

Rose Paper

Opposition to Nomination CPN22-LE-001

April 7, 2023

The Rose Hill Coalition comprise local concerned private residents. We are not affiliated with any group, organization, or company.

The Rose Hill VA Coalition was formed in response to the October 2022 application to change the zoning for the Rose Hill Shopping Center in Alexandria, VA, from strictly commercial to mixed-use residential.

The goals of the Coalition are to:

- Stop the approval of Combined Properties [SSPA application](#).
- Support the 50+ businesses in Rose Hill Plaza that serve our community.
- Ensure the success of Rose Hill Plaza as a commercial center for community-oriented retail.
- Work with Combined Properties to make Rose Hill Plaza an asset (not a blight) for all stakeholders.

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Rose Paper: Housing Trends

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We must ask the question, what does the current and future success for mixed-use development look like? It sounds good and may work well in some places, but is it practical and applicable everywhere?

What was considered mixed use in the past? A small shopping center within a residential community that provided both convenient and essential services.

Now mixed use is defined as high-density residential with minimal retail which requires the local community to drive further for those essential services because they are no longer convenient. The new vision for mixed use also seems to contradict the move toward walkable communities and reducing our dependence on cars.

We don't have a housing problem; we have an income disparity problem.

The affordable housing crisis has forced the County to lower the income criteria, because more people are falling into the poverty trapped due to inflation.

New regional housing plan pushes Fairfax County to lower income criteria for affordable housing

Source: FFX Now, 2/8/2023

https://www.ffxnow.com/2023/02/08/new-regional-housing-plan-pushes-fairfax-county-to-lower-income-criteria-for-affordable-housing/?mc_cid=e4f4efdd9a&mc_eid=01602b2871&fbclid=IwAR2yB3J2iOBOFvTe9y1GvEwogg7kz72TgSFBjfz8OLcscMwj4tEOGEfQikU

Fairfax County bases its plans for high-density development on an outdated 2005 white paper by the Urban Land Institute. ULI wrote the report with significant bias that is apparent in the report's partnership with the National Multi Housing Council and American Institute of Architects.

In addition, the ULI document focuses on sprawl which does not characterize Franconia District or the Rose Hill neighborhoods. Thus, the arguments UTI makes are not relevant to this part of the County and should not be taken out of context.

Higher Density Facts and Myths

ULI is proud to have partnered with NMHC—the National Multi Housing Council, Sierra Club, and AIA—the American Institute of Architects on this publication. This convergence of interests highlights the importance each organization has placed on finding a new development pattern that better fits the needs of a growing and changing country.

Unfortunately, in too many communities higher-density mixed-use development is difficult to construct because of zoning and building codes that favor low-density development with segregated uses and because of opposition from the community. This publication looks at

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several myths surrounding higher-density development and attempts to dispel them with facts to help dismantle the many barriers such developments face.

Source: Urban Land Institute, *High Density Myth and Fact*, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

The Urban Land Institute classifies Rose Hill's single-family houses on small lots as higher-density development. Oddly they also classify mixed-use town centers the same.

...in a sprawling area with single-family detached houses on one-acre lots, single-family houses on one-fourth or one-eighth acre are considered higher density. In more densely populated areas with single-family houses on small lots, townhouses and apartments are considered higher-density development. For many suburban communities, the popular mixed-use town centers being developed around the country are considered higher-density development.

Source: Urban Land Institute, *High Density Myth and Fact*, p 6, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

Housing affordability is not solely a supply-side problem.

Monetary and fiscal policies that support more efficient and stable housing markets would help to reshape the demand side of housing systems. Presently, there is much debate that focuses on housing solely as a supply-side problem.

Source: Economics Observatory, How does the housing market affect wealth inequality?
2/28/2023

<https://www.economicsobservatory.com/how-does-the-housing-market-affect-wealth-inequality>

Since the 1970s, rising home sale prices related to income and lack of savings have made buying a home untenable for more and more people.

Research suggests that this approach – using home ownership to strengthen household capital formation and spread it more equally – was successful until the late 1970s

But in the decades since then, rising house prices – particularly relative to incomes – have made savings from working largely insufficient to buy a home. This is especially the case for lower-income individuals and for those without family wealth to help raise a deposit.

This has had consequences for social mobility (the extent to which young people's opportunities in life are affected by their family backgrounds) and long-term wealth accumulation – concentrating wealth among older groups and in metropolitan areas.

As real house prices have risen relative to incomes, savings from working are generally no longer sufficient to meet rising deposit requirements.

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Source: Economics Observatory, How does the housing market affect wealth inequality?
2/28/2023

<https://www.economicsobservatory.com/how-does-the-housing-market-affect-wealth-inequality>

Monetary policies have created a "rentier" economy. Creating more rental housing does not address the cost of housing or the lack of affordable housing.

Despite the longevity and severity of the problem of rising house prices, governments have 'kicked the can' of dealing with the problem down the road. With inflation targeting as the core remit of central banks, monetary policies have paid insufficient attention to how rising investment and real prices for the existing housing stock lay the foundations for a rentier economy rather than an entrepreneurial/innovation economy.

Source: Economics Observatory, How does the housing market affect wealth inequality?
2/28/2023

<https://www.economicsobservatory.com/how-does-the-housing-market-affect-wealth-inequality>

The Rose Hill area and the plaza provides exactly the amenities highlighted by the ULI, including sidewalks, shops, restaurants, libraries, and schools.

The proposal by Combined Properties would take away the majority of shops and restaurants that round out the convenience and character of the neighborhood.

In a recent study by the National Association of Realtors® and Smart Growth America, six in ten prospective homebuyers, when asked to choose between two communities, chose the neighborhood that offered a shorter commute, sidewalks, and amenities like shops, restaurants, libraries, schools, and public transportation within walking distance.

Source: Urban Land Institute, *High Density Myth and Fact*, p 7, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

Families purposefully move to the Rose Hill and surrounding neighborhoods because of the schools. Arguing that families who might live in the new apartment complex are less likely to have children contradicts the high-value draw of the schools in the neighborhood.

The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.

Source: Urban Land Institute, *High Density Myth and Fact*, p 9, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

Services that will be needed by the residents in 400 rental units include police, fire protection, and trash removal all of which are either at or above their limits in their ability to serve the

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neighborhood.

In fact, the Franconia Volunteer Fire Dept was required just recently to give its large ladder fire truck to another district. At the cost of hundreds of thousands, where will funding and support staff come from for the extra public resources needed?

...new residents need police and fire protection, schools, libraries, trash removal, and other services.

Source: Urban Land Institute, *High Density Myth and Fact*, p 10, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

Even if the new apartments bring in fewer students, the schools are already at or above capacity with no plans or funds for future expansion.

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.

Source: FCPS Capital Improvement Plan, Proposed 2023-28, p 158

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

Senior and physically challenged residents who cannot or do not like to drive long distance in traffic will be especially disadvantaged.

See [Testimony](#)

The property taxes from the new development is unlikely to offset the additional costs incurred for the infrastructure needed to support it.

...apartment renters do not pay property tax...

Source: Urban Land Institute, *High Density Myth and Fact*, p 11, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

The argument that higher-density development attracts more employers and workers does not hold water in this instance. The reason is Fairfax County is more residents are moving out than moving in. (*See below*)

Another emerging body of research suggests that higher-density development is an important component of economic development initiatives and helps attract new employers. “Information economy” is a term used to define the growing industries based on the economics of the Internet, information goods, and intellectual property.

Workers in this field are known as “knowledge workers,” and many believe they are the future of the American economy. These workers are comfortable with the latest technology and, because their skills are transferable, choose their jobs based on the attributes of the town or city where they are located. They seek out vibrant, diverse urban centers that offer access to technology, other knowledge workers, and lifestyle.

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Source: Urban Land Institute, *High Density Myth and Fact*, p 12, 2005

<https://www.fcrevite.org/sites/default/files/Assets/Documents/Baileys-Crossroads-Seven-Corners/ULI%20Higher%20Density-facts%20and%20myths.pdf>

Trends in Fairfax County show that more people are moving out of the County primarily due to their jobs, to be closer to family, and retirement. The cost of living is barely a blip on the radar for reasons to move out of the County.

Source: United Van Lines, National Movers Study: Where and Why Americans Moved in 2022

<https://www.unitedvanlines.com/newsroom/movers-study-2022>

Virginia Governor Youngkin reiterates that homes have gotten so expensive in parts of Virginia that they are out of reach for people who "find themselves on the lower rungs of the income ladder."

He erroneously blames zoning policies and land-use regulations. That implies that more housing overall leads to more *affordable* housing, which is not true, certainly not the numbers he states are needed: 300,000 affordable rental units.

Gov. Glenn Youngkin says, "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 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."

Source: Rappahannock News, Gov. Glenn Youngkin's initiative, "Make Virginia Home"

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

Not Enough Affordable Housing is the Real Problem

"The disappearance of such affordable homes is central to the American housing crisis. The nation has a deepening shortage of housing. But, more specifically, there isn't enough of this housing: small, no-frills homes that would give a family new to the country or a young couple with student debt a foothold to build equity."

Source: NY Times, Whatever Happened to the Starter Home?, 9/25/22

<https://www.nytimes.com/2022/09/25/upshot/starter-home-prices.html?smid=nytcore-ios-share&referringSource=articleShare>

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Rental control is the key to affordable housing in Fairfax County. However, its effect is curtailed over time as time limits will eventually remove income eligibility and rent requirements, so the rental then becomes standard housing.

Developers will agree to the minimum 6% requirement for affordable housing, because they know the stick is short and the carrot is small. They can also tout their support of affordable housing when they apply for zoning changes and when they are most likely to have the most opposition from the neighborhood.

Assisted Housing in the Rose Hill Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources.

Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development.

Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed.

Source: FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The County clearly knows that affordable housing is not the carrot at the end of the stick that developers are interested in.

The proof of this is in the County's push to aggressively build affordable housing even though, officially, "public housing" exists only in the District.

In the last several years, the County has worked diligently to go beyond the 6% handicap by approving the construction (or conversion) of multiple affordable-housing complexes.

> Franconia (Van Dorn): 150 affordable independent senior units

> Seven Corners: 95 units for seniors

> Fairfax Governmental Center: 279 units for families and individuals

> Affordable Housing Preservation Task Force created in 2020

> Comprehensive Plan change in 2021 also allows single-family homes to add an accessory dwelling unit (ADU) with an administrative permit.

Source: Rose Hill Coalition Update, 3/7/2023

<https://rosehillcoalition.org/coalition-updates/>

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All redevelopment results in higher rents. In fact, the current goal of real estate developers is create long-term rental income through redevelopment and zoning changes.

“Affordable properties in the County are at risk of losing affordability through redevelopment into more expensive residential and renovations that result in higher rents that outpace the rise in household incomes,” according to the Fairfax Affordable Housing Preservation Task Force.

Source: Fairfax County, Affordable Housing Preservation Task Force, Plan Amendment 2021-CW-1CP, <https://www.fairfaxcounty.gov/planning-development/plan-amendments/affordable-housing-preservation>

Public housing has significant challenges. In our region, DC is the biggest landlord in the city and is failing in its management of its 30,000 public housing households with loses at \$10 million annually. Occupancy rates are below 74 percent which is lowest in the country.

In 2018, an assessment found nearly a third of the District’s public housing units nearly uninhabitable.

D.C. has more public housing vacancy than any other major city.

The occupancy decline underscores entrenched troubles at the agency tasked with housing some of the District’s poorest residents. The city’s largest landlord, the authority serves about 30,000 households through housing vouchers and mixed-finance and traditional public housing properties.

The vacancies cost more than \$10 million annually in forgone rent and federal subsidies, according to a federal housing department estimate, and they drag down communities the authority is supposed to serve. Their boarded-up doors and windows are often pried loose and attract crime, and residents say the trash left behind fuels roach and rodent infestations.

In March, as the occupancy rate stood at 79 percent, Donald pledged to raise it 10 percentage points by the end of September. Instead, it has fallen below 74 percent.

...an assessment [in 2018] found nearly a third of the District’s public housing units nearly uninhabitable. The findings, which presaged HUD’s recent determination, included lead-paint hazards, out-of-code electrical systems, structural issues, water damage, mold and rodent infestations.

Source: *The Washington Post*, 10/19/2022

<https://www.washingtonpost.com/dc-md-va/2022/10/19/dc-public-housing-vacancy-spirals/>

Rose Paper: Retail Trends

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Combined Properties admits that "there has been notable recovery and growth in the businesses at Rose Hill and look forward to their continued success."

In the February issue of Rose Hill Civic Association's *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."

Source: *Rose Hill Coalition Update*, 2/27/2023 (see New Stores Open in Shopping Center, Rose Hill Shoe Repair Closes", page 4)

<https://rosehillcoalition.org/coalition-updates/>

Contrary to initial forecasts, the need for physical shopping centers will continue to thrive, even in today's digital world. The digital world certainly has improved consumers' options and grown economies worldwide. However, it is important to understand that it has *augmented* shopping, not replaced the need and desire for local, physical shopping options.

E-commerce retailers that rode a surge of online purchases in 2020 are now grappling with the fact that customers are returning to stores. Wall Street Journal reporter Peter Rudegeair tells WSJ What's News host Luke Vargas what this means for online and brick-and-mortar retailers. ...if you want to discover new products, there still really isn't anything like going into a store, looking around, touching and feeling something. So yes, it is more expensive to go from just online to online plus in-store, but you just got to go where the people are and most sales still are happening offline.

Source: *Wall Street Journal*, 4/18/2022

<https://www.wsj.com/podcasts/google-news-update/has-e-commerce-peaked/369f44c6-e453-4095-82bc-f9badc1bdf74?page=1>

The realities of shopping and retail are anything but constant and predictable now. Decisions being made now are based on out-dated data and forecasts. The demise of shopping in person was overhyped and never came to fruition. Retail is becoming more dynamic and nuanced in order to meet the real needs of the public.

Once people order their groceries online and discover they're not getting the wilted lettuce, maybe they'll do that after the pandemic. But we haven't seen that happen across the board. And we'll just have to see where the macroeconomic environment goes.

Source: *Wall Street Journal*, 4/18/2022

<https://www.wsj.com/podcasts/google-news-update/has-e-commerce-peaked/369f44c6-e453-4095-82bc-f9badc1bdf74?page=1>

Investors run to the latest shining dollar without regard for the long-term. In the early 2000s the focus of developers was office buildings to house the growing workforce. Not only did that not happen, but it was brought to a full reversal with the pandemic. We now have a glut of empty office buildings that continues to grow. That results in big losses for investors who are now looking for the next shiny dollar.

Investors are buying more malls as consumers return to buying in person, especially to locations that offer experiences not found on the internet

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Source: *Wall Street Journal*, 8/2/2022

<https://www.wsj.com/articles/los-angeles-shopping-center-shows-strength-of-bricks-and-mortar-retail-11659441600?page=1>

People never stopped buying in person. They were just forced to by short-term circumstances.

Bricks-and-mortar store owners are emerging from the pandemic with surprising strength, posting some of their best numbers in years and plotting expansions as more Americans venture out to buy things again.

Source: *Wall Street Journal*, 10/4/2022

<https://www.wsj.com/articles/retail-real-estate-is-enjoying-its-biggest-revival-in-years-11664875802?page=2>

What once was old is new again. Retailers are learning the new ropes. The message, though, is clear. Brick and mortar is here to stay because people want to get out of the house. Virtual is not all what it's all made up to be.

Barnes & Noble Store Expansion Leads Big-Box Real-Estate Revival in 2023

The bookseller is opening more stores than it is closing, including two in the Boston area in locations formerly occupied by Amazon Books

Source: *Wall Street Journal*, 12/19/2022

<https://www.wsj.com/articles/barnes-noble-store-expansion-leads-big-box-real-estate-revival-in-2023-11671454054?page=2>

The market goes up and it goes down. They say don't try to time the market because you will lose.

Don't Count Out the Consumer Yet: Softer February retail sales were a payback for a strong January

Source: *Wall Street Journal*, 3/15/2023

<https://www.wsj.com/articles/dont-count-out-the-consumer-yet-a21ca097?page=2>

Even prior to the pandemic, companies were racing towards the digital marketplace, but now they doing an about-face. Digital retailers are moving to brick and mortar stores to expand their market share as well as to better “connect” with their customers. Amazon, Warby Parker, VistaPrint, Athleta, and others understand the value of providing physical stores for a fuller consumer experience as well as increased purchasing options.

The Pandemic Was Supposed to Push All Shopping Online. It Didn't: E-commerce retailers that rode a surge of online purchases in 2020 are now grappling with the fact that some customers have returned to stores

Source: *Wall Street Journal*, 4/16/2022

<https://www.wsj.com/articles/the-pandemic-was-supposed-to-push-all-shopping-online-it-didnt-11650081652?page=3>

The e-commerce retail giant, Amazon, is taking a step back. That should tell you that e-commerce is taking a back seat again to in-person shopping.

Amazon, Rivian in Talks to End Exclusivity Part of Delivery-Van Pact: EV maker seeks to sell to others after Amazon order at low end of range

Source: *Wall Street Journal*, 3/14/2023

<https://www.wsj.com/articles/amazon-rivian-in-talks-to-end-exclusivity-part-of-delivery-van-pact-5cea809d?page=3>

Physical retail locations create valuable local jobs. The thing about local retail is that it creates local jobs. The majority of employees and small business owners live in the local neighborhoods.

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Tech, Finance Companies Continue to Cut Jobs Despite Strong Broader Labor Market: Retailers, hotels and restaurants hired briskly in February

Source: *Wall Street Journal*, 3/10/2023

<https://www.wsj.com/articles/tech-finance-companies-continue-to-cut-jobs-despite-strong-broader-labor-market-2300b66f?page=3>

Growth rates do not show the true picture. While e-commerce grew significantly compared to retail, it's market share is significantly smaller. E-commerce accounts for \$38 billion while in-store retail accounts for \$144 billion. It's the old "We got 200% more apples" trick, but you only started with one.

In-store vs. Online (See Attachment)

Source: *Wall Street Journal*

Shopping centers create value by serving as a hub for activities. Local organizations fund-raise in these plazas. Community interests and activities such as voter registration, petitions, and other community involvement activities are supported and enhanced by these centers. These experiences and activities are unique to a safe, convenient, and community-oriented physical space.

A report from the International Council of Shopping Centers (ICSC) said that 85 percent of U.S. shopping centers are neighborhood and community centers, almost half of which are occupied by locally owned businesses.

According to ICSC's Ceo Tom McGee, "Incorporating small businesses boils down to one simple principle: At its core, they're what the shopping center industry is all about."

Source: CNBC, 6/21/2016

<https://www.cnbc.com/2016/06/21/small-businesses-shake-up-the-mix-at-local-malls.html>

Small businesses are the heart of America.

