.

Please please please oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310.

SAY NO TO Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310. (1/30/2023)

## Diana Benitez

I personally oppose the rezoning nomination for many reasons but the most important one is the safety of the students at Rose Hill Elementary School and the residents in the area. I say this because not too long ago there was an incident where a high schooler attacked a resident during dismissal hours which led to a local resident being sent to the hospital. Rezoning Rose Hill Plaza will cause more population and more crimes and with the shortage of Fairfax County Police Department, it would be hard to keep the community safe. There is already traffic on Franconia Rd./Rose Hill Dr. and rezoning the Rose Hill Plaza would only continue to add more and more traffic. And again, with more traffic and more housing, we need more police officers patrolling the area to keep the community safe. I strongly oppose this rezoning and hope we can keep the community safe. (1/26/2023)

## Maisi Julian

I am a resident of Bush Hill. When my husband and I moved here in 2009, we specifically chose the area because of the "small town" feel and quiet neighborhoods. We thought it was a wonderful place for our children to attend school, and we hoped that they would be able to walk to the Rose Hill Shopping Plaza and Mark Twain Middle School when they grew older.

Over the past 14 years, Franconia Road has become so dangerous that we ended up not allowing our children to ride bikes to school. and we were reluctant to even let them walk to school or near the Rose Hill Shopping Plaza. There have been multiple car accidents resulting in deaths along this part Franconia Rd. (one resulting in the death of a child riding her bicycle).

We do not want to see the Rose Hill Shopping Plaza become a mixed-use shopping center with apartments/condominiums. Our area has already become over-burdened with traffic, and a parking garage with 300-400 apartment units will completely change the feel of the Rose Hill/Bush Hill area.

I would like to point out that the crosswalk across Franconia Road from Bush Hill to the Rose Hill shopping plaza is EXTREMELY DANGEROUS. I have witnessed multiple near crashes or near pedestrian catastrophes because:

- 1) Oncoming cars do not see the crosswalk or crosswalk signs

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- 2) Pedestrians often have to wait a long time to find a safe opening in traffic to cross.
- 3) When a car does eventually stop to let a pedestrian walk, the cars behind it switch lanes to go around the stopped car, and then slam on their brakes when they see the pedestrian walking. I have witnessed this multiple times.
- 4) The bus stops near the crosswalk cause more confusion and traffic issues because drivers cannot see around the buses to check if pedestrians are crossing. I have seen cars go around the stopped buses and slam on brakes when they come upon a pedestrian in the crosswalk.

I do not allow my teen children to walk across that particular crosswalk because I've seen so many near misses.

In general, the stretch of road between Franconia Rd. beginning at South Van Dorn and ending at Mark Twain MS is a disaster. We do not need to bring more people, pedestrians, cars, and traffic congestion to this area.

The traffic around Rose Hill Elementary School is also very congested in the mornings and afternoons, and adding a mixed-use development would only increase the traffic and confusion.

Our Rose Hill/Bush Hill area is a wonderful community. We would like to maintain the small community feel here. I believe that building a mixed-use shopping center will reduce our property values because families will think the area is too busy, too commercial, and too populated. We would not have moved here if there was a large shopping plaza with garages across the street from our neighborhood.

(1/25/2023)

## Jessica Davison

I personally oppose the rezoning nomination because the significant cuts to the amount of retail space would make our community even less walkable with fewer places for people to walk to, our local schools are already at- or over-capacity with no future plans for expansion, and the traffic from the proposed increased residential units would make the already-stressed infrastructure even more congested.

(1/23/2023)

## Sonya Hughes

Personally, I oppose the rezoning nomination because it will change the character of our diverse and established community, which was a large part of the decision to purchase our forever home in the Rose Hill area.

Furthermore, rezoning will lead to more traffic, safety issues, and noise. Rezoning does not benefit the current residents of Rose Hill and I appeal to your empathy when considering this nomination, would you be in favor of this if it were your neighborhood? (1/23/2023)

## Kristie Ketchum

Hello Supervisor Lusk,

I enjoyed watching the video of your meeting at Bush Hill ES several weeks ago. I appreciate your acknowledgement of the community's overwhelming objection to this project. As you know, although you reiterated that this is a "process" in which community opinion will be strongly considered, many of us are wary of CP's ability to force an undesirable outcome on the residents of Rose Hill and surrounding areas. We are counting on you, as our elected official, to take into account your constituents' strong objections to

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development that will be highly detrimental to our quality of life.

My neighbors and I look forward to seeing you at Franconia ES on Monday, January 23. (1/12/2023)

## Judith Hyde

This shopping center needs a facelift not a redevelopment project. The shopping center always has plenty of cars parked in the parking lot. The shopping center is convenient for the Rose Hill community and those of us who live just outside of Rose Hill. I use this shopping center 2-3 times a week. (1/20/2023)

