

# Rose Hill Coalition

Alexandria, VA (Fairfax County)

## PRESS RELEASE

FOR IMMEDIATE RELEASE

**Date:** 4/7/23

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## Rose Hill Coalition Publishes “Rose Paper” in Opposition to Combined Properties Nomination

**4/7/23:** The Rose Hill Coalition published their “Rose Paper” on March 7, 2023, in opposition to the Combined Properties nomination to amend the Fairfax County Comprehensive Plan language that would allow them to seek rezoning of the Rose Hill Plaza in Alexandria, VA (Fairfax). The 87-page paper is available online on at <https://rosehillcoalition.org/rose-hill-shopping-center/the-rose-paper/>.

The Rose Hill Coalition (<https://rosehillcoalition.org>) was formed in November 2022 in response to plans by Combined Properties, Inc. (CP) that propose to demolish the Rose Hill Plaza shopping center, build a 400-unit four- and six-story residential rental complex, and reduce retail at the center by more than 70%.

The *Rose Paper* is a point-by-point analysis of the issues surrounding the nomination. Topics covered are:

- Housing Trends
- Affordable Housing
- Retail Trends
- Demographics
- Tenants

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- Public Testimony
- Community Engagement
- SSPA Process
- Combined Properties Proposal
- Stakeholders

A copy of the paper was sent to Franconia District Supervisor Lusk ahead of the Tuesday, April 11, Board of Supervisors meeting to approve the Work Plan. In the email letter to Supervisor Lusk accompanying the paper, the Coalition wrote:

“Although we appreciate your agreement to defer the nomination, we ask that you fully reject the nomination as part of Fairfax County's 2023 Work Plan. The nomination is strongly opposed by thousands of residents in the surrounding communities who visit Rose Hill Plaza daily. In addition, it contradicts the Comprehensive Plan (updated 2017) as well as all current retail and housing trends. Finally, it will put multiple small retail and service establishments out of business permanently.

You also will save Combined Properties (CP) hundreds of millions of dollars from a poor investment strategy based on old data. The best solution is to urge CP to update the Plaza and invest their considerable resources elsewhere in the County where it will be more profitable, better support Fairfax County's goals, and align with the surrounding community's needs.

Please reconsider your upcoming vote on April 11, from deferral to deny. Please save Rose Hill Plaza!”

A *draft* of the Rose Paper also was previously sent to the Fairfax County Planning Commission in advance of their March 29 vote on the nomination. At that meeting, the Commission voted to recommend the nomination be added to the 2023 Work Plan as a “Tier 3” amendment but defer it to allow Combined Properties to “further engage” with the community.

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On April 6, Franconia District Supervisor Rodney Lusk formally announced on his [Facebook page](#) and then via email that he will support the Planning Commission's recommendation when the Board of Supervisors meet next week.

In response to Lusk's April 6, Facebook post, the Coalition Founder Sharada Gilkey commented, "Thank you for making a public statement today supporting "deferral" as recommended by the Planning Commission (and staff) on March 29. You also need to make clear that you still recommend this nomination move forward as part of the 2023 Work Plan. Also, please clarify 'deferral' and 'further engagement' as neither are defined anywhere. Finally, if you are, in fact, stating that Combined Properties needs to 'resubmit their application', according to the Planning Commission, that process requires a two-year waiting period. A deferral also has a one-year limit after which it expires, and the process resumes as part of the Work Plan. Also make clear that it is entirely up to you on how and whether this nomination proceeds."

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