Small Businesses are where the U.S. economy begins. All of the 18,500 businesses in the United States with 500+ employees began as a small business, including Dart Drug which was started by Herbert and Gloria Haft in the DMV in 1955. Combined Properties is owned by their son, Robert Haft. In 2005, Robert Haft founded MainStreet Lender to provide lending services for small business borrowers. The lending service is now owned by Pacific Western Bank but continues to finance small businesses and "support meaningful and sustainable change led by community organizations focused on advancing social, educational and economic equality."

Source: Pacific Western Bank

https://www.pacwest.com/sites/default/files/2022-10/2021EnvironmentalSocialGovernanceReport_0.pdf

Shopping in person is more than simply buying a product. Shopping is an experience.

It is an opportunity to connect with people, experience the newest products and compare physically before you buy.

Source: Eidi Properties, Toledo, OH, 1/12/2018

<https://eidiproperties.com/2018/01/12/the-resurgence-of-shopping-centers-in-a-digital-world/>

Shopping Centers Create Value to the Community

"It [the neighborhood shopping center] operates in a local community. It's an integral piece of that local city or town. A lot of the tenants in there are folks that live in those towns," he said. "It's part of the value proposition of the industry," he added, saying the level of brand loyalty small stores generate "cannot be understated."

Source: CNBC, 6/21/2016

<https://www.cnbc.com/2016/06/21/small-businesses-shake-up-the-mix-at-local-malls.html>

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The majority of U.S. shopping centers are neighborhood and community centers and half of those are leased by locally-owned businesses.

A report from the International Council of Shopping Centers (ICSC) said that 85 percent of U.S. shopping centers are neighborhood and community centers, almost half of which are occupied by locally owned businesses. According to ICSC's Ceo Tom McGee, "Incorporating small businesses boils down to one simple principle: At its core, they're what the shopping center industry is all about."

Source: CNBC, 6/21/2016

<https://www.cnbc.com/2016/06/21/small-businesses-shake-up-the-mix-at-local-malls.html>

The Rose Hill Plaza currently provides a sense of place unique to our area, thereby contributing to the social and economic well-being of the community and the county. Local residents welcome a revitalization of the plaza, but that does not entail eliminating it. Residents want to enhance and embracing what is there. Ideas for improvement include removing one-third to half of the parking area which is not used, and installing green space that welcomes residents and reduces the environmental impact from runoff. Likewise, a facelift of the facade would be welcome to make it more inviting and modern.

Revitalization

Fairfax County is engaged in a variety of initiatives designed to revitalize the older commercial centers of the county. Revitalization programs and initiatives seek to sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods.

Fairfax County should encourage and facilitate the revitalization of older commercial and residential areas of the county where present conditions warrant. Revitalization initiatives should encourage business development, promote public and private investment and reinvestment and seek to prevent or eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic wellbeing of the community and the county.

Source: Fairfax County, FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition

<https://mail.google.com/mail/u/1/#label/Research+Documents?projector=1>

Investing in the plaza, versus tearing it down and eliminating the majority of retail that is a significant resource for residents (especially elderly and physically challenged), is the more logical choice for both the neighborhood and the developer. To spend hundreds of millions of dollars to tear down and build residential units as proposed does not make economic sense. Contrary to calls for more housing, many rental units in the area remain unleased. The Rose Hill Apartments adjacent to the plaza has 67 vacancies. Even the developer's new site at Alexandria South has ~300 vacancies one year after opening. Both sites advertise a free month of rent. In addition, the rent rates for the proposed development will not be at a level that qualifies as affordable housing. The County-required percentage of affordable housing will add only 24 units and those diminish over time.

According to the websites of apartment rental websites and local apartment complexes in Franconia District, including Rose Hill Apartments, rents range from \$1,200 to \$6,200. The following number of vacancies currently exist:

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South Alexandria (owned by Combined Properties; opened in early 2022): ~300 vacancies (<https://southalex.com/>)

Rose Hill Apartments: 66 vacancies (<https://www.rosehill-aps.com/floorplans>)

Franconia District Vacancies

> Apartments.com: 160

> Zillow: 16

> Trulia: 50

> Apartment Finder: 160

Sources:

- <https://rosehillcoalition.org/coalition-updates/>
- <https://www.apartments.com/franconia-va/>
- <https://www.zillow.com/franconia-alexandria-va/apartments/>
- <https://www.apartmentfinder.com/Virginia/Franconia-Apartments>

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Rose Paper: Demographics

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The Rose Hill Plaza is *not the appropriate* place for additional density. As one of the older suburban communities in Fairfax County, the Rose Hill neighborhood was established in 1954 and is revered for its character and close-knit community. The plaza is an integral part of the Rose Hill and adjacent neighborhoods.

Additional density above Comprehensive Plan guidance may be granted where appropriate...

Source: Fairfax County, Affordable Housing Preservation Task Force, Plan Amendment 2021-CW-1CP, Apr-21

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/affordable-housing-preservation>

Rose Hill Planning District

The Rose Hill Planning District encompasses approximately 9,100 acres, or about four percent of the county. The planning district is generally bounded on the north by the CSX right-of-way and the City of Alexandria; on the east by Telegraph Road, South Kings Highway, and the eastern boundary of Huntley Meadows Park; on the south by the southern boundary of Huntley Meadows Park and Telegraph Road; and on the west by Beulah Street (see Figure 1) The Rose Hill Planning District contains the Kingstowne Community Business Center (CBC) and the Van Dorn Transit Station Area (TSA).

Outside of the Kingstowne CBC and the Van Dorn TSA, the planning district is mostly developed with stable residential neighborhoods. Most contain single-family detached residential units, with townhouses and multifamily residential units located throughout the planning district. A relatively large portion of the planning district is public parkland, much of which consists of Huntley Meadows Park. Neighborhood- and community-serving commercial uses are located at points along major roads within this planning district.

The Rose Hill Planning District is traversed by the Capital Beltway/Interstate 95/495 (I-95/I-495) and several minor arterials including Franconia Road, Telegraph Road, and South Van Dorn Street. The Van Dorn TSA encompasses the Van Dorn Metrorail Station platform, and is located adjacent to the City of Alexandria.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The *Concept for Future Development* recommends that most of the Franconia Planning Sector be developed as Suburban Neighborhoods.

Although not located within the Transit Station Area for the Van Dorn Metrorail Station, the northeast corner of the sector may be impacted by proximity to significant transportation corridors and the Transit Station Area.

Rose Hill Coalition

Commercial development in the sector should be limited to the area planned for retail use on the north side of Franconia Road, between Brookland Road and Old Rolling Road, south of the townhouse development along Maplefield Place.

Where mixed-use development is planned, a residential component may be considered, assuming fulfillment of all applicable county policies and conditions, in order to balance transportation capacity demands. The design concepts outlined above should also be incorporated into future development of each land unit. (p 18)

The area nominated should be a logical planning area that avoids spot planning (re-planning an individual property in a way that is inconsistent with the surrounding area).

Medium density residential development at 8-12 dwelling units per acre is appropriate as a transition zone for Tax Map 81-4((39))A and 1-24. Any development, even at the low end of the recommended range, should provide a site design that achieves the following:

- Sensitivity to the adjacent commercial uses through the use of open space and building setbacks;
- Preserve stable residential neighborhoods with appropriate and compatible infill development...
- Residential use at 3-4 dwelling units per acre is planned for Parcels 81-4((5))61-69, 69A and 81-4((1))63-65 at Franconia and Old Rolling Roads.
- To provide for compatible infill with existing development to the north and east, detached houses are appropriate.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The Rose Hill Planning District is a "Suburban Neighborhood" and is recommended by the County to remain so under the *Concept for Future Development*.

In addition, the neighborhood is not well supported by transit which is limited by poor access. The neighborhood is not within the Van Dorn Transit Station Area. Bus service also is limited to MetroBus, Fairfax Connector (109 Rose Hill and 310 Franconia Road).

Most of the Rose Hill Planning District is recommended to develop as Suburban Neighborhoods under the Concept for Future Development. This recommendation highlights the need to protect the stable residential areas which predominate in the district, as well as strive for a mix of housing types and supporting commercial and institutional uses.

Two mixed-use centers are envisioned in the district: a Transit Station Area focused on the Van Dorn Metrorail station, and a Community Business Center (CBC) where the Town Center is planned in Kingstowne. Like other mixed-use centers in the County, these classifications are general descriptions of the predominant character of the areas, recognizing that each development area has its own individual set of characteristics.

Rose Hill Coalition

In the case of the Van Dorn Transit Station Area, access and environmental problems present constraints on the development opportunities normally associated with lands adjacent to Metrorail stations.

The Kingstowne Town Center is planned to include a significant amount of office space which will make it a major employment center. Elements of the Community Business Center and guidelines in the Concept for Future Development, such as provision of streetscape, including a complementary mix of land uses, and providing a community focal point, apply to the Kingstowne Town Center.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The Rose Hill Shopping Plaza is not convenient to the Van Dorn Metro due to distance, terrain, proximity to the significant traffic on Van Dorn Street, and the lack of reliable public transportation to the station.

Existing transportation facilities constrain both the present use and future development in the area. The I-95/I-495, the CSX and Metrorail tracks, and the South Van Dorn/I-95/I-495 interchange physically separate portions of the area from the Metrorail Station site. All local vehicular and pedestrian traffic is channeled through the area via South Van Dorn Street resulting in traffic congestion north and south of the interchange. This congestion and lane constraints on South Van Dorn Street and the Beltway limit access to the Metrorail Station.

The Transit Station Area is located in the Cameron Run watershed and contains tributary streams of Backlick Run. The stream valleys of these tributary streams affect the entire area and contain steep slopes. The area is characterized by considerable variations in terrain; some portions of the western land units are higher in elevation than the I-95/I-495, while the eastern area (Land Unit E) is generally at an elevation similar to the Beltway. Because of its location in the Coastal Plain geologic province, the area is in a zone of slippage-prone swelling clays (the eastern segment contains the most extensive deposits) and sensitive aquifer recharge (the western section is in the critical zone).

The Van Dorn Transit Station Area has a potential for new heritage resources.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The neighborhood is not within the Van Dorn Transit Station Area. Bus service also is very limited.

Route #109 Rose Hill (<https://www.commuterpage.com/tools-resources/nova-transit-schedules/timetable/FC/109/20151219>) between Huntington and Van Dorn Metros (every 30 Or 60 mins).

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Route #310 Franconia Road between Rolling Valley/Franconia-Springfield Metro/Huntington Metro.

Source: Online schedule and mapping, Fairfax County, Connector Routes, WATA Schedules/Maps:

<https://www.fairfaxcounty.gov/connector/routes>

https://www.wmata.com/schedules/maps/upload/WEB_WMA_MAG_VA_21x34_221012.pdf

The Rose Hill Plaza is located in the western portion of the planning sector that generally consists of single-family detached residential units.

The Franconia Community Planning Sector is generally bounded by the CSX right-of-way, South Van Dorn Street, and Franconia Road. The planning sector includes a portion of the Van Dorn Transit Station Area (TSA).

Residential uses are present throughout most of the planning sector, outside of the TSA. The western portion of the planning sector generally consists of single-family detached residential units, and the eastern portion consists predominantly of townhouses and multi-family residential units.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

Future Development recommends that most of the Franconia Planning Sector be developed as "Suburban Neighborhoods".

The Concept for Future Development recommends that most of the Franconia Planning Sector be developed as Suburban Neighborhoods. Although not located within the Transit Station Area for the Van Dorn Metrorail Station, the northeast corner of the sector may be impacted by proximity to significant transportation corridors and the Transit Station Area.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

Rose Hill sits in the Lehigh Planning Sector of the Rose Hill Planning District

RH4 LEHIGH COMMUNITY PLANNING SECTOR:

The Lehigh Community Planning Sector is generally bounded by Franconia Road, Rose Hill Drive, Telegraph Road, and Beulah Street. The planning sector includes the Kingstowne Community Business Center (CBC).

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

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The Rose Hill planning sector has significant environmental features which require careful planning and consideration.

The planning sector has significant environmental features, which may be generally grouped as those associated with topography, drainage, vegetation, and soils. Generally, the planning sector slopes downhill from west to east, toward Dogue Creek.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

Extensive areas of marine clay in the Rose Hill Sector directly affect the density of development that can be built.

The key factor in safe reuse of filled areas concerns the uniformity of material used and the degree of compaction of the material. The filled and marine clay areas require special design and construction techniques.

These factors will govern the load-bearing capabilities of these areas. The location of the filled areas and the extent of the marine clays are therefore one determinant of the locations and density of development.

Slippage-prone soils are known to be extensive in this planning sector. Any development in areas with these conditions should use the latest technologies for stabilizing marine clays from soil slippage. Assurances which protect the county from liability and protect affected landowners from loss due to soil slippage should be provided. The density of development in these areas may be reduced by the extent of marine clay soils and other environmental constraints.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The Rose Hill Planning Sector within the District is recommended to develop as Suburban Neighborhoods under the Concept for Future Development.

The Concept for Future Development recommends that most of the Lehigh Community Planning Sector develop as Suburban Neighborhoods.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

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Current commercial development in the sector lies on Franconia Road between Van Dorn, Old Rolling Road, and Rose Hill Drive. All commercial structures are one and two levels to match the surrounding residential communities.

Manage pressure for commercial expansion along Franconia Road and other arterials

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

A portion of the Rose Hill Planning District overlays an aquifer recharge area. Land uses that threaten groundwater quality need special attention.

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. In addition to surface water, a portion of the Rose Hill Planning District overlays an aquifer recharge area. Land uses that threaten groundwater quality, such as those characterized by high ratios of impervious surfaces associated with industrial and retail development, hazardous materials storage, and underground storage tanks, need special attention.

Environmental policies for Rose Hill should focus on reclamation and improvement.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

Environmental policies must provide guidance for increased density.

As land has become scarce, these environmentally constrained lands are subject to increasing development pressures. Policy Plan environmental policies provide guidance in developing these areas.... Limited road capacity, traffic congestion, and access constraints continue to be of concern.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The Rose Hill planning section suffers from extensive local vehicular and pedestrian traffic that is channeled through the area into the Van Dorn Street and Franconia Road intersection resulting in significant traffic congestion.

The stretch along Franconia from Van Dorn to Rose Hill Drive is especially challenged and precarious due to the high speed and multiple, multiple entrances and exits to business and residential neighborhoods.

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Existing transportation facilities constrain both the present use and future development in the area. The I-95/I-495, the CSX and Metrorail tracks, and the South Van Dorn/I-95/I-495 interchange physically separate portions of the area from the Metrorail Station site. All local vehicular and pedestrian traffic is channeled through the area via South Van Dorn Street resulting in traffic congestion north and south of the interchange. This congestion and lane constraints on South Van Dorn Street and the Beltway limit access to the Metrorail Station.

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The four- and six-story residential units proposed are a radical departure from and incompatible with the surrounding residential communities. The proposal places a six-story building directly on Franconia Road.

Building height, topography, appropriate architectural style, and open space should be utilized to reduce the impact of new development on existing residential areas...

Building heights taper down toward adjacent lower density residential areas and form a compatible transition...

Source: Fairfax County Comprehensive Plan, 2017 Edition, AREA IV, Rose Hill Planning District, Amended through 2-23-2021, 2/23/2021

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

There are 38 access points along a 0.8 mile stretch of Franconia Road between Van Dorn Street and Rose Hill Drive. The speed limit is 35 mph but is regularly exceeded with little enforcement. Many deadly accidents, both vehicular and pedestrian, have happened on this stretch of road.

See [Areal View of Franconia Road](#)

Source: <https://www.google.com/maps/dir/38.7839958,-77.1359452/38.7863786,-77.121224/@38.7834637,-77.1357044,18.75z>

One traffic light was installed in the 1990s after a student pedestrian was struck by a car near Edison High School. The student suffered extensive brain damage.

That area of Franconia Road has been on the mind of Supervisor Dana Kauffman (D-Lee) ever since Lilly Yao was struck by a car there years ago. Yao, a Bush Hill resident, received a head injury from the accident but did not die. The light was erected as a result of that accident, but it is still has temporary traffic light status. Kauffman met two weeks ago to address that busy part of Franconia Road and would eventually like to get the area redesigned so the traffic light addressed the Brookland Road, Edison High School, an apartment complex and McDonald's traffic all at one time.

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Source: Connection Newspapers, 12/17/2003

<http://www.connectionnewspapers.com/news/2003/dec/17/franconia-traffic-fatality-at-light-familiar/>

A man was killed in a hit-and-run in front of Edison High School in 2015

Man killed in hit-and-run in front of Edison High School: ...he appeared to stop in an unprotected median to wait for passing traffic when he was hit by a vehicle heading westbound. The driver of the vehicle failed to stop.

Source: ABC7Mon, 11/2/2015

<https://wjla.com/news/local/man-killed-in-hit-and-run-in-front-of-alexandria-high-school>

Rose Hill, like other older neighborhoods do not have sufficient stormwater control.

...older neighborhoods were built without modern stormwater controls...

Source: *The Walkinshaw Advisory: The Future of Lake Accotink*, 2/9/2023

The primary reasons that water outfalls (storm water systems) are not properly maintained is due to poor historical land and easements records. Who is responsible for the maintenance of the storm water system is often unknown, and therefore unmanaged. The many unmaintained outfalls will continue to worsen and lead to further degradation.

The Rose Hill area has numerous unmaintained water outfalls.

“The creation of the modern highway system through the Byrd Act is not the only historical development contributing to the problem of unmaintained outfalls in the Commonwealth. The development of land and the varying practices of deed recordation appears to have had the greatest effect. As provided above in Figure 4, when asked for the primary reason that outfalls without an assigned maintaining entity have come into existence, VDOT observations indicate that the insufficiency of historical land records and improper recordation of easements are the most significant causes of unmaintained outfalls. These interrelated factors identified by VDOT are also reflected by the county responses to the survey. Without a properly granted and recorded easement, the responsibility to maintain the outfall remains with the fee owner of the land.”

“Where counties, in turn, feel that there is not a sufficient mechanism by which to legally enforce such corrective measures on private parties, the occurrence and severity of unmaintained outfalls will likely increase due to further degradation.”

Figure 4. Responses received for the survey question: “Typically, in this county, what is the primary reason that outfalls without an assigned maintaining entity have come into existence?”

Source: ArcGIS REST Services Directory, Inadequate Outfalls, Fairfax County, p 7

<https://www.fairfaxcounty.gov/lambert/rest/services/LDS/InadequateOutfalls/FeatureServer/0>

Fairfax data demonstrates significant known inadequacies in the stormwater conveyance system due to gaps in record keeping and historically poor land management policies.

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See VDOT and County Observation charts

This dataset is a selection of known erosion and flooding problems throughout the County. The data is intended primarily to assist site plan preparers with establishing the existence of known erosion and flooding problems.

This data documents known inadequacies in the stormwater conveyance system. Plan preparers should and County staff will use this information when evaluating compliance with requirements to discharge storm water to an adequate system or detention facility.