## Malia Eckert, Long and Foster

I personally oppose the rezoning nomination because

- Increased traffic from additional 400+ residents in already stressed transportation corridor on Rose Hill Drive, Franconia Road, and Van Dorn (north and south).
- Reduction in walkable retail and office from 154,000 square feet to less than 75,000 square feet. The small businesses currently occupying the shopping center would be forever lost.
- Will impose high-intensity development in an established low-density-zoned residential district that is currently mandated by the Comprehensive Plan for the Rose Hill Planning Area.
- Four- and six-level apartment complex will be visually inconsistent with our surrounding one- and two-level single family homes.
- Our local infrastructure is not designed to support increased energy and water use. “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.” (p.6 <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>)
- Local schools are already at- or over-capacity with no future plans for expansion. ([https://rosehillcoalition.org/wp-content/uploads/2022/11/School-capacity\\_2023.jpg](https://rosehillcoalition.org/wp-content/uploads/2022/11/School-capacity_2023.jpg))
- School traffic in the morning and afternoon already significantly impedes drive-thru residential traffic on Rose Hill Dr, Westchester St and Franconia Rd.
- CP’s design creates a new four-way intersection at Westchester St and Franconia Rd just several hundred feet from Rose Hill Dr and Franconia Rd. (VDOT has historically refused to consider a light at this junction due to its proximity to Rose Hill Dr.)
- CP’s design reduces retail by two-thirds, thus negating future walkability if there is little to “walk to”.
- Does not “create a more efficient eco-system” when the current infrastructure systems are already stressed, and no future plans or funding are in place to improve them.
- Additional emissions due to increased traffic from 400+ more vehicles from renters (plus visitors).
- Demolition and construction will last two years during which there will be no shopping center, except for McDonalds which is separately owned.
- According to the shopping center owner’s website: Combined’s competitive advantage “...stems from its extensive capital resources, decades of experience, and solid reputation in the Washington, DC metro area and Southern California markets. Our private ownership and entrepreneurial philosophy allow us to pursue acquisitions quickly and nimbly, without bureaucratic obstacles. (1/18/2023)

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## Sharyn and Jim Benone

We personally oppose this because the area is already overrun with cars and people. It is already difficult to find a parking place at the Rose Hill Shopping Center. The stores and personal service businesses located there are much appreciated by the community, particularly the elderly. You can find most anything you need in one trip. I thought we were supposed to support small businesses. This is not being fair or supportive to them. You don't want to get a reputation for that do you?

The schools are another big problem with this development. Try teaching elementary school kids, (as I have), with 27-28 kids in your class. You can't cover the whole class when going to lunch and special subjects. I spent more time counting heads than teaching. Can't lose a student. That's bad! It is also very difficult to individualize instruction with such a large number of students. This situation is prevalent in many schools, particularly in the two closest schools to the proposed development. Hope you can find lots of money to expand the schools and hire more teachers. It will be a necessity. No more trailers please. Our kids deserve better. Sadly, to say after all these years in public education, I think I'm becoming a fan of private schools.

It is really impractical to build a five story building when the area is already congested enough. People already drive through adjoining neighborhoods to avoid the traffic on Franconia Road, rarely stopping at stop signs. This is a dangerous situation particularly with children walking to school and going to the playground. BTW there are very few sidewalks. I guess there's no money for that.

I am asking the Board of Supervisors to oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310.

Rezoning the Rose Hill Plaza from commercial to mixed use would be contrary to our existing residential community and planned development.

Approving this proposal may also have repercussions at the next election. While we do not have much sway over council members in other areas, we do have votes that could affect the Franconia supervisor and the Chairman. (1/17/2023)

## Margaret Roberts

I personally oppose the rezoning nomination because our area is overcrowded, infrastructure is not currently sufficient to accommodate more cars, more students and additional roads or traffic considerations. We are at capacity and need to continue to have access to the variety of retail that the Rose Hill Shopping Center offers. (1/16/2023)

## Sharon Glasgow

I am a homeowner, taxpayer, and voter served by Rose Hill Shopping Center since the 1980s and I oppose the rezoning of Rose Hill into an Urban-style development for the following reasons:

- it would significantly change the community and is totally inconsistent with the surrounding low-density neighborhoods,
- the development would overwhelm the already stressed existing infrastructure (water/sewage, electric, roads, and schools)

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I understand the concerns raised by the Rose Hill Civic Association were ignored in the Combined Properties most recent plan (October) which included 400 apartments (up to 6 stories!!) and several parking garages. How is this plan consistent with the existing community? This plan, if approved by the Board of Supervisors, would negatively impact the quality of life of the Rose Hill and surrounding communities, reduce the appeal of the area and drive out long-term residents.

Please send Combined back to the drawing board to create a plan, working with the impacted communities, that will fit the surrounding community. Please don't accept this plan! (1/13/2023)

## Diane Lentini

I personally oppose the rezoning nomination because we need smaller neighborhood shopping options and do not need highly dense development in this small community. Parking and traffic are already an issue, and it will only get worse if your plan is approved and residents will have to travel further to shop for the basics they can rely on currently in a easily accessible format. (1/15/2023)

## Erica Hershler

As a shopper and nearby resident of the Rose Hill Planning District, I am asking the Board of Supervisors to oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310. Rezoning the Rose Hill Plaza from commercial to mixed use would be contrary to our existing residential community and planned development. (1/14/2023)

## Michael & Leila Stephenson

I personally oppose the rezoning nomination because the already increased student expansion at Bush Hill Elementary School has now created a very congested and potentially dangerous environment when parents/cars are dropping kids off and picking kids up. As it stands today, the increased traffic has the cars waiting in a line that extends from the school on Westchester Street almost to Franconia Road. So if you happen to be a local resident and travelling through this area during these times, the road becomes very narrow with the traffic line and forces you to drive into oncoming lane of traffic depending on which way you are travelling. This area simply cannot handle the increase in students/parents/traffic to ensure safety for our residents. (1/12/2023)

## Angelica Freitag

We constantly see development projects being built, and while they can bring positive benefits to communities, it seems that they are created before ensuring that the existing infrastructure can truly support them. Franconia Rd., Telegraph Rd, and Van Dorn are all heavily used as it is, and traffic is terrible at rush hours. Adding a community of 400+ residents will only make this congestion worse.

My mother also lives with me and will walk to the Rose Hill Shopping Center to get groceries or a warm bowl of soup at a restaurant. She cannot drive, so this rezone will limit her ability and the ability of people like her to have personal autonomy. I am sure that I am not the only household like this, as I know of two others in my community alone who have a parent living with them and who also walk to the Rose Hill Shopping Center.