Source: ArcGIS REST Services Directory, Inadequate Outfalls, Fairfax County

<https://www.fairfaxcounty.gov/lambert/rest/services/LDS/InadequateOutfalls/FeatureServer/0>

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Rose Paper: Tenants

Opposition to Nomination CPN22-LE-001

The Rose Hill Plaza property is zoned commercial and has been a center of the community since it opened in 1961.

The Property is comprised of approximately 11.2 acres (487,907 square feet) and is currently developed with a total of 154,361 square feet of commercial development (0.32 FAR). The Property is located less than two miles away from the Kingstowne Town Center and is approximately 3 miles away from the Franconia-Springfield Metro Station. The Property is zoned to the C-6 (Community Retail) District and is subject to the Development Conditions approved with SE 90-L-051 and listed in Appendix 1 to the Staff Report for the same, dated February 6, 1991. There are no governing proffers for the Property. As currently zoned, the Property can achieve a maximum of 0.4 FAR by-right, or 0.5 FAR with approval of a special exception by the Board.

SOURCE

Combined Properties website for Rose Hill Plaza has not been updated since 2021, so several new retailers are not listed on the website, <https://www.shoprosehillplaza.com/>

Rose Hill Plaza currently supports the following businesses:

- 7-Eleven Convenience Store
- ABC Liquor
- Advance Auto Parts
- Anytime Fitness
- Bella Spa (New!)
- Dollar Tree
- Eric Mestas Family Dentist
- Franconia Internists Primary Care
- Gabe's Apparel and Housewares
- Healthy Vibez CBD (New!)
- Little Caesars Pizza
- Mamma Mia Pizza
- Metro PCS
- Namaste Indian & Nepalese Restaurant
- Pho Kim Vietnamese Restaurant
- Rose Hill Barber
- Rose Hill Cleaners
- Rose Hill Laundry
- Rose Hill Shoe Repair (Closed due to rise in rent)
- Sabi's Brow and Wax Center

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- Safeway (Full service)
- Sonny's Place Dog Grooming/Boarding
- Sport Taekwondo
- Subway
- Tuesday Morning (Store chain in bankruptcy)
- Vocelli's Pizza
- Walgreens

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 lead 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 also 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

Rose Hill Coalition

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)
- 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)

Rose Hill Coalition

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)

Rose Hill Coalition

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)

Rose Hill Coalition

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.

Rose Hill Coalition

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)

Rose Hill Coalition

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)

Rose Hill Coalition

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.

Rose Hill Coalition

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.

Rose Hill Coalition

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)

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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

Rose Hill Coalition

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.

Rose Hill Coalition

- 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)

Rose Hill Coalition

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)

Rose Hill Coalition

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.

Rose Hill Coalition

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)

Rose Paper: Community Engagement

Opposition to Nomination CPN22-LE-001

The Brookland-Bush Hill Civic Association **Jan 12** Community Meeting at which Franconia District Supervisor was the guest speaker. The primary topic of concern to attendees/residents was the Rose Hill Plaza nomination.

Note that the only comment in favor of higher density at Rose Hill Plaza was a resident (Alexis Glenn, YIMBYs of Northern Virginia) from a neighborhood in Huntington which is not serviced by the Rose Hill Plaza. Glenn was the only attendee Supervisor Lusk addressed by name, who did not state their name, where they lived, that they are a known proponent of YIMBY (Yes In My Back Yard), and that they fundraise for Lusk for Supervisor. Glenn also was cc'd on a letter from Combined Properties to stakeholders on 1/10/23.

1/12/23, Franconia District Supervisor Lusk Hears Residents' Concerns About the Rose Hill Plaza Nomination at the Brookland-Bush Hill Civic Association community meeting. More than 70 residents attended.

Sources:

- Brookland-Bush Hill Civic Association, Community Meeting, 1/12/23, <https://vimeo.com/789687710/902cd1850f>
- Video of the 1/12/23 BBHCA meeting (~2 hours). Also available at <https://bbhca.net/> for meeting minutes.
- Combined Properties letter to stakeholders, 1/10/23, <https://rosehillcoalition.org/wp-content/uploads/2023/03/CP-Letter-to-Stakeholders-Rose-Hill-Shopping-Center169329290.1.pdf>

Planning Staff **Jan 23** Community Engagement Meeting

Video of Jan 23 Community Engagement Meeting (~2 hours)

- > Intro and review of SSPA process (at 2 min)
- > Grovedale Childcare Nomination (at 16 mins)
- > Beulah/Grovedale Residential Nomination (at 32 mins)
- > Additional comments on Nomination Process (at 51 mins)
- > Sheridonna Lane (Telegraph Rd) Residential Nomination (at 53 mins)
- > Rose Hill Plaza Residential Nomination (at 1 hr 12 mins)

Source: Brookland-Bush Hill Civic Association, at SSPA Community Engagement Meeting, 1/23/23, <https://vimeo.com/792697229/c10d18916a>

The public Workshop was rescheduled from **March 23 to March 9** on short notice to the public. The Rose Hill Coalition discovered the change on February 25, and on February 28 the Planning Commission posted a notice on their listserv, along with the Staff's White Paper. As a result, the community had *significantly* less time to prepare for the Workshop.

In order to accommodate Planning Commissioner schedules, the Braddock and Franconia District nominations will now be reviewed on Thursday, March 9, 2023...

Rose Hill Coalition

Source:

From: LISTSERV DPZ CompPlanInfo CompPlanInfo@fairfaxcounty.gov

Date: February 28, 2023 at 5:13:40 PM EST

To: COMPPLANINFO@listserv.fairfaxcounty.gov

Subject: UPDATE - Planning Commission SSPA Workshops – Comprehensive Plan Amendment Work Program Recommendations, and Date Changes for Braddock, Franconia, and Providence Districts

Reply-To: LISTSERV DPZ CompPlanInfo CompPlanInfo@fairfaxcounty.gov

Planning Commission **March 9** Workshop

Planning Commission held a public “Workshop” where Combined Properties made a formal presentation and the public provided comments or “testimony” in person or by written statement (email or mail), telephone, or pre-recorded YouTube video.

Source: Video of March 9 Planning Commission Public Workshop (~1.5 hrs),

<https://video.fairfaxcounty.gov/player/clip/2782>

Petition to “Save Rose Hill Plaza” Posted **March 16**

A petition was posted on NextDoor in opposition to the Rose Hill Plaza nomination. As of April 5, the petition received more than 1,300 signatures.

“The citizens have a right and a duty to decline a proposal that so negatively impacts their quality of life. We ask you to reject this application submitted by Combined Properties as part of the redevelopment plan for Rose Hill Shopping Center.”

Source: https://www.change.org/p/save-rose-hill-shopping-center?recruiter=1236382416&recruited_by_id=1a50a280-4931-11ec-992e-ef61f9e2eb01&utm_source=share_petition&utm_campaign=share_petition&utm_medium=copylink&utm_content=cl_sharecopy_35744651_en-US%3A8

Walk to "Save Rose Hill Plaza" on **April 1**

On Saturday, April 1, 2023, residents "walked" to oppose the Rose Hill Plaza nomination. In the morning, residents handed out more than 100 fliers. In the afternoon, residents handed out more than 60 flyers. The vast majority (95%) of the comments from passersby were in opposition to the proposal. About half were not aware of the nomination.

Source: Rose Hill Coalition, 4/1/23

RHCA Banner and Yard Signs to “Save Rose Hill Plaza”

In March and April, the Rose Hill Civic Association (RHCA) purchased two banners and purchased 60 yard signs for residents to voluntarily display on their properties along Rose Hill Drive.

Rose Hill Coalition

Rose Paper: SSPA Process

Opposition to Nomination CPN22-LE-001

Rose Hill Planning District Overview:

The Rose Hill Planning District encompasses approximately 9,100 acres, or about four percent of the county. The planning district is generally bounded on the north by the CSX right-of-way and the City of Alexandria; on the east by Telegraph Road, South Kings Highway, and the eastern boundary of Huntley Meadows Park; on the south by the southern boundary of Huntley Meadows Park and Telegraph Road; and on the west by Beulah Street (see Figure 1) The Rose Hill Planning District contains the Kingstowne Community Business Center (CBC) and the Van Dorn Transit Station Area (TSA).

Outside of the Kingstowne CBC and the Van Dorn TSA, the planning district is mostly developed with stable residential neighborhoods. Most contain single-family detached residential units, with townhouses and multifamily residential units located throughout the planning district. A relatively large portion of the planning district is public parkland, much of which consists of Huntley Meadows Park. Neighborhood- and community-serving commercial uses are located at points along major roads within this planning district.

The Rose Hill Planning District is traversed by the Capital Beltway/Interstate 95/495 (I-95/I-495) and several minor arterials including Franconia Road, Telegraph Road, and South Van Dorn Street. The Van Dorn TSA encompasses the Van Dorn Metrorail Station platform and is located adjacent to the City of Alexandria.

Source: Fairfax County Planning and Development Dept, <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area4/rosehill.pdf>

The CP nomination specifically goes against the County's guidance on Comprehensive Plan Amendments. The nomination is an example of spot planning that is *inconsistent* with the surrounding area.

Comprehensive Plan Amendments:

The area nominated should be a logical planning area that avoids spot planning (re-planning an individual property in a way that is inconsistent with the surrounding area).

Source: Fairfax County Planning and Development Dept, <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/countywide/2022-2023>

Public notification of nominations, the SSPA process, and time to deliberate publicly is inadequate. According to Planning staff, there is no minimum required time between public notification and the date of the workshop(s). Practice has been only two weeks by the County and one week by the Franconia District Supervisor. Notification of the public is limited to the the Internet, Facebook, and email.

According to Virginia Code § 15.2-2204. Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments:

“When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as required by subsection A, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from

Rose Hill Coalition

the property affected, including those parcels that lie in other localities of the Commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent."

Source: Virginia Code § 15.2-2204, <https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2204/>

In the case of District Supervisor Lusk, who oversees Land Use in Franconia, he posted a notice of the January 23, 2023, Community Outreach Meeting on Facebook one week and then one day before the meeting. He posted nothing else. In his following district e-newsletter, Lusk made no mention of the 200+ attendance at the outreach meeting, yet his office's open house several days later was hailed as a great success because 50 attended.

1/17/23: Franconia District Supervisor Lusk posts on his Facebook page an announcement for the Jan 23 community engagement meeting.

1/23/23: Supervisor Lusk reposts the meeting.

Source: Franconia District Supervisor Rodeney Lusk, 1/17/23 and 1/23/23 Facebook posts, <https://www.facebook.com/Supervisorlusk>

The information provided by staff at the Community Outreach Meetings and Planning Commission Workshops must be available to the public far in advance to allow the public to research and prepare their arguments. At this point, the nominator and staff have had four months to prepare, while the public has two weeks or less to become knowledgeable of the nomination, and the SSPA process and prepare for public meetings.

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

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.

Source: Fairfax County Planning and Development Dept, 2/14/23, Comprehensive Plan Announcements, Message #639 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

If you can find it...

The public may sign up for SSPA email notifications. However, the notifications are for ALL SSPAs in the District. No option is available to request notification for a specific SSPA nomination.

Stay Informed

The Fairfax County Land Use Planning Facebook page will provide timely announcements about the SSPA process, as well as announcements related to the Comprehensive Plan, Plan Amendments, special studies and other planning activity.

Subscribe to the Comprehensive Plan Announcements email service under the "Land Use & Development" heading. This listserv will provide timely announcements about the SSPA process, as well as announcements related to the Comprehensive Plan, Plan Amendments, special studies and other planning activity.

Rose Hill Coalition

Source: Fairfax County Planning and Development Dept, <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>

The current information structure and communication processes is completely contrary to the policy put forth by the County and Planning Commission to better engage with the public. The result is confusion and frustration for all stakeholders. Without a doubt, there is a clear lack of transparency or concern for ensuring that the public can easily take part in the Fairfax County planning process. And the priority of certain stakeholders over others, especially developers, is also at odds with the policy to engage the public. In fact, public engagement falls to the bottom.

Attempts to circumvent this problem, such as directing the public to directly contact planning staff, are insufficient patches to the unmanageable maze of weblinks. The staff are clearly knowledgeable and patient, but already overwhelmed with the workload. Why not provide clear, easily accessible information online?

As endorsed by the Board of Supervisors, the changes to the SSPA process include:

- Enhanced community engagement during the screening phase by using community meetings to reach people who would be most impacted by the proposed changes.
- A Planning Commission workshop during screening to provide a forum for considering the nominations and the balance of other planning priorities as a whole.
- Reducing the overall timeline for the nomination and screening period to improve efficiency and make better use of stakeholders' time and resources.

Source: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>

A *Nominator Guide* for the person/company submitting a (SSPA) nomination is provided online and guides them through the process from the perspective of the nominator. An equivalent document to guide the public through the planning process maze and show how they can participate is not available. Such a document used to exist, but according to planning staff it was too long at 40+ pages and therefore was discarded. No replacement has been created.

What we have now is a planning website with no obvious logic; links and sub-links are haphazardly scattered throughout the website. In addition, the language used for links is particular to the “planning” process with which the public is *not* familiar.

For example, see the following web structure:

Department of Planning and Development

> Planning (side menu)

> Planning in Fairfax County

> where you will eventually find the incomprehensible statement:

“Comprehensive Plan Amendments are scheduled on the Comprehensive Plan Work Program. The Site-Specific Plan Amendment Process is an opportunity to participate in Fairfax County's land use planning process by submitting proposals (called Nominations) to amend the work program.”

Rose Hill Coalition

How can anybody new to the process be expected to unpack that?! Comprehensive Plan? Amendments? Work Program? Site-Specific Plan Amendment Process? Planning Process? Proposals? Nominations? Amend the Work Program?

First, the term “Planning” is too generic. Need to define basic terms, including land use and zoning. Secondly, the process is described by the County as complicated and does little to un-complicate it for residents. It also seems to allow for as much or as little complication as desired depending on the project, with little accountability for the process.

The process involves comprehensive reviews by numerous county and non-county agencies and may involve many steps before a project can be approved. Every project is unique and subject to its own set of requirements depending on the location and complexities of the project.

Source: <https://www.fairfaxcounty.gov/plan2build/development-process-overview>

Staff and County representatives consistently stated throughout this nomination that the SSPA process is not “zoning”. Yet “Planning and Zoning” are paired in the planning process graphic on the Development Process Overview page (located under “Planning, Permitting, and Construction” which is nowhere near “Planning and Development”)

Sources:

2022-23 Nominator Guide, https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/countywide/2022_2023_sspa_nominator_guide.pdf

Fairfax County Development Process Overview, <https://www.fairfaxcounty.gov/plan2build/development-process-overview>

Information on how to participate in All Stages of the County Planning Process needs to be provided on the home page.

Information on and how to participate in the SSPA process (once you understand what SSPA is) is hidden deep within the Planning Commission web pages. An overview of the land development process also is lost in the web maze. (See below)

Related Resources

Frequently Asked Questions about the SSPA Process

How to Participate in the SSPA Process

Source: Fairfax County Planning and Development Dept (bottom of page), <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>

You must go down five levels to find an overview of the "land development" process. A *subhead* on the home page under "Resources and Tools" links to "Land Development Overview"

Fairfax County

> Agencies

>> Planning and Development

>>> Planning

>>>> Resources and Tools

>>>>> Land Development Overview (mapped under Planning, Permitting, and Construction)

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Source: Fairfax County Planning and Development Dept, <https://www.fairfaxcounty.gov/planning-development/>

You have to go four levels to find an overview of the "Planning in Fairfax County".

Fairfax County

- > Agencies
- >> Planning and Development
- >>> Planning
- >>>> Planning in Fairfax County

The overview for the land “development” process is mapped *under* “Planning, Permitting, and Construction” for those wanting to build or get a permit. When you go to that page, if you are looking for the SSPA or a specific nomination, there is no link or obvious place for the public (not a homeowner or developer) to go.

Fairfax County

- > Agencies
- >> Planning and Development
- >>> Planning, Permitting, and Construction
- >>>> Land Development Overview

Whether you are a homeowner who wants to build a deck or finish a basement or a commercial developer looking to build a new subdivision, the resources and information below will help you determine your project's feasibility, what steps are required to reach your goals successfully, and the appropriate agencies that will assist you in the development process.

Source: Fairfax County Planning and Development Dept, <https://www.fairfaxcounty.gov/plan2build/development-process-overview>

County staff direct the public to the SSPA process page, which has no links to the above Land Development Overview. Again, the brief description of the process leaves the public scratching their heads.

The Site-Specific Plan Amendment Process (SSPA) is an opportunity to participate in Fairfax County's land use planning process by submitting and reviewing proposals (called “Nominations”) to amend the land use recommendations in the Comprehensive Plan. The Comprehensive Plan is the guide used by the Planning Commission and the Board of Supervisors to make land use decisions.

Source: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>

The public can sign up for planning emails. However, the reference to sign up for these emails should indicate which *subject* to select from the list of email lists, i.e., "Planning Commission news and announcements". In addition, the email notifications are for *all* PC news in the County. *No option is available to request notification for a specific nomination.*

Sign up for Fairfax County E-mail subscriptions to receive newsletters, updates and alerts on various topics. You can choose from multiple subscription options, which can be sent directly to your e-mail account.

Source: Fairfax County Planning and Development Dept, <https://www.fairfaxcounty.gov/email/lists/>

During the public comment period for the Rose Hill nomination, County staff and the District Supervisor, reiterated over and over that "zoning" was not being considered. Yet, we knew this

Rose Hill Coalition

not to be true because rezoning is required for the nomination to proceed. Furthermore, the County has a specific page titled, "Planning and Zoning Review". However, nowhere within the SSPA process web pages is there any reference or link to this critically important page.

Planning and Zoning Review

Step 2 of the development review process is ensuring your project is compatible with the surrounding environment, both existing and planned, as contained in the Comprehensive Plan and the Zoning Ordinance. This phase involves determining the allowable land uses and land use/building restrictions for a project. Knowing what can and cannot be done with a piece of property is essential in determining the feasibility of a project.

Source: Planning, Permitting, and Construction, <https://www.fairfaxcounty.gov/plan2build/development-process-overview/2-planning-and-zoning-review>

For a complete timeline of events for the Rose Hill SSPA from May 2022 to March 2023, see RoseHillCoalition.org

Source: Timeline of events, Rose Hill Coalition, <https://rosehillcoalition.org/timeline-of-events/>

The Brookland-Bush Hill Civic Association (BBHCA) held a January 12, 2023, Community Meeting at which Franconia District Supervisor was the guest speaker. More than 70 residents attended. The primary topic of concern to attendees/residents was the Rose Hill Plaza nomination. The BBHCA videotaped the entire meeting. The vast majority of residents expressed opposition to the proposal by Combined Properties to convert the shopping center to mixed use.

Source: Brookland-Bush Hill Civic Association, Community Meeting, 1/12/23, <https://vimeo.com/789687710/902cd1850f>

The January 23, 2023, Planning Staff Community Engagement Meeting was attended by more than 200 residents. Again, the vast majority of attendees were there to oppose the Rose Hill Plaza nomination. The Brookland-Bush Hill Civic Association also recorded this meeting as the County did not offer this basic service. (Note that although the County was aware of the large interest in this nomination, the location was significantly less than optimal. Parking on the premises was extremely limited, the distance to the meeting room was long and difficult for those (many) with mobility issues, and although the County provides transportation and childcare onsite, these services were not posted or communicated.)

Video of Jan 23 Community Engagement Meeting (~2 hours)

- > Intro and review of SSPA process (at 2 min)
- > Grovedale Childcare Nomination (at 16 mins)
- > Beulah/Grovedale Residential Nomination (at 32 mins)
- > Additional comments on Nomination Process (at 51 mins)
- > Sheridonna Lane (Telegraph Rd) Residential Nomination (at 53 mins)
- > Rose Hill Plaza Residential Nomination (at 1 hr 12 mins)

Source: Brookland-Bush Hill Civic Association, at SSPA Community Engagement Meeting, 1/23/23, <https://vimeo.com/792697229/c10d18916a>

Rose Hill Coalition

Rose Paper: CP's Proposal

Opposition to Nomination CPN22-LE-001

**“Absent an outcome in the SSPA process,
the future of the Rose Hill Center is uncertain at best.”
– Combined Properties**

Fairfax County should not be ignoring the policies of the Comprehensive Plan and regularly ruling “by exception”. To do so undermines state law and the rights of its citizens, because the Plan is no longer being consistently used as a guide. Combined Properties (CP) buys into this pattern of exception when it boldly declares that the Comprehensive Plan is not consistent with the County’s goals.

CP: The Property’s Comprehensive Plan site recommendations are out of step with the County’s envisioned goals for redevelopment.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The Comprehensive Plan is referenced by staff and the public to use in the planning process. However, it appears even the County no longer abides by the Plan as it is no longer being used and has not been updated with input from the community since 2017. Current policy practiced according to the SSPA is "spot planning" which contradicts the Plan and leaves limited room for public comment.

The Comprehensive Plan (the Plan) is required by state law to be used as a guide to decision-making about the natural and built environment by the county’s Board of Supervisors, and others such as the Planning Commission and the Board of Zoning Appeals. It is also a guide for county staff and the public to use in the planning process.

The Comprehensive Plan consists of the Policy Plan, four Area Plan volumes, and a Plan Map. The Policy Plan volume includes general countywide policy on land use, transportation, housing, the environment, heritage resources, economic development, and public facilities, including public parks, recreation and trails.

Source: Fairfax County Comprehensive Plan, <https://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan>

The Plan specifically limits development of Rose Hill Plaza to commercial (office and retail) use. The Plan also states, “Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well-being of the community and the county.” CP objects to the Comprehensive Plan now because specifically limits what they want to build today. CP has no concern for the social and economic well-being of the community as they specifically state that they have already envisioned the demise of the shopping center to the detriment of the neighborhood.

Rose Hill Coalition

...the limited FAR prescribed in the Comprehensive Plan prevents the Applicant from developing the site into an attractive mix of residential and commercial uses, as desired by the County.... 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.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The current shopping center has community-oriented retail that is well supported by thousands in the surrounding communities. (see [Public Testimony](#))

As for the housing shortage, the shortage is for *single-family homes*. The shortage is for *affordable housing*. This proposal resolves neither of these shortages. As for revitalizing the local economy, there is no evidence that the local economy of this neighborhood needs revitalization. However, CP continues to argue to the contrary.

CP: The existing single-story retail structure presents as an outdated, auto-oriented concept that contradicts Fairfax County's goals and objectives that favor community based, mixed-use development as a means to combat the County's housing shortage and revitalize the local economy.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The community supports reducing impervious surface, providing new open space areas and amenities, and creating a more engaged streetscape that will ultimately reposition the shopping center as a modern anchor for the neighborhood. All of these do not require rezoning for mixed use. To the contrary, a mixed-use four- and six-story apartment buildings with 400+ units and minimal retail will no longer serve as an "anchor" for the community. CP admits that it has neglected the property and now, only in their application, calls for it to meet the County's goals for more green space.

CP: This nomination request provides the opportunity to advance a number of well-settled planning objectives that include the provision of housing, reducing impervious surface, providing new open space areas and amenities, and creating a more engaged streetscape that will ultimately reposition the shopping center as a modern mixed-use anchor for the neighborhood."

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The Comprehensive Plan *purposefully* limits development of Rose Hill Plaza to commercial (office and retail) use. However, contrary to CP's application, the Comprehensive Plan is not inflexible. It allows amendments and a process for review that includes the public that will be directly affected by any changes.

CP: The plan as written is inflexible and significantly limits the Applicant's ability to provide more valuable resources to the community. ...the limited FAR prescribed in the Comprehensive Plan prevents the Applicant from developing the site into an attractive mix of residential and commercial uses, as desired by the County.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

Rose Hill Coalition

County policies should promote a balanced and harmonious community where a high quality of life can be maintained. This does not exclude any demographic. See [Demographics](#).

...the [Comprehensive] Plan recognizes the changes that have taken place in the county and the challenges that lie ahead. The objectives and policies presented...provide guidance for an appropriate pattern and pace of development and they indicate how this development should relate to the existing and future community.

They also provide a logical framework for land-use decision-making at a conceptual level as well as on an area-wide and site-specific basis. Uniform application of these objectives and policies should result in a balanced and harmonious community where a high quality of life can be maintained.

Since all policy areas, whether housing, employment or the environment achieve physical realization through the land use plan, the development and implementation of sound and consistent land use principles is critical to the realization of county goals.

Source: Fairfax County Comprehensive Plan, <https://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan>

The redevelopment plan proposed by Combined Properties is neither attractive nor does it contribute to the social and economic well-being of neighboring residents. Resident's comments during two separate presentations of the CP redesign were summarily negative, especially concerning the high number of residential rental units proposed.

CP's second or "revised" design completely ignored the initial concerns of residents and even added additional elements contrary to the concerns, including:

- Further reducing the amount of retail/office space
- Increasing the height of one of the residential units from four stories to six stories immediately adjacent to Franconia Road
- Adding an entrance on Franconia Road immediately across Westchester Street, which serves as a main entrance to the community and is already difficult to maneuver at the best of times.

Yet, CP inaccurately claims they listened and responded to the community's concerns.

CP: The Applicant has thoughtfully scaled back initial designs of the proposed development in response to community engagement that took place in the Spring of 2022 and consolidated the previously contemplated multi-building development into a single mixed use residential building with approximately 56,000 square feet of retail and green space.

The development will achieve a height of approximately four stories to the south, in response to the existing three-story Rose Hill Apartments (which includes approximately 13 buildings and 445 units) and scale up to six stories as the residential building reaches Franconia Road to the north.

The Applicant will also locate a parking garage structure at the center of the Property, the majority of which will be concealed by the residential structure. Additionally, a freestanding jewel box retail building will be positioned on the Property's frontage, bordering the proposed green space along Rose Hill Drive.

Source: Combined Properties Inc application to Fairfax County, <https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

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We propose that much of the current property can be easily modified to significantly reduce asphalt and add green space. This would be at considerably less cost and be welcomed by the community. CP's proposal provides minimal publicly accessible green space. In fact the revised plan call for 56,000 sq ft of retail and greenspace. No further breakdown has been provided.

CP: ...the proposed redevelopment will provide green space along the Property's frontage, and Courtyards throughout the residential development, to provide opportunities for passive recreation. For comparison, the existing Property is comprised almost entirely of impervious surface and fails to provide green space and other environmentally friendly amenities.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

Combined Properties has padded their proposal with elements that can be easily and more cost-effectively achieved within the current designation as a commercial property (but historically has chosen not to). With the present shopping center, CP can reduce impervious surfaces, provide new open space, and create a more engaging streetscape. The center is already an anchor for the community. Yet CP implies that none of this can be achieved unless the property is converted to mixed-use.

CP: This nomination request provides the opportunity to advance a number of well-settled planning objectives that include the provision of housing, reducing impervious surface, providing new open space areas and amenities, and creating a more engaged streetscape that will ultimately reposition the shopping center as a modern mixed-use anchor for the neighborhood.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

CP has previously ensured with other properties, and clearly states in this application, that the current property will deteriorate to the point that the current businesses in the center can no longer be sustained. The community then is put in a position that the property no longer meets its needs and that the property becomes a detriment to the safety, security, and high quality of life of residents in the Rose Hill Planning District. Ultimately, they threaten to turn the shopping center into a blight.

CP: More importantly, 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. The Applicant is cognizant that the Property will be unlikely to attract retail tenants in the interim due to the likelihood of near-term redevelopment. 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.

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The center opened in the 1961 and followed the then popular design of neighborhood shopping centers. Combined Properties has purchased the property in 1985 (for about \$8 million and County assessment records currently value it at \$28.5 million) and is thus responsible for its current state. It has invested as little as possible into the center or the needs of its tenants and local residents. As noted by the adjacent community of Rose Hill,

Rose Hill Coalition

Contrary to their statement, the property does in fact utilize and provide proximity to experiential retail/amenities (restaurants, etc.). According to the shopping center’s website (managed by Combined Properties), “Rose Hill Plaza features...a strong merchandise mix of casual eateries and retailers.”

More than 22 retailers and businesses currently occupy the center. Many of these would go out of business and lose hundreds of thousands of dollars in investments.

CP: The Property lacks green space, street trees, or any other facilities that encourage and accommodate multi-modal and pedestrian-oriented circulation. As it is currently improved, the Property fails to utilize its proximity to business centers and public transportation to provide necessary housing for the community and desired experiential retail and amenities.

Source: Combined Properties Inc application to Fairfax County, <https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The redevelopment of the shopping center will no longer fundamentally serve the neighborhood and adjacent communities. See [Community Response](#) tab.

CP: The proposed redevelopment will remain fundamentally neighborhood serving. To that end, the proposed redevelopment will complement the stable existing uses and enhance the surrounding environment.

Source: Combined Properties Inc application to Fairfax County, <https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

The original CP proposed plan design was presented at the March and May 2022 meetings for residents’ feedback. The responses to the original plan were overwhelmingly negative. Residents were opposed to the number of residential units (400+), the reduction in retail/office space (from 154,000 sq ft to 75,000 sq ft), the heights of the buildings (3 and 4 story), the parking garage (4-level), lack of convenient street-level parking, and the general appearance.

March 2022: Presentation to Rose Hill Civic Assn

May 2022: Presentation to Brookland-Bush Hill Civic Assn (*see Draft Meeting Minutes*)

Sources:

Rose Hill Coalition, https://rosehillcoalition.org/wp-content/uploads/2023/02/CP-Concept-Plan-1_May-2022-1.pdf

Draft Minutes: BBHCA Meeting May 10, 2022, *BBHCA News*, Sept 2022, p 1, https://bbhca.net/wp-content/uploads/2022/08/BBHCA-News_Sept-2022.pdf

In early October 2022, CP submitted a revised plan design to the local civic association leadership. CP further reduced the retail/office space (from 75,000 sq ft to less than 56,000 sq ft), increased the height of the buildings (4- and 6-story), and placed residential units over the retail space to create a 6-story building on Franconia Road. *The only changes that took into account the concerns of residents were a smaller parking garage (3-story) and a small increase in street-level parking.*

Rose Hill Coalition

Source: Combined Properties Inc application to Fairfax County,
<https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/LE-001-web.pdf>

Unless it gets its way, Combined Properties assures everyone that the Plaza will become a blight in the community. This is reckless, dangerous, and most likely illegal.

Combined Properties has clearly threatened to bring down the Rose Hill Plaza down. Already it has increased rents, limited leases, and not extended leases. It promises to allow full degradation of the site: “Absent an outcome in the SSPA process, the future of the Rose Hill Center is uncertain at best.”

The proposal completely disregards the needs of the local residents and their desire to make Rose Hill Plaza as a valuable resource long into the future.

Prior to submitting the SSPA we engaged several community associations and ad hoc groups of owners. We presented conceptual plans that were intended to show the potential for a mixed use option that would retain meaningful retail, add open spaces and include complimentary residential uses. More importantly, we tried to objectively frame both the challenges and opportunities that needed to be addressed to ensure the continued viability and success of the center in a retail environment that has undergone many structural shifts.

Absent an outcome in the SSPA process, the future of the Rose Hill Center is uncertain at best. As we have explained, we are at the point in the leasing life cycle whereby we can make the necessary transition out of existing leases to facilitate near term redevelopment. If it becomes clear that an outcome in this process is not achievable, the retail center would continue to operate in its current state, and the opportunity to move Rose Hill Center forward would be lost for the foreseeable future, making it very difficult to justify meaningful reinvestment in the center. By comparison, a retail oriented mixed use program provides alternative and enhanced revenue streams that can transform Rose Hill and ensure it remains a community serving asset.

Source: Combined Properties Letter to Stakeholders, 1/10/23, <https://rosehillcoalition.org/wp-content/uploads/2023/02/CP-Letter-to-Stakeholders-Rose-Hill-Shopping-Center169329290.1.pdf>

Rose Hill Coalition

Rose Paper: Stakeholders

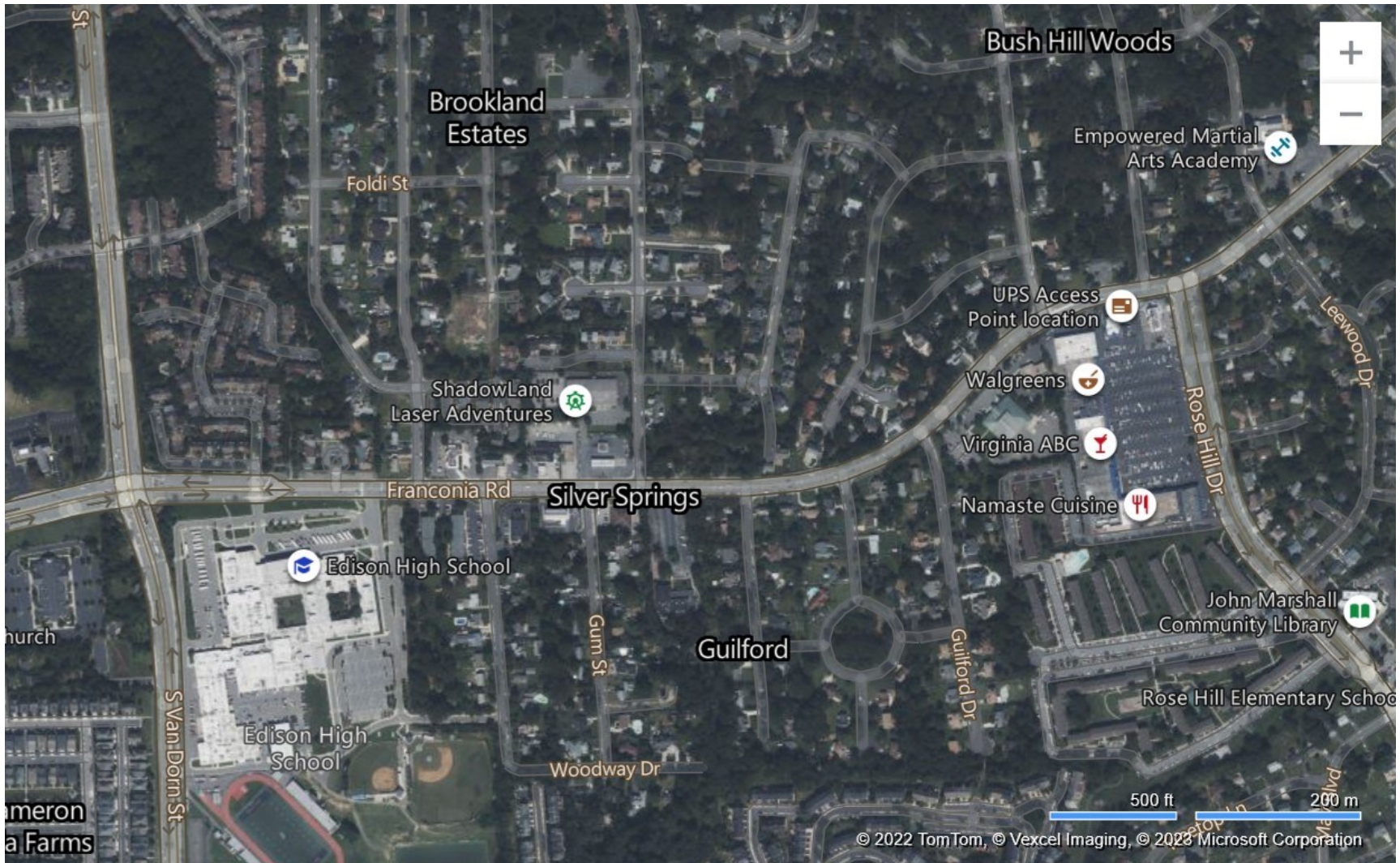
Opposition to Nomination CPN22-LE-001

- Combined Properties Inc, owner <https://www.combined.biz/>
- Rose Hill Plaza Tenants <https://www.shoprosehillplaza.com/>
- Local Residents and Rose Hill Plaza Patrons
- Rose Hill Civic Association <http://www.myrosehill.com/>
- Brookland-Bush Hill Civic Association <https://www.bbhca.net>
- Gunnell Estates HOA <https://hoa-community.com/gunnell-hoa-alexandria-va/>
- Bren Mar Community <https://sites.google.com/view/savebrenmar/home#h.5jy4agxdatw>
- Burgundy Village Community
- Greater Wilton Woods Citizen Association
- Lehigh Community
- Mount Comfort Community
- Bush Hill Elementary School (& PTA) <https://bushhilles.fcps.edu/>
- Edison High School (&PTA) <https://edisonhs.fcps.edu/>
- Mark Twain Middle School (&PTA) <https://twainms.fcps.edu/>
- Rose Hill Elementary School (&PTA) <https://rosehilles.fcps.edu/>
- Fairfax County <https://www.fairfaxcounty.gov/>
- Fairfax Board of Supervisors <https://www.fairfaxcounty.gov/boardofsupervisors/>
- Franconia District and District Supervisor Rodney Lusk <https://www.fairfaxcounty.gov/franconia/>
- Fairfax County Planning Commission (zoning) <https://www.fairfaxcounty.gov/planningcommission/>
- State Delegate Mark Sickles DelSickles@house.virginia.gov
- Representative Don Beyer <https://beyer.house.gov/>
- Senator Connolly <https://connolly.house.gov/>
- Marcia L. Fudge, Secretary of the U.S. Dept of Housing and Urban Development (HUD) <https://www.hud.gov/>
- YIMBY (Yes In My Back Yard) https://rosehillcoalition.org/wp-content/uploads/2023/04/Rose-Paper_YIMBY.pdf

Rose Hill Coalition

Attachment: Areal View of Franconia Road

Opposition to Nomination CPN22-LE-001



In-store vs. Online

Not quite the battle you might think.