There are plenty of properties in Rose Hill, and adding more traffic congestion is not going to increase property values. Projects that increase the overall value of the tax base are going to be more beneficial to all stakeholders. Please consider these topics before allowing a developer to cash in with condos or apartments. (1/12/2023)

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## Meghan Chappell

I personally oppose the rezoning nomination because I rely on several of the businesses in that plaza. Not having these businesses would cause me to have to go further out of my way to shop for things such as groceries, prescriptions and OTC medicines, and to patronize stores such as the dry cleaners and restaurants. I frequent this shopping plaza at least once a week and would be disheartened to see these business owners go out of business. (1/3/2023)

## Doug Martin

I personally oppose the rezoning nomination because Franconia Rd is very busy already, especially towards telegraph road. Need road improvements to improve safety, e.g., curb gutter and traffic lights to slow it down. Currently I take my life in my hands each time I need to cross or turn onto Franconia Rd. Thanks for your consideration. (12/6/2022)

## Mary Sue Johnson Smith

I personally oppose the rezoning nomination because, as a taxpayer and close resident to Rose Hill Shopping Center, I rely on the many retail stores at that location. Also, such proposed construction and elimination of the existing shopping center will cause complete chaos among the retailers and lay off very many employed people, businesses will close, and we will lose this vital commercial facility. Further, traffic will be adversely impacted and worsened for everyone. In light of the current economic status of our area, it would be unwise to destroy the existing businesses. (12/6/2022)

## Marcus Smith

I have lived in the Rose Hill area for seven years. Over time I have fallen in love with my community, neighbors, and the amenities within walking distance.

When I first heard of the proposal to redevelop the Rose Hill Shopping Center, I wondered what the end goal might be.

I do not believe the proposal put forth by Combined Properties is in the best interest of the nature and character of the Rose Hill I've come to know and love over the years. The proposed changes suggest that we are packing too much of a "good thing" (i.e., mixed-use development) in a small space.

These are some of the reasons I oppose the rezoning nomination:

- Increased traffic due to hundreds of additional residents
- High-intensity development in an established low-density-zoned residential district
- Inability of our current infrastructure to support increased energy and water use
- Increased school traffic in the mornings and afternoons
- Reduction of the community's walkability (12/6/2022)

## Nina Erbes

I personally oppose this rezoning nomination because it will harm the small business owners in our community. Rose Hill Plaza is home to a multitude of small businesses, from a barbershop to a cobbler to a dental practice, which would be forced to shut down or move from locations in which they may have operated for many years. Small businesses provide the community with services that can be difficult to find elsewhere, and their owners are our neighbors.



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Another reason I oppose this nomination is that our neighborhood will be made less walkable by this development. Both the local businesses I mentioned above and larger chains are located in a place that is accessible for those who do not drive. Reducing the ability of community members to shop for groceries (or making grocery shopping completely unavailable, as construction would) creates food scarcity, as the nearest grocery store is in Kingstowne and the path there is not very friendly to pedestrians. Rose Hill Plaza makes our neighborhood walkable.

I understand and support the philosophical movement for higher density housing and mixed use spaces, but this is not that -- this is a development that would take away accessible grocery shopping, a walkable community, and business opportunities from Rose Hill residents. (12/5/2022)

## Carolyn Breedlove

I am writing to ask that the Board of Supervisors oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 223210.

My family moved to this area in 1956 and I have resided in the immediate area and used the services offered at Rose Hill for 60 of the subsequent years. The area has changed over the decades, but the convenience of Rose Hill Plaza has not. It is the place to go for all one's needs and it supports small businesses. It also supports a large diverse population, some of whom are limited to public transportation. Being able to walk for groceries, medicines, plus other goods and services is a blessing when you don't have a car.

As a person with mobility impairment, I particularly appreciate that the Plaza is small enough to get very convenient parking. I don't want to fight the dangerous traffic and parking in Springfield, Alexandria or along Rt. 1 to go to my primary care physician (Dr. Manny Silis), to drop off or pick up shoe repairs, dry cleaning, Indian food, a dog for grooming or the many other conveniences those small businesses provide. They support the surrounding community and I want to support them.

I am also concerned about the ill effects rezoning would have on local schools, traffic, and utility infrastructure. The schools, parents and students will endure additional hardship and fears for child safety. Plus, absorbing the children from 400+ housing units will be difficult. How many more students will be stuck in trailers?

Rose Hill Drive provides the most direct access to the Beltway for many people, and it is already a nightmare, when schools are opening or closing. The redevelopment process will only make this worse.

Frankly, the timing of this hearing, during the holiday season when residents are otherwise distracted, is cause for concern. Many people wouldn't know what's happening until the bulldozers appear. Furthermore, my long career in government relations makes me call for more transparency in this entire process. Please direct me to the best sources of information on this process and make sure the community is also made aware so that we are not blindsided. I shouldn't have to learn about this issue at a party.

Developers already have plenty to do in Fairfax County besides tearing down a major community resource, increasing the population density and removing our sense of community. Please OPPOSE the rezoning of Rose Hill Plaza. (12/5/2022)

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## Evelyn Yarzebinski

I personally oppose the rezoning nomination because this proposal will impose high-intensity development in an established low-density-zoned residential district that is currently mandated by the Comprehensive Plan for the Rose Hill Planning Area. Furthermore, our local infrastructure is not designed to support the increased energy and water use that this rezoning would require. Fairfax County is already aware of this, see p.6 of this link: <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/complan/area4/rosehill.pdf>. (12/5/2022)

## Ms. Davis

I personally oppose the rezoning nomination for the following reasons:

1. It will add an undue burden on residents and families who frequent the Rose Hill Shopping Center (myself included) on a regular basis. The walking distance for the surrounding community is a wonderful convenience, particularly for those who are disabled, elderly, or without vehicles. These groups (and many other residents) would be acutely impacted if these essential services were eroded.
2. Our community simply cannot support the massive influx of traffic, pollution, and NOISE such a development would create. Rose Hill Drive is a small street with schools and libraries. During rush hour and school drop-offs/pick-ups, the area gets extremely congested. Adding a ginormous housing complex with 400+ units means GREATER congestion and over-taxing of an already stressed thoroughfare. Where are all these additional vehicles supposed to go? Ugh.
3. I have been a resident of Rose Hill for nearly 3 years and the #1 reason I moved here (over places like Arlington) was the openness off the area, the green spaces, and reduced city/urban congestion that I experienced previously living in Arlington (and other areas). I DO NOT want this to happen to my bucolic Rose Hill community.