Brick & Mortar is the dominant format.

78% OF CONSUMERS PREFER TO SHOP IN-STORE.

Consumers purchase at online retail websites an average of 2.2 times per month.



Average time spent in a brick-and-mortar store



Average time spent on a single retail website



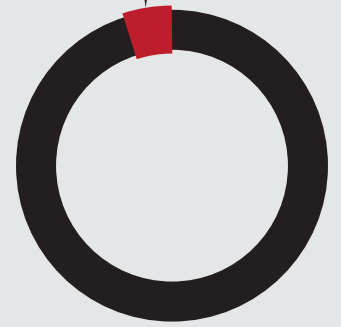
Consumers spend significantly more per month in a **physical store** than online.

73%

want to try on or touch merchandise before they make a purchase.

Consumers purchase at shopping centers an average of 7.5 times per month.

In 2013, online retail sales totaled **\$263 billion**, which accounts for **6%** of total retail sales.



In-store sales totaled \$4.3 trillion, which accounts for **94%** of total retail sales.

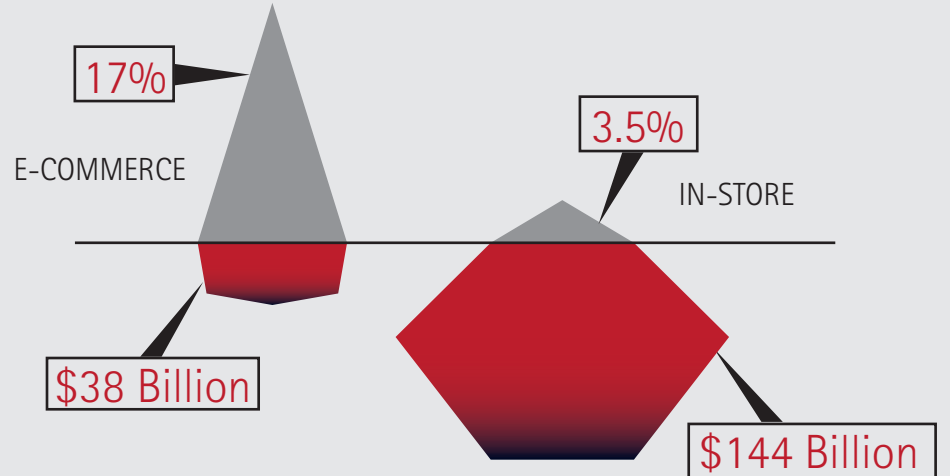
Consumers indicated that online accounts for just **13%** of their retail purchases.



87% of their purchases are at shopping centers.

On the surface...

E-commerce growth outpaced in-store growth, nearly 5 to 1.

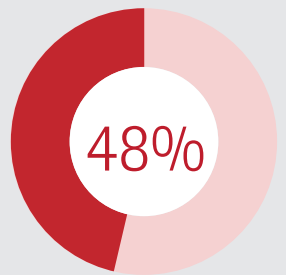


But if you look deeper...

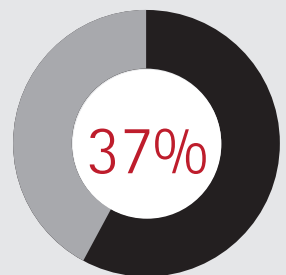
Dramatic growth rates are easier to achieve when calculated off a small base—17% growth for e-commerce only accounts for \$38 billion, while in-store growth of 3.5% equals \$144 billion.

Source: U.S. Census Bureau

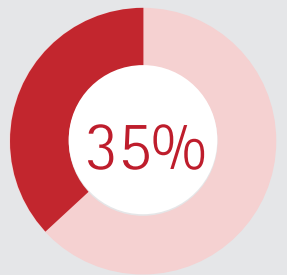
What I Want, Where, and When I Want It. Consumers are blurring the boundaries between online and in-store purchases. Omni-channel retailing is actually an enhancement to brick-and-mortar stores.



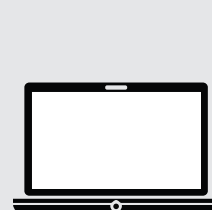
of consumers have ordered online and picked up their purchase in-store.



of consumers use the internet to locate or research items, but prefer to make purchases in-store.



of consumers have ordered online and returned their purchase in-store.

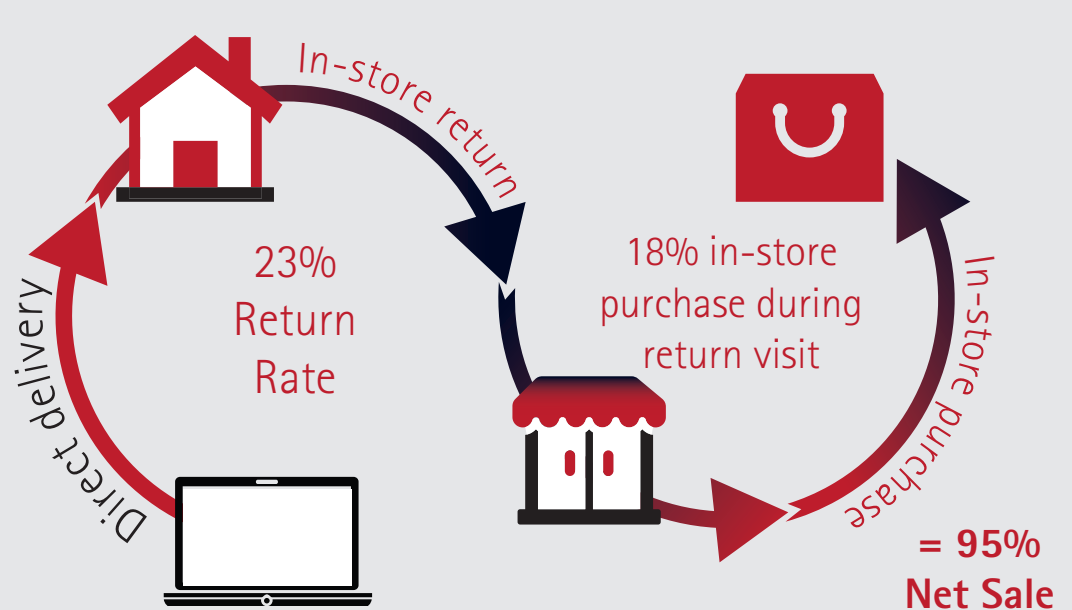
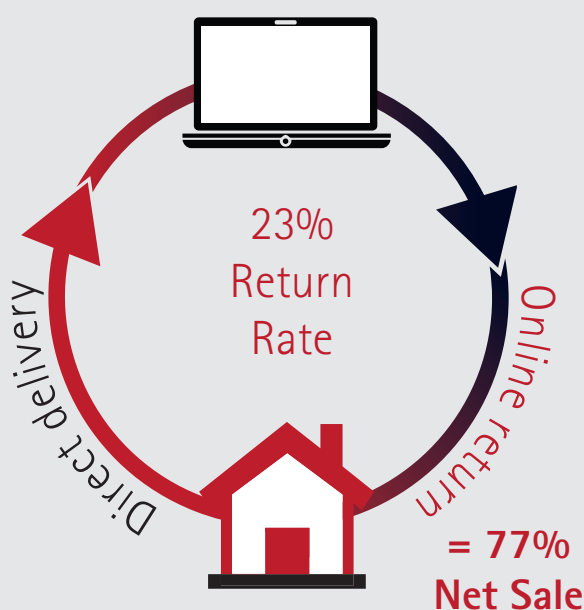


1 in 20 consumers make a purchase after browsing an online store



1 in 5 consumers make a purchase after browsing a physical store

Omni-channel produces higher net sales - online retailers with direct delivery/returns only receive a 77% net sale. Retailers that provide an in-store return option from online purchases can expect a 95% net sale.



Combined Properties Plans Presented to Rose Hill and Brookland-Bush Hill Civic Associations in 2022

March 2022: [Rose Hill Civic Assn](#)

May 2022: [Brookland-Bush Hill Civic Assn](#) (see *Draft Meeting Minutes*)

PLAN 1



The [original CP proposed plan design](#) (link to a PDF of the full plan) was presented at the March and May 2022 meetings for residents' feedback. The responses to the original plan were overwhelmingly negative. Residents were opposed to the number of residential units (400+), the reduction in retail/office space (from 154,000 sq ft to 75,000 sq ft), the heights of the buildings (3 and 4 story), the parking garage (4-level), lack of convenient street-level parking, and the general appearance.

PLAN 2



In October 2022, CP submitted a revised plan design to the local civic association leadership.

In the revised plan, CP *further reduced* the retail/office space (from 75,000 sq ft to *less than 56,000 sq ft*), *increased* the height of the buildings (4- and 6-story), and placed residential units over the retail space to create a 6-story building on Franconia Road. The only changes that took into account the concerns of residents were a smaller parking garage (3-story) and a small increase in street-level parking.

Rose Paper

Opposition to Nomination CPN22-LE-001

April 7, 2023

The Rose Hill Coalition comprise local concerned private residents. We are not affiliated with any group, organization, or company.

The Rose Hill VA Coalition was formed in response to the October 2022 application to change the zoning for the Rose Hill Shopping Center in Alexandria, VA, from strictly commercial to mixed-use residential.

The goals of the Coalition are to:

- Stop the approval of Combined Properties [SSPA application](#).
- Support the 50+ businesses in Rose Hill Plaza that serve our community.
- Ensure the success of Rose Hill Plaza as a commercial center for community-oriented retail.
- Work with Combined Properties to make Rose Hill Plaza an asset (not a blight) for all stakeholders.

January 10, 2023

Dear Stakeholders:

My firm is privileged to be working with Combined Properties in connection with the SSPA application and related land use processes that will hopefully guide the necessary repositioning of the aging Rose Hill Shopping Center. In preparation for continued community discussions and the outreach meetings being coordinated by staff, I'm writing to reconfirm Combined's respect for and commitment to meaningful participation in a community centered land use process. We also appreciate that the continued evolution of the project is an expectation of that same SSPA process.

Prior to submitting the SSPA we engaged several community associations and ad hoc groups of owners. We presented conceptual plans that were intended to show the potential for a mixed use option that would retain meaningful retail, add open spaces and include complimentary residential uses. More importantly, we tried to objectively frame both the challenges and opportunities that needed to be addressed to ensure the continued viability and success of the center in a retail environment that has undergone many structural shifts. We received considerable constructive feedback, and in response, our initial SSPA nomination included the following:

- Reduced height in areas directly adjacent to the existing Rose Hill Apartments;
- Reduced total number of proposed residential units;
- Increased setbacks from nearby streets;
- Retention of a grocery concept;
- Retention of meaningful public open space areas and enhancement to landscaping;
- Revised parking plan to consolidate structured parking, and increase convenience; and
- Revised site access in an effort to decrease traffic on Rose Hill Drive.

Comments, questions and concerns continue to be expressed by several of the associations we have engaged with. However, the fact that questions and concerns exist should not be interpreted to mean that Combined is unwilling to further engage, listen and evolve. Also, unfortunately, not all comments on use and density that we have received are consistent and/or complimentary to one another. Similarly, although the plan has been revised to address questions regarding trip generation and access, objective feedback from the professional transportation planners on County staff and traffic engineers is required.

The SSPA process is the logical starting point for further discussion and evolution. We approach the process with an expectation that the process will produce a reasonable consensus

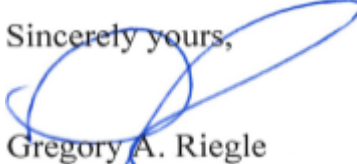
with all stakeholders to address what appears to be an aligned interest in ensuring that Rose Hill Center has a productive future.

Absent an outcome in the SSPA process, the future of the Rose Hill Center is uncertain at best. As we have explained, we are at the point in the leasing life cycle whereby we can make the necessary transition out of existing leases to facilitate near term redevelopment. If it becomes clear that an outcome in this process is not achievable, the retail center would continue to operate in its current state, and the opportunity to move Rose Hill Center forward would be lost for the foreseeable future, making it very difficult to justify meaningful reinvestment in the center. By comparison, a retail oriented mixed use program provides alternative and enhanced revenue streams that can transform Rose Hill and ensure it remains a community serving asset.

We start the SSPA process with respect for the evolutionary nature of the land use process, and all stakeholders. History shows that the best land use outcomes are a product of established land use processes and working together is beneficial to the community and the County.

We look forward to discussing the plans for the Rose Hill Shopping Center at upcoming community meetings. We are also happy to provide tours of similar mixed use communities recently developed by Combined Properties.

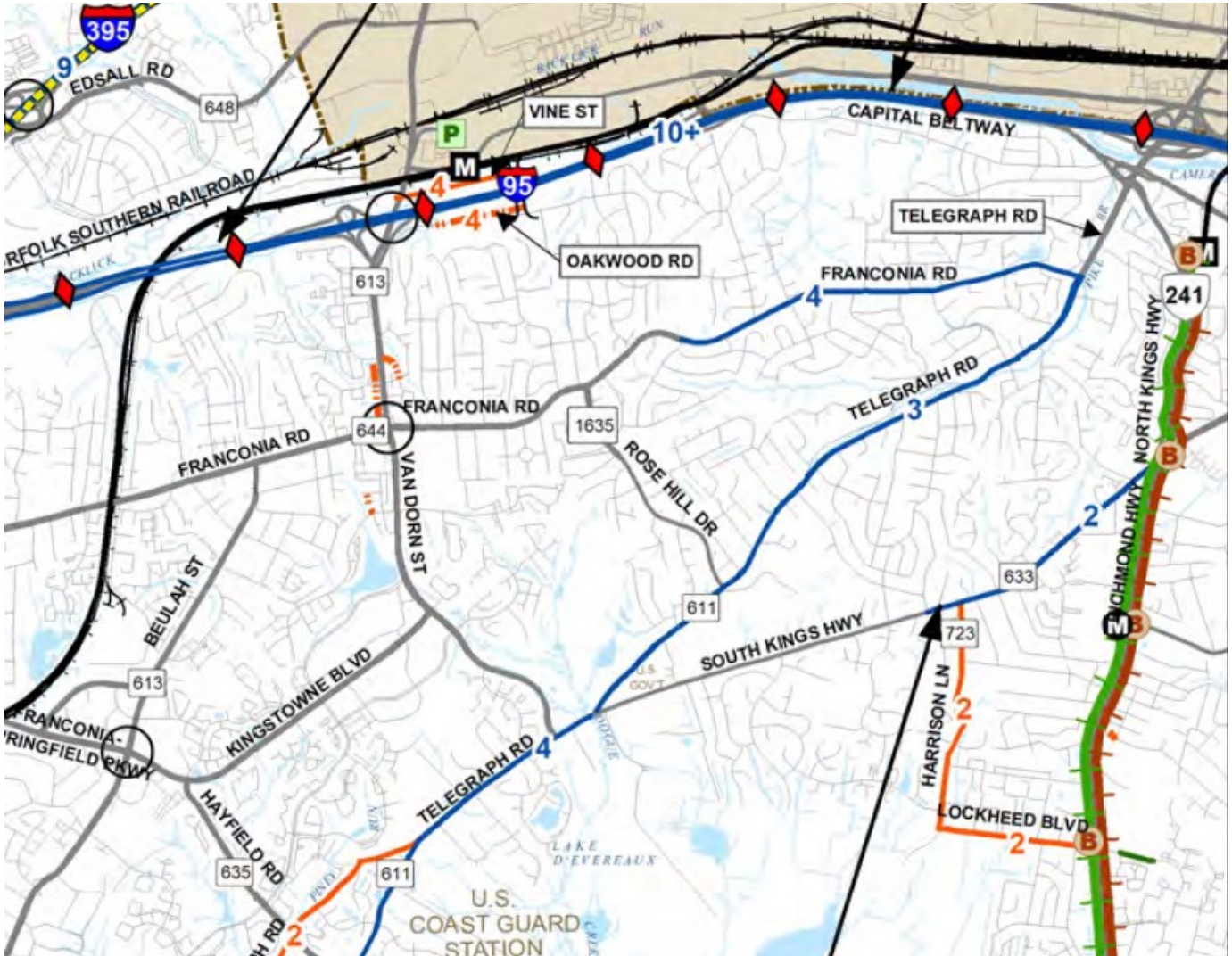
Thank you for your consideration.

Sincerely yours,

Gregory A. Riegle
McGuire Woods LLP

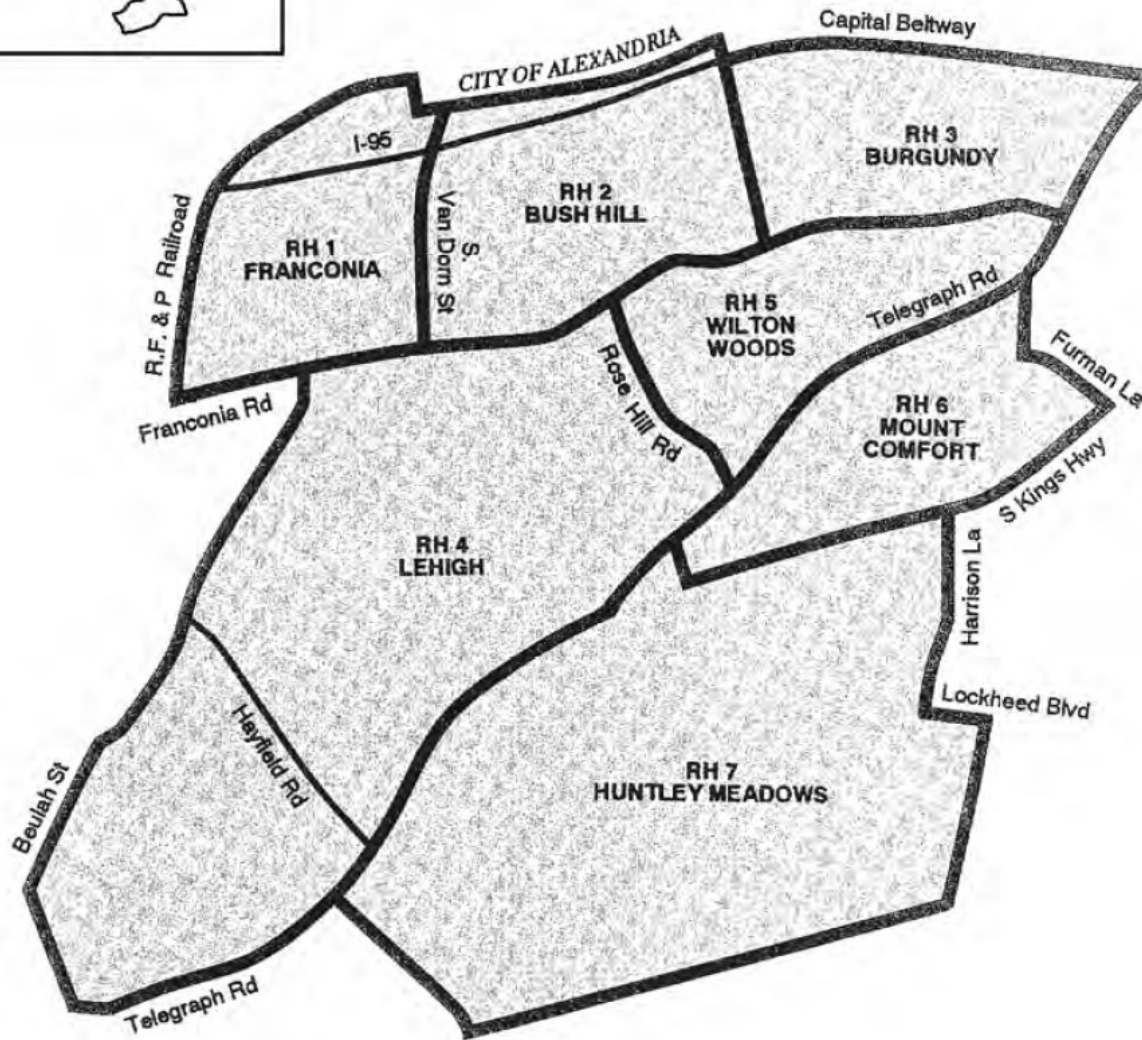
cc: David Stinson, Planner, Fairfax Department of Planning & Development
Supervisor Rodney L. Lusk, Franconia District
Aisha Hill, Vice President – Development, Combined Properties, Inc.
Alan Henderson, Development Associate, Combined Properties, Inc.
Carl Sell, President, Rose Hill Civic Association
Carol Alim, Land Use Committee Chair, Brookland – Bush Hill Civic Association
Juliana Sharp, Secretary, Virginia Hills Citizens Association
Alexis Glenn, YIMBYs of Northern Virginia

Maps of the Rose Hill Planning District

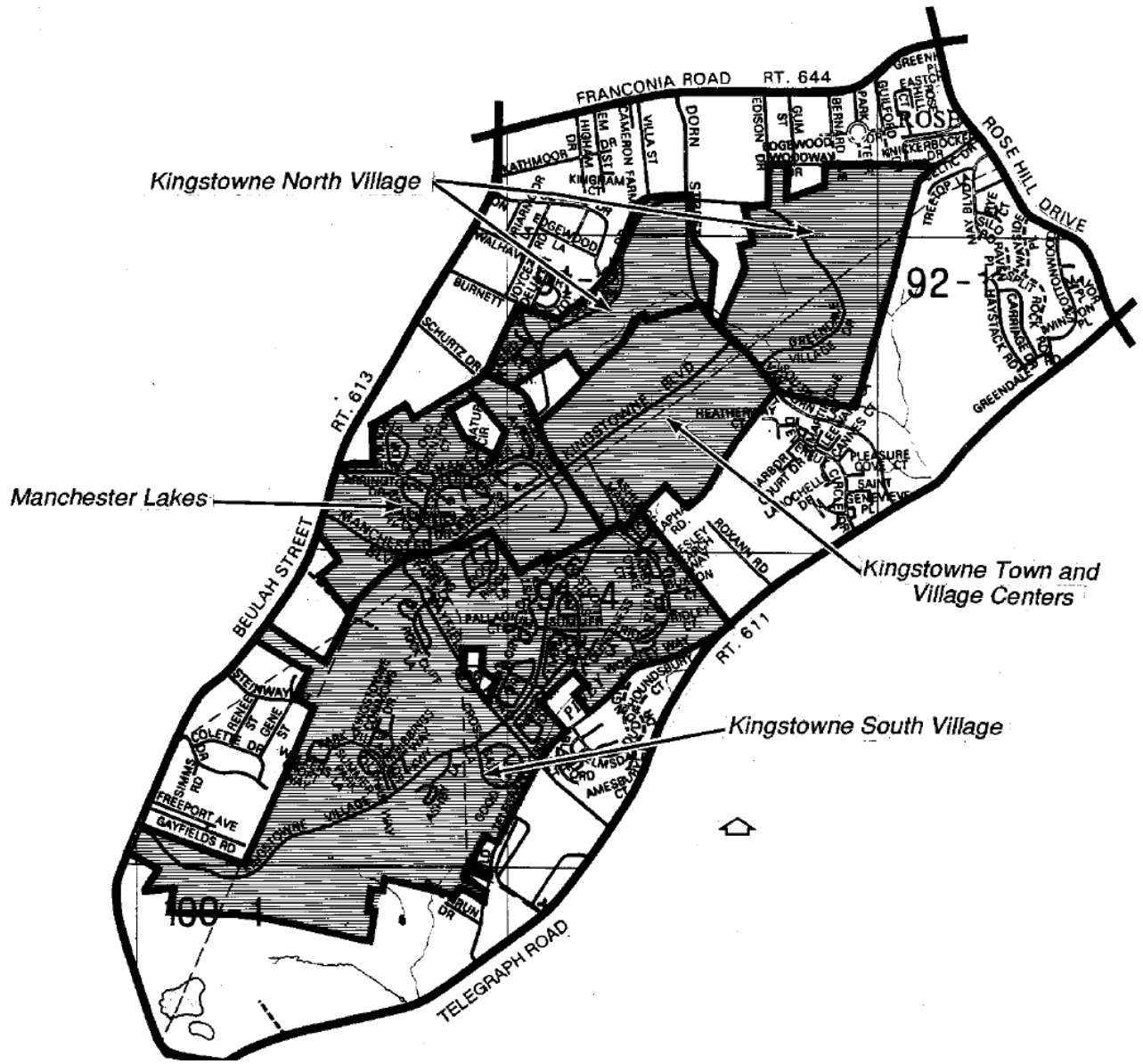
DISTRICT AND NEIGHBORHOOD BOUNDRIES | DRAINAGE OUTFALLS | MARINE SOILS | TRANSPORTATION



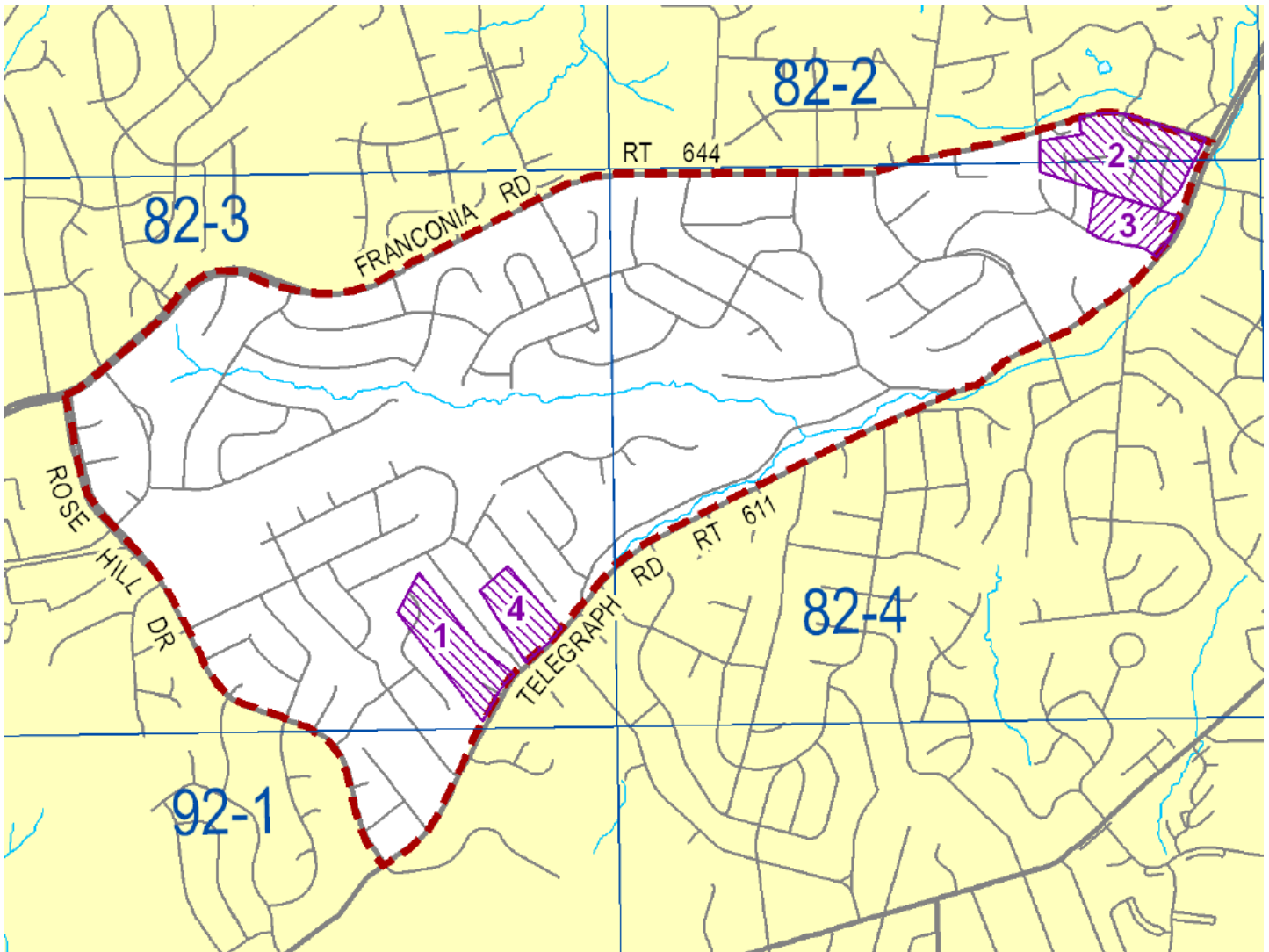
Rose Hill Planning District



Lehigh Community (Kingstowne and Manchester)



Wilton Woods Community

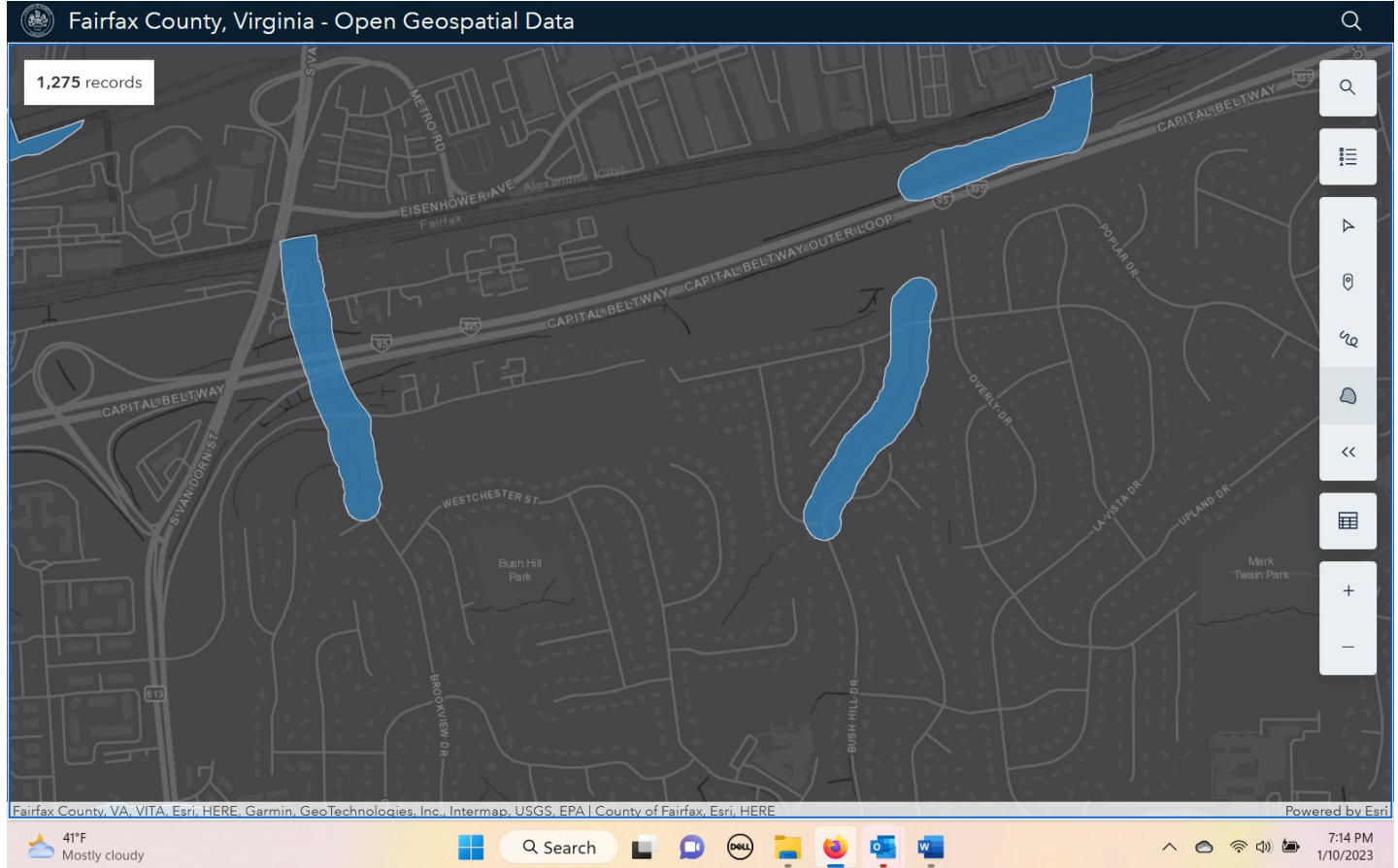


Mount Comfort Community

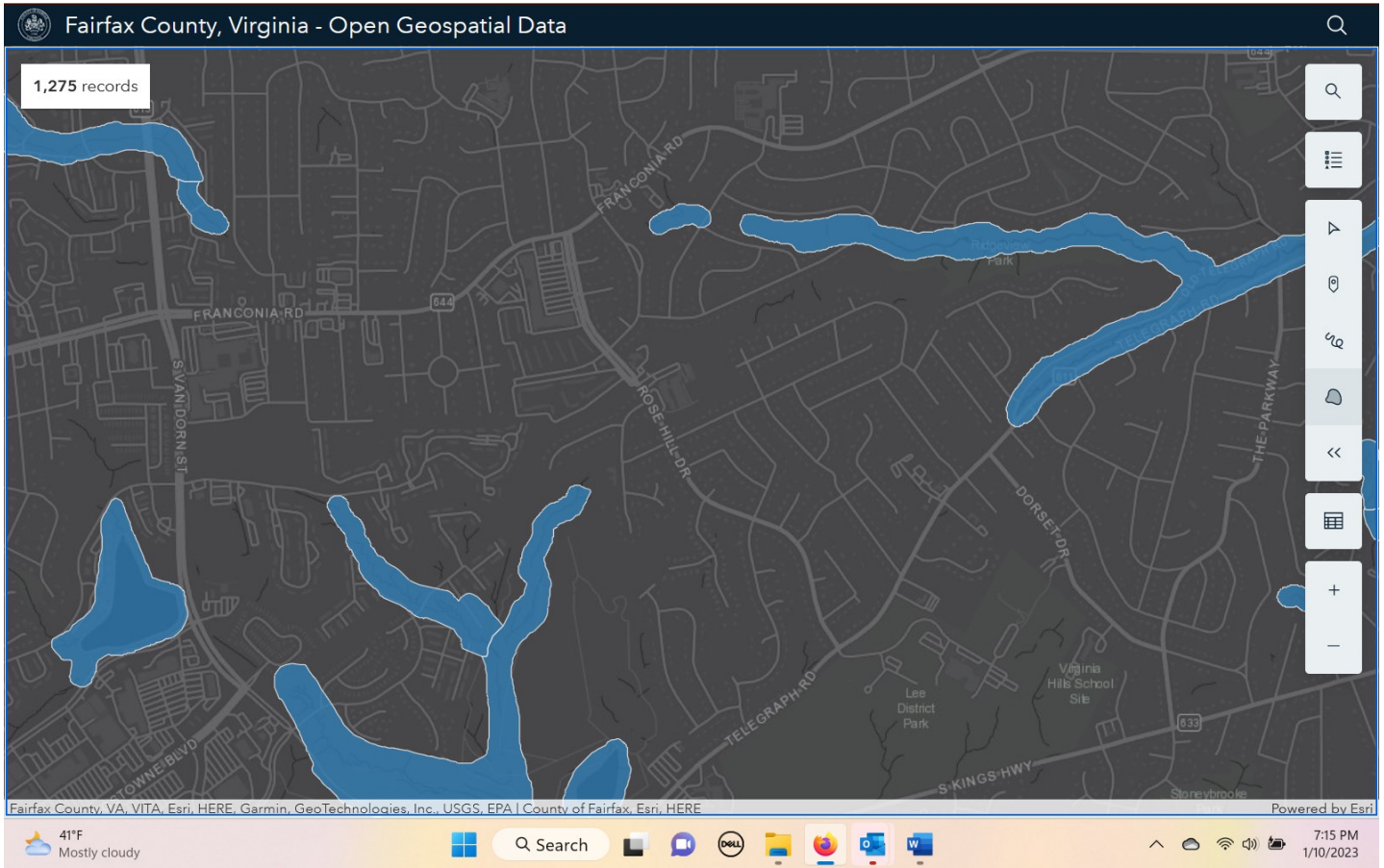


Fairfax County Geospatial Data

Chesapeake Bay Protection Area



<https://data-fairfaxcountygis.opendata.arcgis.com/datasets/Fairfaxcountygis::resource-protection-areas/explore?location=38.780708%2C-77.116743%2C15.00>



Fairfax County, Virginia - Open Geospatial Data

1,275 records

Fairfax County, VA, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | County of Fairfax, Esri, HERE