In conclusion, I am not a fan of gutting our essential businesses (many of them small businesses), that everyone in the community uses for an eyesore of condos/high rises, that would inconvenience many only to benefit a few. (12/5/2022)

## Muaz Ahmed

I personally oppose the rezoning nomination because adding additional housing units will have no benefits to the community. It will just increase, traffic and stress on the infrastructure. (12/5/2022)

## Bob Holbrook

I personally oppose the rezoning nomination because I believe the proposed project will be too large for our small community - creating unsafe and congested traffic. It will remove the shops we have enjoyed and rely on. Please consider that those of use that have lived here for a long time enjoy the community we have here, and chose this location for its quiet low density area. (12/5/2022)

## Eva Maldonado

You cannot put a dollar amount on the lives that have been supported and improved by the businesses in Rose Hill Plaza. It is rare to find an area in Alexandria where somebody unable to drive can sustain themselves day to day. Rose Hill Plaza is home to some of the most iconic and special small businesses in the area—Pho Kim, Dentist Eric Mestas, and of course, Safeway—and to displace these businesses would

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also displace the lives of countless residents in Fairfax County.

As the third wealthiest county in the United States, it's safe to say that wealth disparity in Fairfax County is a huge concern. The affordability of the Rose Hill Plaza establishments is a huge asset to this area; to allow the destruction of this area in favor of brand-new residential development only sets a precedent of prioritizing the needs of higher income residents, further widening the income gap in Fairfax County. Changing this zoning to residential sends a clear message to business owners and residents in Alexandria: that the government could care less about you if you can't afford a higher standard of living.

I urge you to consider the full extent of the implications that go along with rezoning the Rose Hill Plaza. It is not as open-shut as simply allowing a residential area to be built: it has the potential to deeply disrupt the lives of so many business owners, residents, students, and communities in Fairfax County.

(12/5/2022)

## Steven Snyder

I personally oppose the rezoning nomination because my family is extremely dependent on the services and shops in the Rose Hill Plaza. We literally visit the plaza every single day for the following reasons:

1. Anytime Fitness - My wife and I are members of this gym and exercise there almost every day
2. Safeway - This is our primary grocery store where my family shops several times per week
3. Rose Hill Cleaners - I get my business clothes dry cleaned at this location weekly
4. Walgreens – My family's pharmacy where we pick up medications and shop regularly
5. Sonny's Place – Our dog is groomed at Sonny's Place monthly
6. Virginia ABC – All our spirits are purchased here
7. Namaste Cuisine – This is our favorite Indian restaurant and order food from here at least biweekly
8. Rose Hill Dentist – Dr. Chin has been my dentist for years.
9. Rose Hill Barber - I get my hair cut at this barber every two weeks

When my family and I decided to purchase a home and move to the area, the convenience of the Rose Hill shopping center was a major deciding factor. It would be a great inconvenience to lose all the affordable services it offers. We love supporting our local small businesses, and the additional traffic would be a major inconvenience in a corridor that already feels overpopulated. (12/5/2022)

## Angelika Cole

I personally oppose the rezoning of the Rosehill Shopping Center, the area is getting too crowded as it is, not to mention all the extra traffic your proposal would create. Please reconsider the increase it would create to all the people living in the Rose Hill area. (12/5/2022)

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## Jude Pinto

I moved to \_\_\_\_\_ in 2002 and grew up supporting many of the small businesses in Rose Hill Plaza, for which I still support today. Needless to say, Pho Kim serves the best Pho in Virginia and have been running their business in Rose Hill Plaza for over 20 years, serving my family and hundreds of others.

Rosehill Plaza is one of the only places that people (young and old) who live in the surrounding area can pick up groceries, meals, medication, go to work, and more without a car. Growing up, when my parents were working 12 hour days, I could walk to right to work after High School so I could support my family. You would be needlessly interrupting the businesses and livelihoods of thousands of people by rezoning this area.

I urge you to reconsider, and to center the needs of our community vs. the profits of a business.  
(12/5/2022)

## Jason Pantaleo

This plaza and its businesses have served the local community well for many years. Reducing our local businesses by more than 70% and adding more residential buildings to an area with already existing residences, the Rose Hill Apartments, would hurt our local economy. Small businesses create competition and encourage local hiring. They also create diversity and contribute to the community and the county by injecting money into the local economy and taxes. Knowing our money is going to a local business helps with the small business client base, creating a mutually beneficial relationship.

In addition to hurting small businesses, which add considerably to our U.S. Growth Domestic Product, Combined Properties' statement that transforming a "dated, underutilized, and auto-oriented strip mall into an attractive and vibrant mixed-use community with public amenities that will serve the entire community" is at best a hopeful realization not based on facts or any consideration to its residents. Believing that "greening" a strip mall with a few trees is environmentally friendly is simply marketing. Most development actually hurts the environment, forcing existing and new residents to drive longer distances to stores via a reduction in localized goods and services. Moving forward with this proposal would also create more emissions through not only vehicular traffic but also via the energy grid in the increased consumption of water and gas by the new residential buildings.