Powered by Esri

41°F
Mostly cloudy

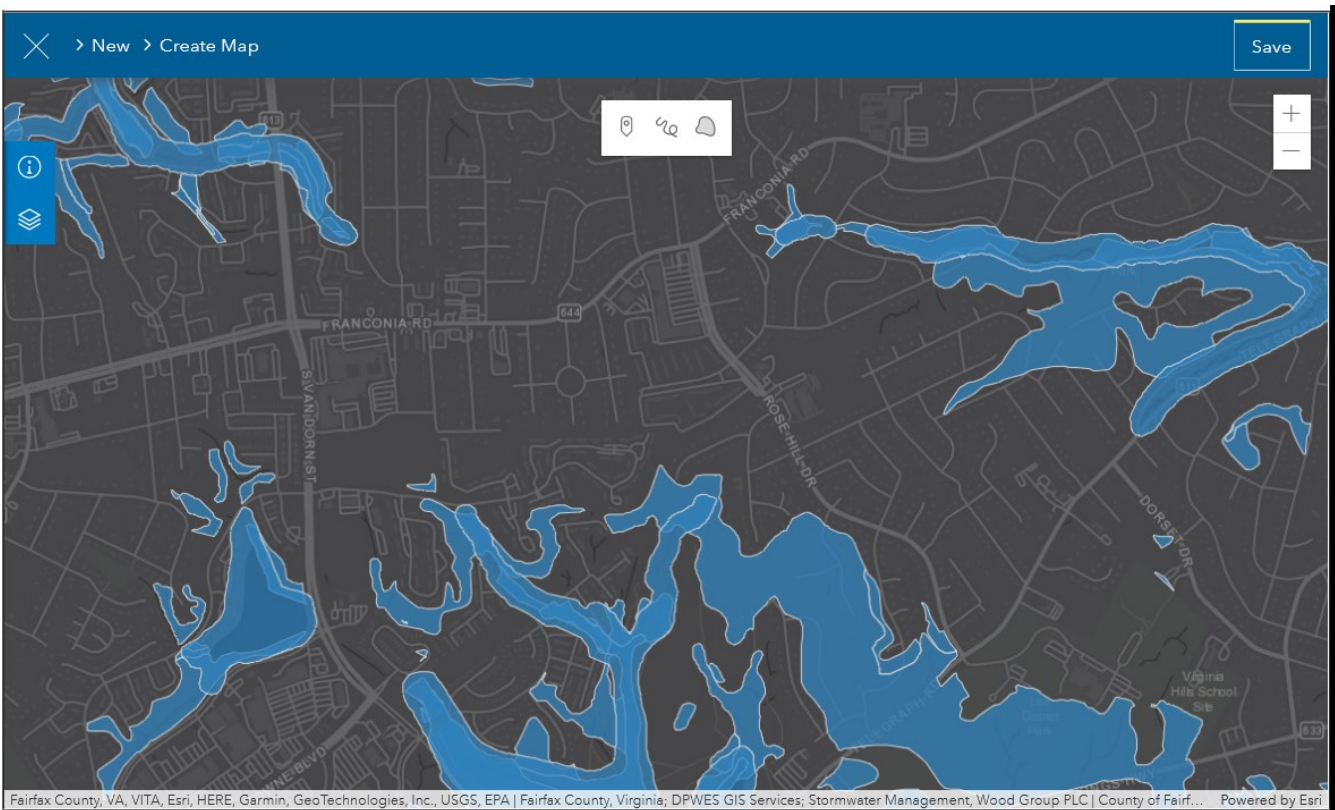
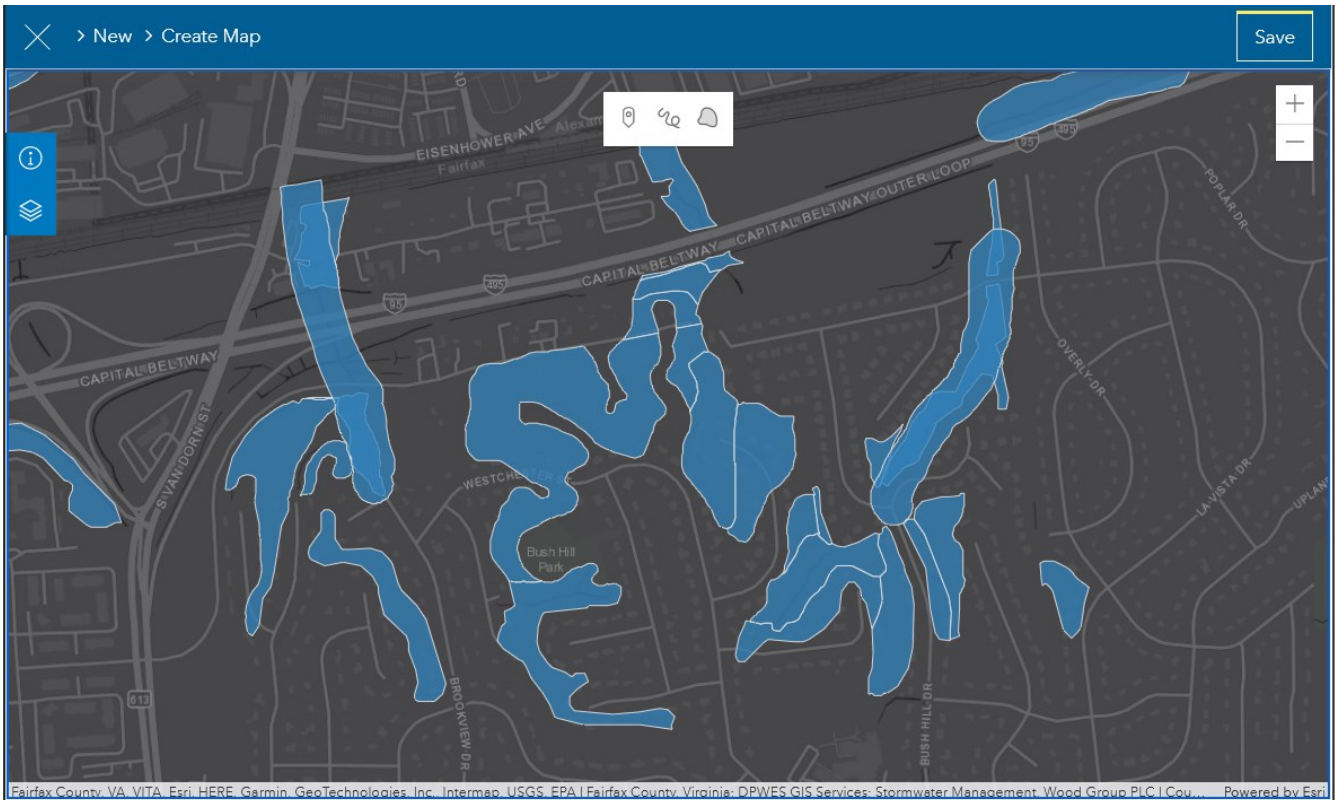
Q Search

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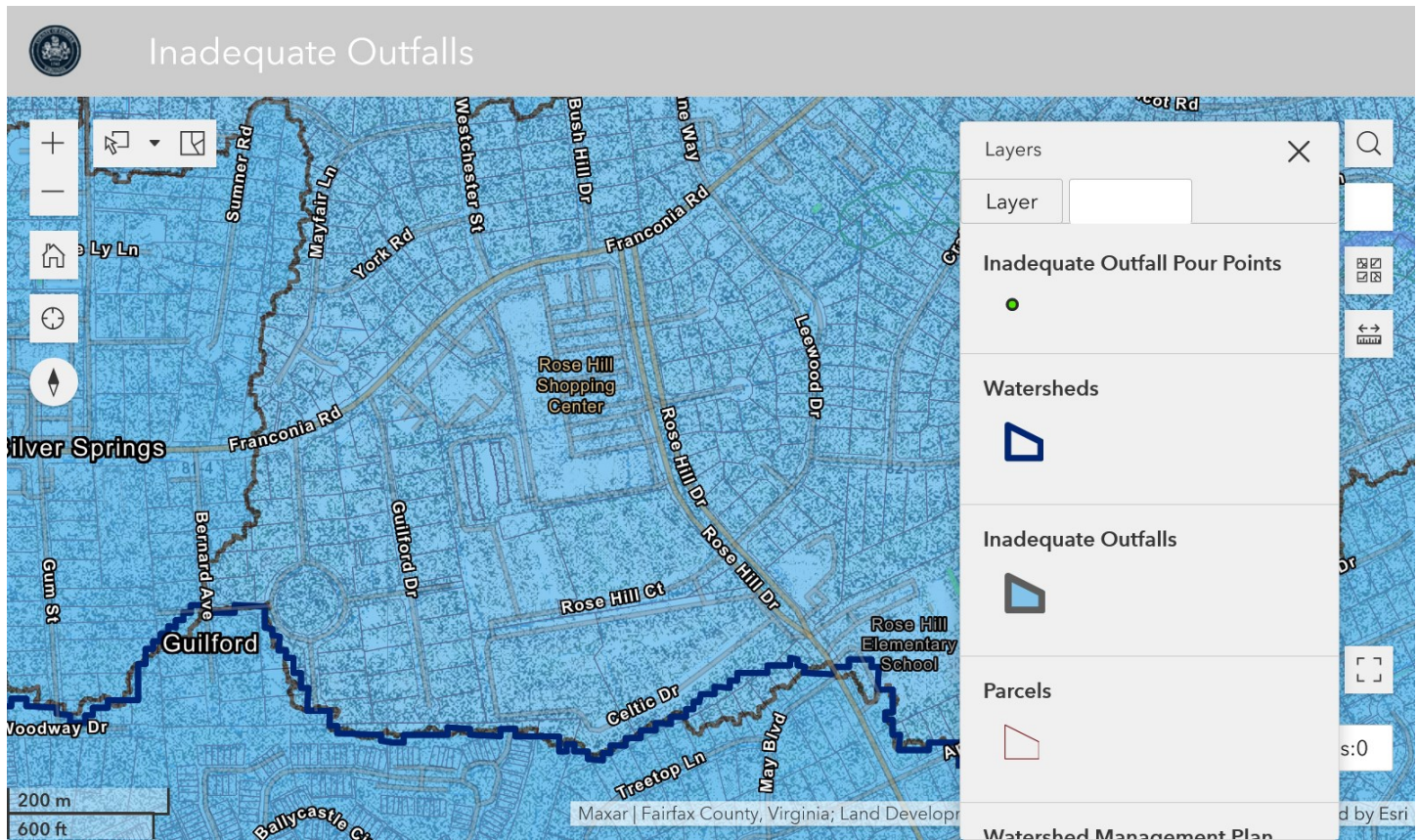
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Environmentally Sensitive Areas

<https://www.fairfaxcounty.gov/maps/open-geospatial-data>



Inadequate Outfall Map



This application is designed for public use to view the Inadequate Outfalls Map. This dataset is a selection of known erosion and flooding problems throughout the County. The data is intended primarily to assist site plan preparers with establishing the existence of known erosion and flooding problems.

Increased volumes of sheet flow that will cause or contribute to erosion, sedimentation, or flooding of down gradient properties or resources shall be diverted to a stormwater management facility or a stormwater conveyance system that conveys the runoff without causing down-gradient erosion, sedimentation, or flooding per Stormwater Management Ordinance 124-4-4.E. Minimum Standard (MS) 19 of the Virginia Erosion and Sediment Control Regulations (9VAC25-840-40.19) requires stormwater discharge from permitted projects be diverted to an adequate conveyance or detention facility.

This data documents known inadequacies in the stormwater conveyance system. Plan preparers should and County staff will use this information when evaluating compliance with requirements to discharge storm water to an adequate system or detention facility.

<https://experience.arcgis.com/experience/6eef8d178b564eebc4c03be7159d37d>

The above is followed by a disclaimer:

“The geographic data layers produced by the Government of Fairfax County, Virginia (“Fairfax County”), and any associated maps and applications, are provided as a public resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, Fairfax County makes no warranties, expressed or implied,

concerning the accuracy, completeness or suitability of its data, and it **should not be construed or used as a legal description.**

Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and **shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.**

For more information and definition of terms, please visit the [Virginia Legislative Information System.](#)”

Evaluation of Drainage Outfalls (FINAL REPORT), December 2021

(<https://rga.lis.virginia.gov/Published/2021/RD864/PDF>)

“Unmaintained outfalls occurring on private property in the Commonwealth’s counties have been of growing concern, specifically as a source of recurrent flooding and associated impacts.”

“The results revealed that the occurrence of unmaintained outfalls is a localized concern and appears across the state in varying degrees.”

“Based on the Study’s findings, the Secretary of Transportation and the Secretary of Natural Resources, with the support of staff, are providing the following recommendations for counties or private entities to implement with the intent to mitigate the consequences of unmaintained outfalls: clear communication of maintenance responsibility; creation of a pilot process for the systematic identification of existing unmaintained outfalls; development of a statewide best practices guide; and adoption of dedicated and innovative funding sources.”

“Chapter 1289, Item 430M, of the 2020 Virginia Acts of Assembly, directs the Secretary of Transportation and the Secretary of Natural Resources to evaluate the scope of certain drainage outfalls across the Commonwealth, and recommend cost-effective solutions and means by which to fund maintenance of such outfalls.”

“An outfall is a point where surface and stormwater are discharged from a manmade channel, such as a ditch or a culvert. At these points of discharge, especially during heavy rain events, the intensity of hydraulic flow can overwhelm an improperly maintained drainage facility and pose a risk to property from erosion and flooding.”

“Thus, in a strict legal sense, while the Study directs an evaluation of the scope of outfalls lacking an assigned maintaining entity, the law prescribes that such assignment of maintenance responsibility rests with the land, or easement, owner. Despite this straightforward rule, however, confusion and historical developments have nevertheless resulted in a number of outfalls that are not properly maintained because such responsibility is unknown, unfunded or, due to historical local processes, inadequately deeded in the land records.”

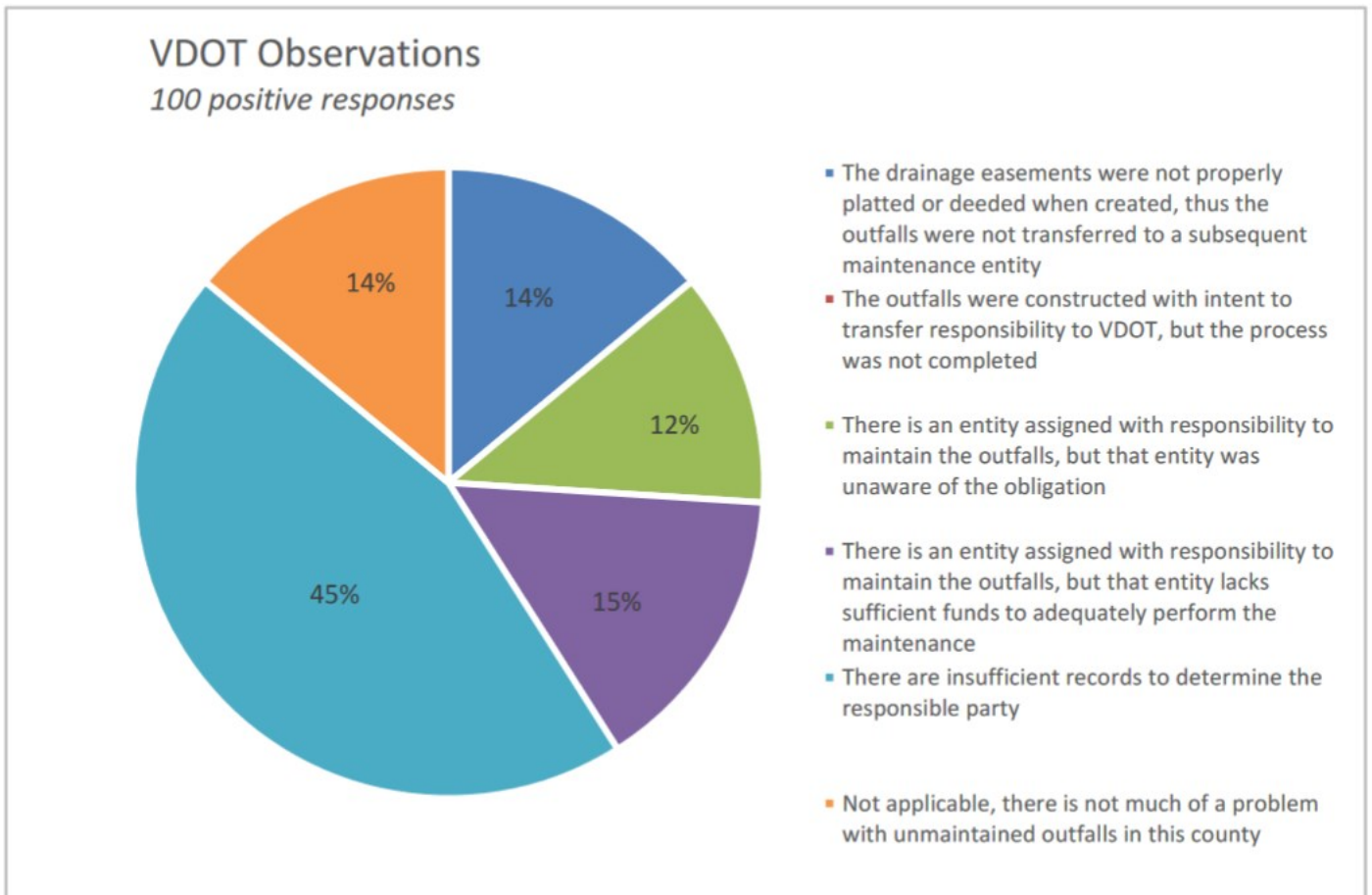
“Figure 4 [below] depicts the responses of VDOT and the counties when asked for the primary reason that outfalls without an assigned maintenance entity have come into existence. It should be noted there is a smaller sample size of county respondents compared to VDOT respondents, which may have led to differences in distribution. However, there is general consistency in the noted complications.”

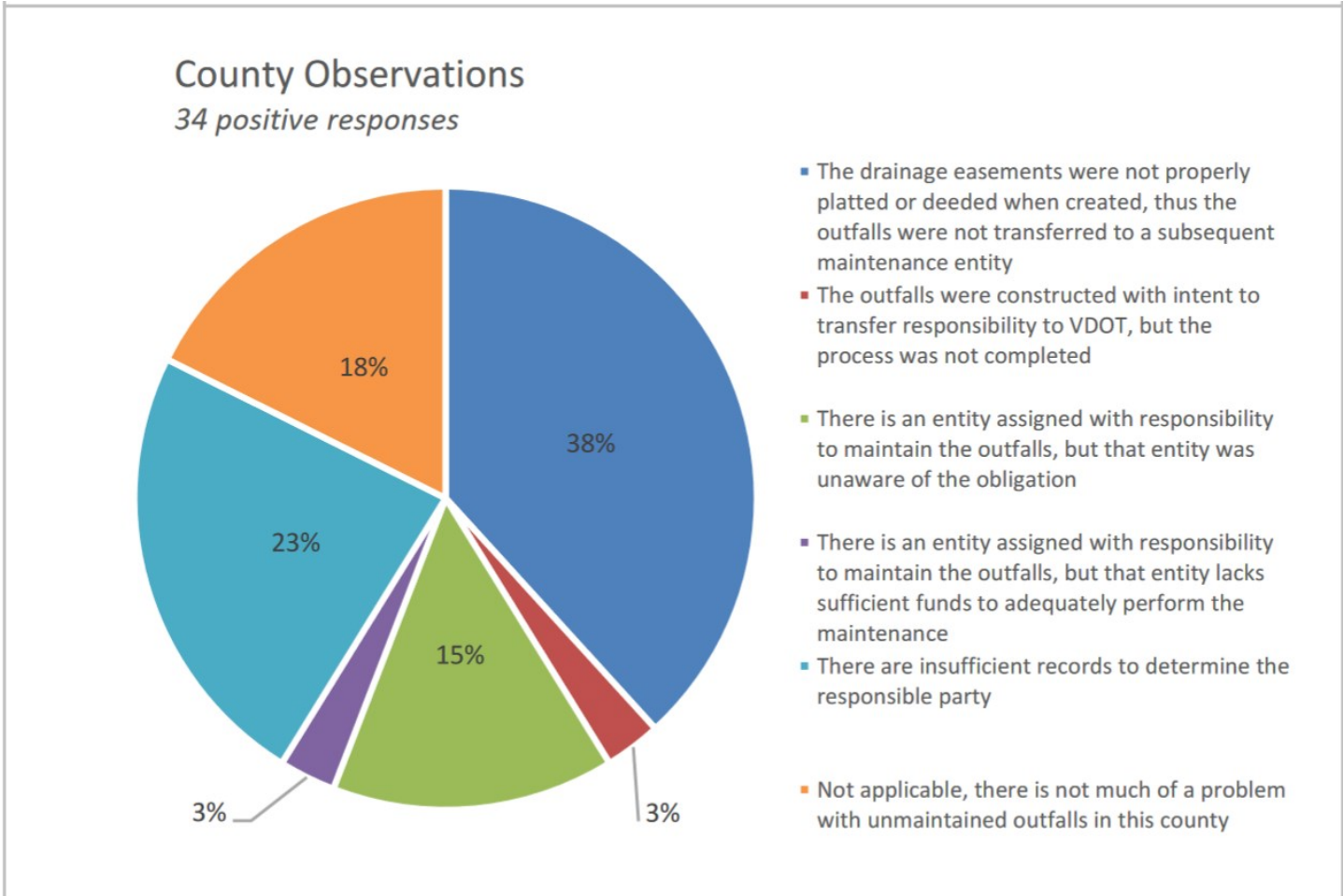
“As depicted in Figure 5 [not shown], 64% of VDOT respondents and 82% of County respondents indicated that unmaintained outfalls generally were installed after 1960, well after the passage of the Byrd Act in 1932. This response reveals that, while the transferal of county roads to the state pursuant to the Byrd Act is a contributing factor, the majority of unmaintained outfalls appear to have arisen with the local development and subdivision of land over time.”