Our childrens' safety would also be a concern for many parents. Local schools are already at or over capacity, and school traffic congestion at the Rose Hill Dr. and Franconia Rd. intersection is already high. Parents do not need to add 10-20 minutes more commute time to their already busy schedules.

Please oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310. Our community does not need more local businesses to close, which in turn will affect the local economy, environment and its residents for the worse.  
(12/5/2022)

## Daniel Hooke

I am writing to you to ask that the zoning for Rose Hill Shopping Center remain "Commercial" for the benefit of people.

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I see two issues involved: a money issue and a people issue.

The owners of the shopping center will make significant change in money with the new housing. Making more housing for people is a noble effort. The shopping center owners simply have to get a zoning change by you and legally follow all procedures. But in the case of our Rose Hill Shopping Center money should not overlook the people issue.

The shopping center will be closed for two years. We have been connected to Rose Hill almost from the beginning. We have used the grocery store, the drug store, the convenience store, the barber shop with wonderful guys one who gave part of a leg for our country, eateries, a great shoe repair store, other businesses and commercial establishments, we used the original dentist. And now we have two state-of-the-art dentists who have chosen Rose Hill to greatly blessed us with their professionalism, equipment, and skills! We are very fortunate to have them! With the shopping center to be closed for two years these people will have to leave us people and go elsewhere if they are fortune because Rose Hill people may find it impractical to go where they have located if indeed they have been successful with a new business location. This is no way to treat our people who have served us so well! If housing is built in their places, where will these new residents have the shopping we have now. Without appropriate shopping in the community: the new people in the housing will have to go out of the area for appropriate shopping!! Rose Hill was made and supported for shopping - - not for out of place housing!

With a lot of new housing, Rose Hill School cannot best handle the new students without lengthy bond issues, etc. They will bring in trailers for the students. Have you ever taught in a trailer?

Several schools have been closed in our area of the county and used for administrators. But the playground fields have set idle. Help the shopping centers owners use these idle areas for housing. They will not need demolition expenses also.

Members of the Board of Supervisors will also be effected. Developers can make lots of money which some of that money can find a way into politicians' re-election coffers, etc. At an earlier time there was even rumors of bribery.

In a neighboring county [in Florida,] Disney wanted zoning with a big money results but did not examine the people issue enough. The Board of Supervisors in that county voted "NO" on the zoning.

I thus ask you to vote "NO" on changing the zoning of Rose Hill Shopping Center! Vote "YES" for the good people of Rose Hill! (12/5/2022)

## Heather Forsgren Weaver

I first wrote to you on March 23, about this HORRIBLE proposal, but I did not receive a response. Now it seems this proposal will be considered tomorrow by the Board of Supervisors, and I fear that the Board will not have sufficient information or even input from the surrounding neighborhoods.

I have lived in Wilton Woods and have used the Rose Hill Plaza Shopping Center as my main shopping venue for more than 25 years. I love the fact that I can walk there and get what I need. I love that some of the stores do not have nearby alternatives.

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In addition to removing for at least two years my ability to walk and shop, the new design will greatly reduce and eliminate the stores that I frequent.

I am also concerned about the impact on traffic, schools, and utilities.

It is sad that a neighborhood asset is being considered for redevelopment when the Route 1 corridor is still a mess. Please don't mess with what works.

I would appreciate a response this time (and please not the generic, "Thank you for your letter," response) explaining why you believe this is a good proposal and would be an asset to Lee District. (12/5/2022)

## Deborah Kosanke

As a resident of the Rose Hill subdivision for over 38 years, I oppose the rezoning nomination because it [repeats points made by the Rose Hill Coalition]

For these reasons, re-zoning the Rose Hill Plaza from commercial to mixed use would be deleterious to our existing residential area. Please vote to oppose it and protect our community. (12/5/2022)

## Rebecca K. Bagdasarian

I oppose the rezoning nomination because I do not believe that our local school and infrastructure will be able to absorb 400 more units of housing. I am told that more housing is coming to the location of the current Franconia Government Center; that is plenty of new housing for our area. (12/4/2022)

## Guy & Christa White

I personally oppose the rezoning nomination because of the additional traffic it would bring to our community, the hazards that additional traffic would present to local residents, and the disruption that interruption of retail services from the envisioned project would bring. (12/4/2022)

## Greg Harding

Rezoning the Rose Hill Plaza from commercial to mixed use would be contrary to our existing residential community and planned development. It would make Franconia Rd and the overall community overly congested. The charm of the community would be forever changed and we would lose many of the specialty service providers currently within the Rose Hill Plaza.

At a video-taped meeting where Combined Properties presented its redevelopment plan in March 2022, its presenter conceded that a similar development that they funded in Rockville, MD resulted in the most active grocery store in the area. We do not want to have the grocery store with the highest traffic; we want this to be a community where families can travel up and down Franconia Rd with ease and drive to the Lee District Rec Center off of Rose Hill Drive without trouble. The proposed changes would force us to relocate or be miserable. We do not want Franconia Rd to be as dense as Van Dorn.

More importantly, we do not want to have to park in a parking garage to go to the grocery store. If we want that experience, we have Wegman's on Eisenhower.

The shortcoming with the Rose Hill Plaza is the tenant mix and not the lack of office space and housing. There are three carryout pizza restaurants, two stores that sell T-Mobile cell phones and, until recently, there were three merchants that cut and style hair. We look forward to a revised plan. (12/4/2022)

# Rose Hill Coalition

## Cynthia Weber and Robert Tidler

We personally oppose the rezoning nomination because of increased traffic, burden on local schools, it will completely ruin the small town feel we moved here for, and most importantly, a lot of the residents of the Rose Hill apartment complexes DO NOT DRIVE - they rely on ALL the businesses currently located in the shopping center as well as the bank, Post Office and doctor and dentist offices BECAUSE THEY CAN WALK TO THEM!!! (12/4/2022)

## Deanna Zagin

Rezoning the Rose Hill Plaza from commercial to mixed use is contrary to the existing residential community and planned development. This is not an "urban infill" area.

The impact to this area is as follows:

[repeats points made by the Rose Hill Coalition]

Please vote responsibly on behalf of the residents opposing this plan. I am not opposed to responsible and reasonable development...this plan is just not appropriate for this area.

And can you tell me what exactly this company is doing to avoid the "bureaucratic obstacles" as mentioned in their website? Where is the Environmental Impact Study for this plan? According to the shopping center owner's website: Combined's competitive advantage "...stems from its extensive capital resources, decades of experience, and solid reputation in the Washington, DC metro area and Southern California markets. Our private ownership and entrepreneurial philosophy allows us to pursue acquisitions quickly and nimbly, without bureaucratic obstacles."

(<https://www.combined.biz/acquisitions/overview/>) (12/4/2022)

## Carmen Cooper

I personally oppose the rezoning nomination because the the rezone will change the character of the neighborhood, leading to more people, traffic, safety issues, and noise. It also decreases the number and diversity of businesses. With this new development, most of the current businesses will have to relocate or permanently close. Also the infrastructure is old and the new development will put more stress on a system which barely functions as is. (12/4/2022)

## Shaunta Hill

I personally oppose the rezoning nomination because CP's design plan: [repeats points made by the Rose Hill Coalition)

RoseHill is a thriving established community without need to "urban infill".

Please do not permit this zoning request as doing so would destroy the beauty of the neighborhood. RoseHill and Franconia are not Richmond Hwy or VanDorn for that matter. Please don't turn this established residential neighborhood into the next urban jungle! (12/4/2022)

## Robert R. (Bob) Sarratt (Colonel, U.S. Army, Retired)

As a 38-year resident of the Rose Hill Planning District, I am asking the Board of Supervisors to oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310.

Combined Properties proposed plan for converting 6116 Rose Hill Drive, Alexandria, VA 22310 from its

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current community shopping strip format to a densely populated, crowded, mixed use center is diametrically opposed to the needs and long standing objectives of surrounding community, and must be rejected. The community surrounding Rose Hill Shopping Center is comprised primarily of single family homes; a nearby, small, 445-unit group of three story apartments; and townhouses in the peripheral areas. This surrounding community is not compatible with a mixed use center.

Shopping strips are highly preferred in established single family home residential communities for a variety of reasons, chief among them are convenience and utility. Key to this is free and spacious parking. These are designed to be drive-to, auto-oriented, shopping areas for the local community.

Rose Hill Shopping Center serves primarily the area within the S. Van Dorn St - I-495 - Telegraph Rd triangle. Many of its customers drive up to 1-1/2 miles inside that triangle to buy groceries, pharmacy items, auto supplies, and carry-out food; dine; use the U.S Post Office; get haircuts, have dental work done; visit their physician; have their dog cared for; or have their shoes repaired.

Combined Properties proposed plan to reduce the walk-able retail and office from 154,000 square feet to less than 75,000 square feet would destroy the utility of the shopping center and eliminate many of the small businesses which are so vital to the surrounding community.

I purchased my house on Clermont Drive in 1982, partly because of the easy driving access to Rose Hill Shopping Center and the shops that were available there. After 38 years there I very reluctantly had to move to a single story house elsewhere due to my advancing handicapped conditions and age. My family vitally misses the convenience and utility of Rose Hill Shopping Center.

Mixed use centers are more suitable for densely populated, walking type communities, preferably with rapid transit access. The areas near the Washington Metro stations are examples that fit this mixed use model. A specific example would be the undeveloped areas around the Franconia-Springfield Metro Station.

Zoning is a governmental function that should serve first the needs of the communities, cities, and counties involved. And yes, the results have to be financially viable for the property and development companies involved, but the needs of the community have to be paramount.

Bottom line: Keep the current zoning as is for Rose Hill Shopping Center and reject Combined Properties October 25, 2022, proposed plan. If Combined Properties is serious about reducing impervious surface, providing new open space areas and amenities, and creating a more engaged streetscape, they should demonstrate that by properly landscaping the Rose Hill Shopping Center parking area with trees, flower gardens, and ornamental plants; and provide more conveniently located accessible parking spaces.  
(12/3/2022)

## Lorraine Hurlbutt

I am personally opposed to this action because the county is in need of more small businesses rather than less. It appears that any available land is being converted into large housing complexes with a couple of big box stores, and that direction is going to destroy the major reason I have lived in Lee District for nearly 30 years. The area has maintained a small town feel with a lot of amenities close-by which is the



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best of both worlds. Please do not let any developers cheapen our surroundings and drive out residents who have enjoyed living here for so long. (12/3/2022)

## Deborah and Scott Athey

I personally oppose the rezoning nomination because of increased traffic, burden on local schools, it will completely ruin the small town feel we moved here for, and most importantly, a lot of the residents of the Rose Hill apartment complexes DO NOT DRIVE - they rely on ALL the businesses currently located in the shopping center as well as the bank, Post Office and doctor and dentist offices BECAUSE THEY CAN WALK TO THEM!!! (12/3/2022)

## Tom and Gloria O'Neill

Reasons we oppose the change:

- The addition of parking garages and tall apartment buildings will permanently change the suburban culture of the neighborhood. Rose Hill feels like a small town with single family homes and garden style apartments. We feel the proposal aims to change Rose Hill into a more urban center akin to Clarendon in Arlington or the Wharf in DC. This mixed-use project would be disjointed from the surrounding environment. We would want to preserve local character, histories, and charm.
- We feel, by greatly increasing the number of people, it will decrease the safety of our neighborhood. As we have two young daughters (5 and 8 years old) who regularly play in our front yard by themselves, sometimes with other neighborhood children. Our property is less than a football field away from the shopping center, this is of particular concern to us.
- The planned development would likely accelerate the natural increase of home prices, rents, and property taxes. This would force some working class and low income/less financially able residents to move and price out certain homebuyers. The additional costs will likely hit those on a fixed income, such as Rose Hill Originals, the worst.
- A side detrimental effect would be that, children of families being forced to move, will likely have to change schools.
- The addition of more families could lead to overpopulation in our community schools. This would add stress to students and teachers, noise, less individual focus, more people for the teacher to deal with, increases classroom discipline issues, struggling students fall further behind, and lead to a lack of personal connections between teachers and students.
- The development would add hundreds or even thousands of people to our neighborhood, increasing traffic and requiring changes to roads (especially more traffic lights). The additional volume and lights will increase travel time and make our tree lined Rose Hill Drive more into a Franconia Drive. The additional volume will make those streets even more dangerous and may even invite panhandlers.
- It could lead more people to park on our street, where parking is already at a premium, especially if the garages start charging for people to park.
- We feel that changing the zoning of Rose Hill Shopping Center will set the precedent that could set more of the neighborhood towards the path of additional mixed use in other parts of the neighborhood. This might include Rose Hill Apartments and local churches.
- While the current proposal is only for 5 story buildings, they have made it clear that this is only an initial plan. Developers are often allowed to increase density if they include a certain percentage of affordable units (<https://alexandrialivingmagazine.com/home-and-garden/fairfax-county-to-award-density-to-developers-for-affordable-housing/>). What has been proposed may drastically change, if we allow the area to be rezoned.

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- We currently have a significant amount of privacy, especially in our backyard and side yard. If a series of 5 story buildings were built that would overlook our house and yard, our privacy would be lost. With two young daughters, we greatly desire to keep that privacy. Our neighbors also have young children running around their yards that also should be protected.
- Depending on the final size of the buildings, many local houses (potentially including ours) will lose sun during portions of the day. This will affect yards, gardens, and even mental well being as the sun is crucial for all of those.
- While noisy cars are an issue, on the whole Rose Hill is generally a quiet neighborhood at night. Adding apartments, especially those with balconies, could increase the potential for noise pollution. Their proposal of an outdoor event space makes this concern even more serious.
- We are very concerned about the effects of prolonged construction. This will likely include noise, dust, smells, road and pedestrian detours, damage to nearby roads, vibrations damage in the ground that could affect our property (cracks in foundations/concrete patios), etc.
- Living in Arlington for many years, we have often seen storefronts of mixed use buildings stay vacant for years. There are various reasons, some listed below. We would dislike trading our existing, often affordable shops (some long term Rose Hill staples) into half-filled high end shops.
- If a property owner has other income from the property, the owner may receive a tax benefit from taking a loss on the storefront.
- The available space may be much larger than what small businesses need, and property owners may not be willing to subdivide the space or allow multiple tenants to share it.
- Property owners may also expect tenants to pay for the buildout of the space, which small businesses often cannot afford.
- If a commercial space is small or the total lease value is low, brokers may not give the space much attention, preferring to spend their time filling spaces with better (more lucrative) prospects.
- This development will likely lead to a loss of some of our favorite stores, especially Dollar Tree and Little Caesar's, which may not fit with the mixed used character of the development.
- Where we live, trash is constantly being blown into our street's yards. With more people, there will be more trash being blown into our yards.
- We feel that changing the zoning of Rose Hill Shopping Center will set the precedent that could set more of the neighborhood towards the path of additional mixed use in other parts of the neighborhood. This might include Rose Hill Apartments and local churches. We love our tree lined suburban streets and would not want to see the ball rolling in another direction.
- We have an incredible array of birds in Rose Hill. Taller buildings, especially those with large panes of glass, are killing millions of birds a year (<https://www.bloomberg.com/news/features/2022-01-04/how-to-design-buildings-to-prevent-bird-crashes>). We would be sad to see the loss of our feathered friends.
- There are other neighborhoods, such as Kingstown, which would be a more appropriate location for this kind of development.
- The additional green space they are proposing is not as important as in more urban areas. We have 193 acre Lee District Park and the 1452 acre Huntley Meadows Park very close by. The loss of our ability to see a portion of the sky, especially on days such as the 4th of July, would lessen some of our neighborhood's charm. (11/29/2022)

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Sharon Pinto Hess

I personally oppose the rezoning nomination because:

1. My childhood home is there, and I spent 15+ years of my life riding my bike from my home to Rose Hill shopping center every week. While kids my age would be partying and drinking, I chose to spend my time browsing through Rugged Warehouse (now Gabe's), Tuesday Morning, Safeway, and having meals at Rose Hill Shopping Center.
2. I have been seeing my childhood dentist, Dr. Mestas, at Rose Hill Shopping Center since I was 10-years-old and now I am 30-years-old! That is 20 years of my life and income that I have spent supporting that small, family-owned business. I have not had a single cavity my entire life until I was 30-years-old due to their amazing dental advice and care for 20 years, which is better than 80% of the population! To this day, they are the main reason I still visit and financially support Rose Hill Shopping center.
3. My favorite restaurant there is Pho Kim. After every Saturday morning ballet class at the Washington School of Ballet, my mother would always take me for some mother-daughter bonding over a warm bowl of pho at Pho Kim, which is a 2-minute drive away from our childhood home! Despite my ballet school being located in Washington, D.C. - I would always wait through the 40-minute drive back home before eating just so my mom and I could spend time together at our favorite restaurant at Pho Kim.
4. During the Snowmageddon on February 5-6, 2010, my family and I bundled up to walk through the storm to go get slushies from 7/11 on the corner of Rose Hill Shopping Center. Why? For family time and to support one of the few businesses that was still open during that week in the aftermath of the blizzard when most places were closed.
5. The USA is currently suffering from an affordable housing crisis and needs more affordable housing. Most condos and apartments are not affordable as affordable housing would be considered \$400,000 or less for someone who makes the average income in Alexandria, VA. However, this does not account for each person's student debt or any other form of debt-to-income ratio. As of November 22, the average annual salary in Alexandria is \$65,531. It is recommended that housing should be 30% of one's income, which would be \$19,659. On a monthly basis, this would come to about \$1,638 per month BUT this does not include expenses for food, medical bills, children, and other necessities!

The average monthly rent in Alexandria is \$2,049, while home prices circle around \$912,752.

This rezoning would be increasing the problem of the lack of affordable housing! People on this average salary already cannot afford any new condo/apartment prices. Please do not price out the next generation with more unaffordable housing. Please focus your money, time, and energy on building AFFORDABLE housing on UNDEVELOPED land.

6. Rose Hill Shopping Center contains MOSTLY small businesses and a few large businesses. The immediate financial loss and burden of having to temporarily close their business, lose their established local customer-base that they have built over 20+ years, and pay to relocate could close their doors permanently! These businesses have survived through the pandemic because of locals like us who have supported them for 20+ years! Please do not take this away from them, from other locals, and me!  
(12/3/2022)

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## Marcela Montequin

I personally oppose because I don't think our neighborhood can support the increase in traffic and emissions and the reduction in commercial spaces. In addition, the area schools, from elementary to HS, are already at max capacity, with trailers already added in the parking lots of the school grounds to accommodate students.

Rose Hill and surrounding neighborhoods have a lot of elderly and young residents that depend on the services of the shopping center. Walking to the shopping center for groceries, medicine, food, or gifts is important to the lifestyle we have chosen when we purchased our homes.

Changing the rezoning is not growth, it is destruction that would benefit one company and destroy the day to day life of thousands of families in the area.

Please oppose the rezoning of the Rose Hill Shopping Center. (12/3/2022)

## Kristie Ketchum

I personally oppose the rezoning nomination because the associated increased traffic and change to the landscape will benefit no one but the developers and their investors. Those of us who live here insist on protection of our property values and quality of life, in this currently modest but pleasant, walkable community. (12/3/2022)

## Priscilla Whatley

I personally oppose the rezoning nomination because I like my neighborhood shopping center as is. The variety of stores is great and I do not want a residential complex to be added. (12/3/2022)

## Joseph Smith

I personally oppose the rezoning nomination because, as a taxpayer and close resident to Rose Hill Shopping Center, I rely on the many retail stores at that location. Also, traffic is very bad at present, and unsafe, and it would be a bad idea to make that situation worse. (12/3/2022)

## Jana Englander

I personally oppose the rezoning nomination because it will destroy the character of the community and bring in overcrowding and unwanted traffic congestion to this area. (12/3/2022)

## Kristen Cox

I personally oppose the rezoning nomination because Rose Hill's infrastructure can't support adding more residential stress to the area, and it would have a massive negative impact on the local businesses who have been in the shopping center for decades.

I'm normally for increasing housing density but this is not the way to go about it. Rose Hill doesn't have the infrastructure, and this will unfairly take away the livelihood of so many of the owners and employees of the small businesses in the shopping center.

The local schools are already at- or over-capacity with no future plans for expansion. Traffic is already terrible during school opening/closing time, with Rose Hill Dr. backing up into the main drag of Franconia Rd.

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There are an also already enough traffic accidents and issues for pedestrians and bikers in Rose Hill, with not enough crosswalks and traffic control as it is. We cannot have an additional 400+ residents added to this area so quickly when the area can barely support existing residents.

CP's design reduces retail by two-thirds. Future walkability won't matter if there is little to "walk to". Local people with disabilities, including myself, depend on the walkability around Rose Hill Dr. to get groceries and medical care. Rezoning the shopping center would turn all of this upside down, and honestly would push many residents who have been proud to live here out of their communities. Driving to Kingstowne is not an acceptable alternative for disabled residents. Kingstowne also doesn't have many, if any, local small businesses, and is overrun by corporate chains.

Demolishing the entire center and ousting all of the businesses there except McDonalds for two years is the exact opposite of making Rose Hill a more livable and enjoyable place to be. Small businesses here are already struggling enough between the pandemic and the crashing economy. Mamma Mia, which has been around for decades, just changed hands after the original owners could finally retire. It would be devastating to the new owners to have this stripped away from them due to developer greed. Additionally, there are already several developing residential sites in other areas closer to the Metro. We don't need more residential housing right now, we need to maintain the shopping center for the local businesses and improve infrastructure significantly.

In short, please oppose the rezoning of Rose Hill Shopping Center. Our infrastructure just can't handle it, local businesses will be eliminated, and the residents here will lose the walkability that is known for our area. (12/3/2022)

## Gloria O'Neill

I am an active resident and member of the Rose Hill Association. I respectfully and urgently ask that you, a member of the Board of Supervisors, oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310.

The current Rose Hill Plaza is zoned for commercial use and it must not be rezoned to mixed use. It would be contrary to our existing residential community and planned development. The Rose Hill neighborhood was originally built for single family ranch style homes. Rose Hill Drive, its neighboring schools & roads, and residential neighborhood cannot handle the dramatic increase in volume that rezoning to mixed use would entail.

Please oppose the approval of Nomination CPN22-LE-001 for the "Rose Hill Plaza" Shopping Center at 6116 Rose Hill Drive, Alexandria, VA 22310.

Thank you for voting with your actively involved members of our local community on this matter.  
(12/2/2022)