“The creation of the modern highway system through the Byrd Act is not the only historical development contributing to the problem of unmaintained outfalls in the Commonwealth. The development of land and the varying practices of deed recordation appears to have had the greatest effect. As provided above in Figure 4, when asked for the primary reason that outfalls without an assigned maintaining entity have come into existence, VDOT observations indicate that the insufficiency of historical land records and improper recordation of easements are the most significant causes of unmaintained outfalls. These interrelated factors identified by VDOT are also reflected by the county responses to the survey. Without a properly granted and recorded easement, the responsibility to maintain the outfall remains with the fee owner of the land.”

“Where counties, in turn, feel that there is not a sufficient mechanism by which to legally enforce such corrective measures on private parties, the occurrence and severity of unmaintained outfalls will likely increase due to further degradation.”

Figure 4. Responses received for the survey question: “Typically, in this county, what is the primary reason that outfalls without an assigned maintaining entity have come into existence? (p 7)

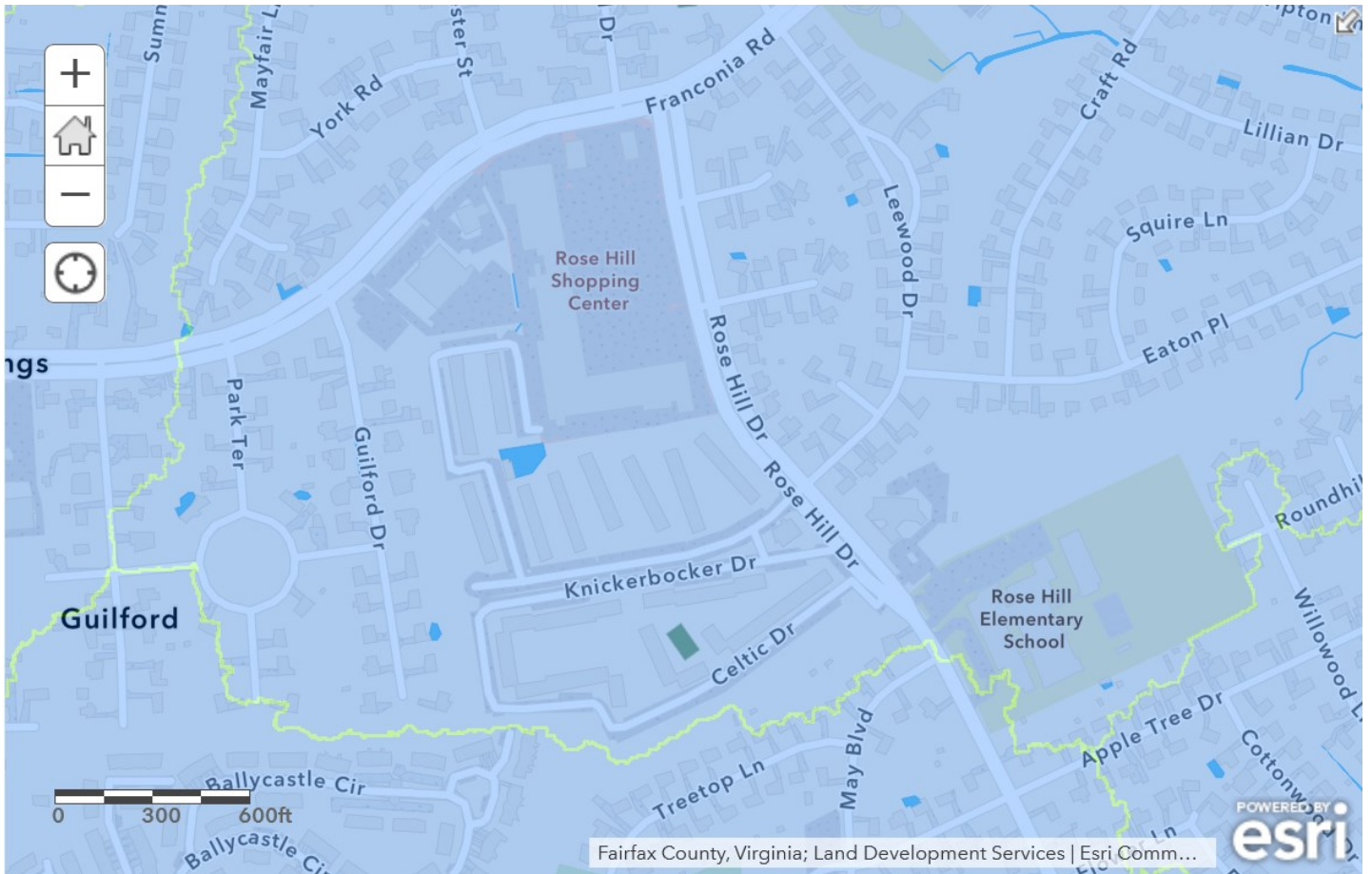




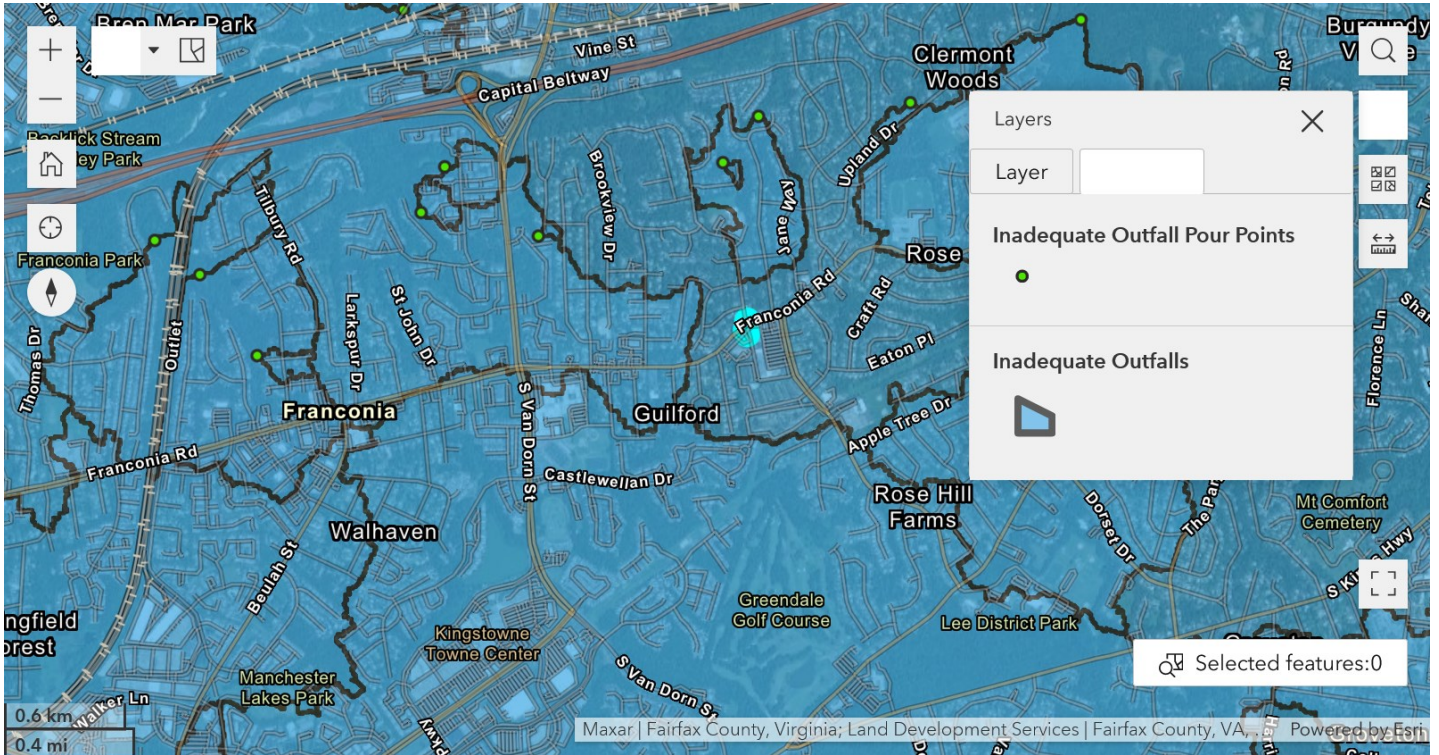
“This dataset is a selection of known erosion and flooding problems throughout the County. The data is intended primarily to assist site plan preparers with establishing the existence of known erosion and flooding problems. Increased volumes of sheet flow that will cause or contribute to erosion, sedimentation, or flooding of down gradient properties or resources shall be diverted to a stormwater management facility or a stormwater conveyance system that conveys the runoff without causing down-gradient erosion, sedimentation, or flooding per Stormwater Management Ordinance 124-4-4.E. Minimum Standard (MS) 19 of the Virginia Erosion and Sediment Control Regulations (9VAC25-840-40.19) requires stormwater discharge from permitted projects be diverted to an adequate conveyance or detention facility. This data documents known inadequacies in the stormwater conveyance system. Plan preparers should and County staff will use this information when evaluating compliance with requirements to discharge storm water to an adequate system or detention facility.”

<https://www.fairfaxcounty.gov/lambert/rest/services/LDS/InadequateOutfalls/FeatureServer/0>

Inadequate Outfalls Map

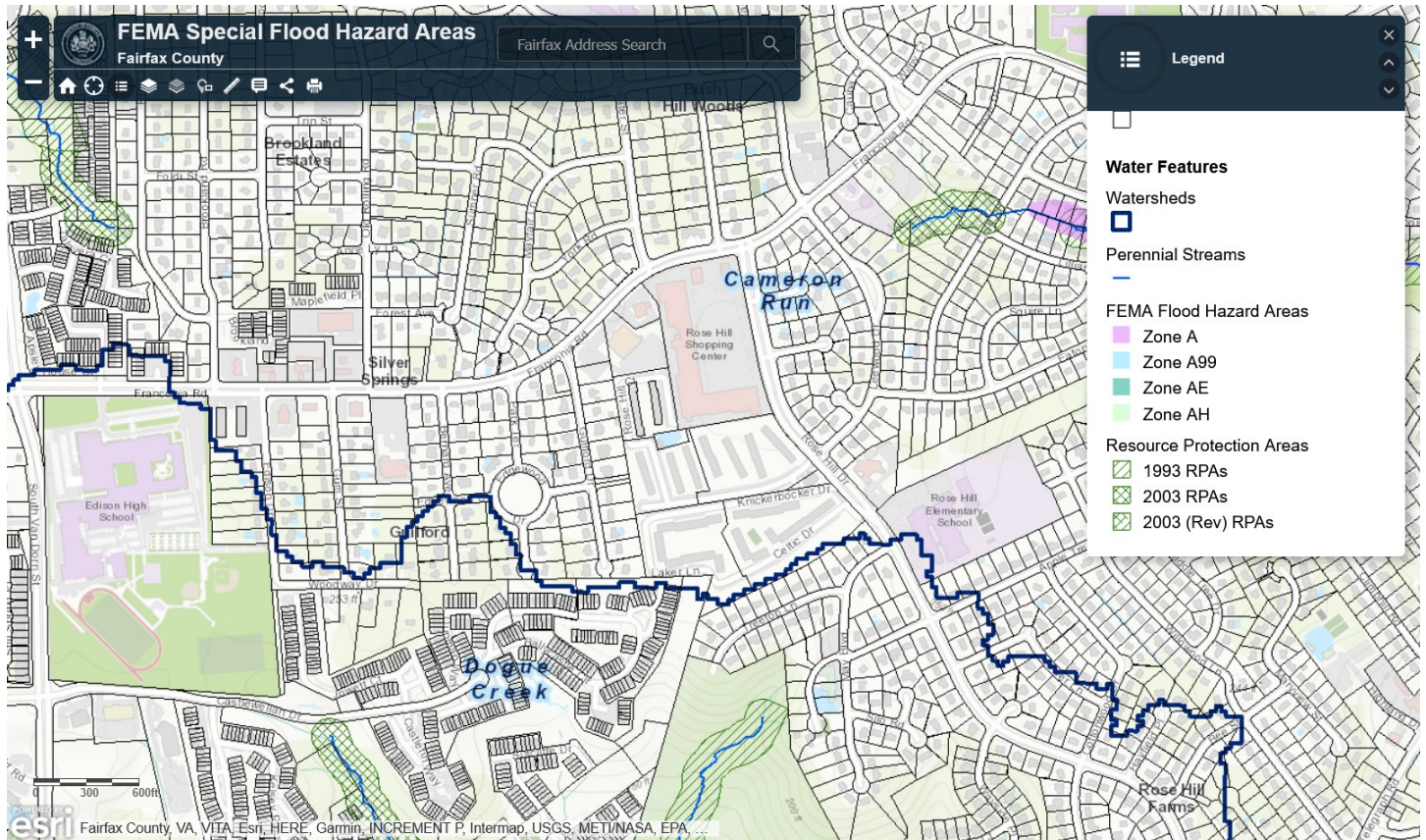


<https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fwww.fairfaxcounty.gov%2Fflambert%2Frest%2Fservices%2FFLDS%2FInadequateOutfalls%2FFeatureServer%2F0&source=sd>



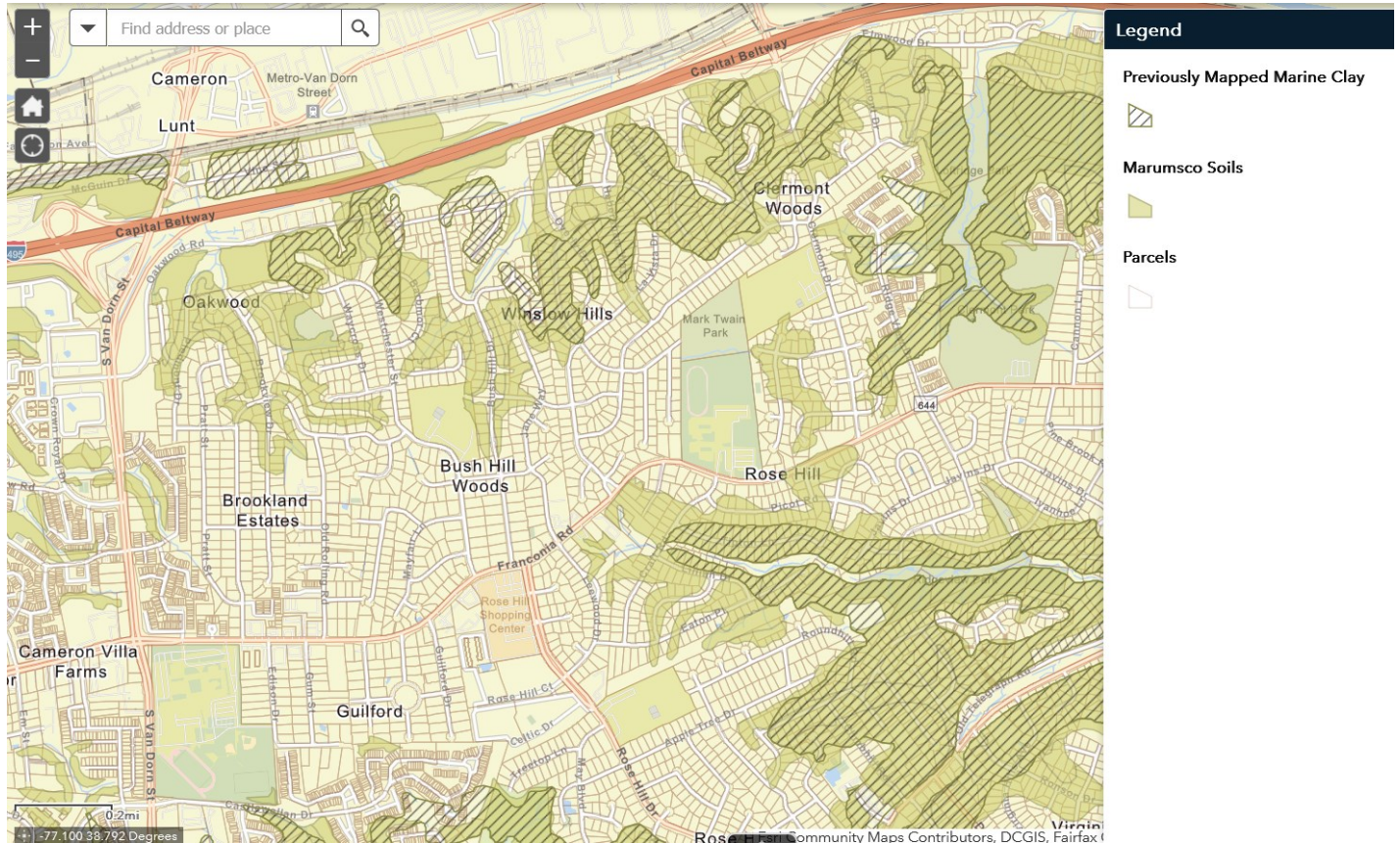
<https://experience.arcgis.com/experience/6eef8d178b564eebc4c03be7159d37d/page/Page-1/>

Cameron Run Watershed

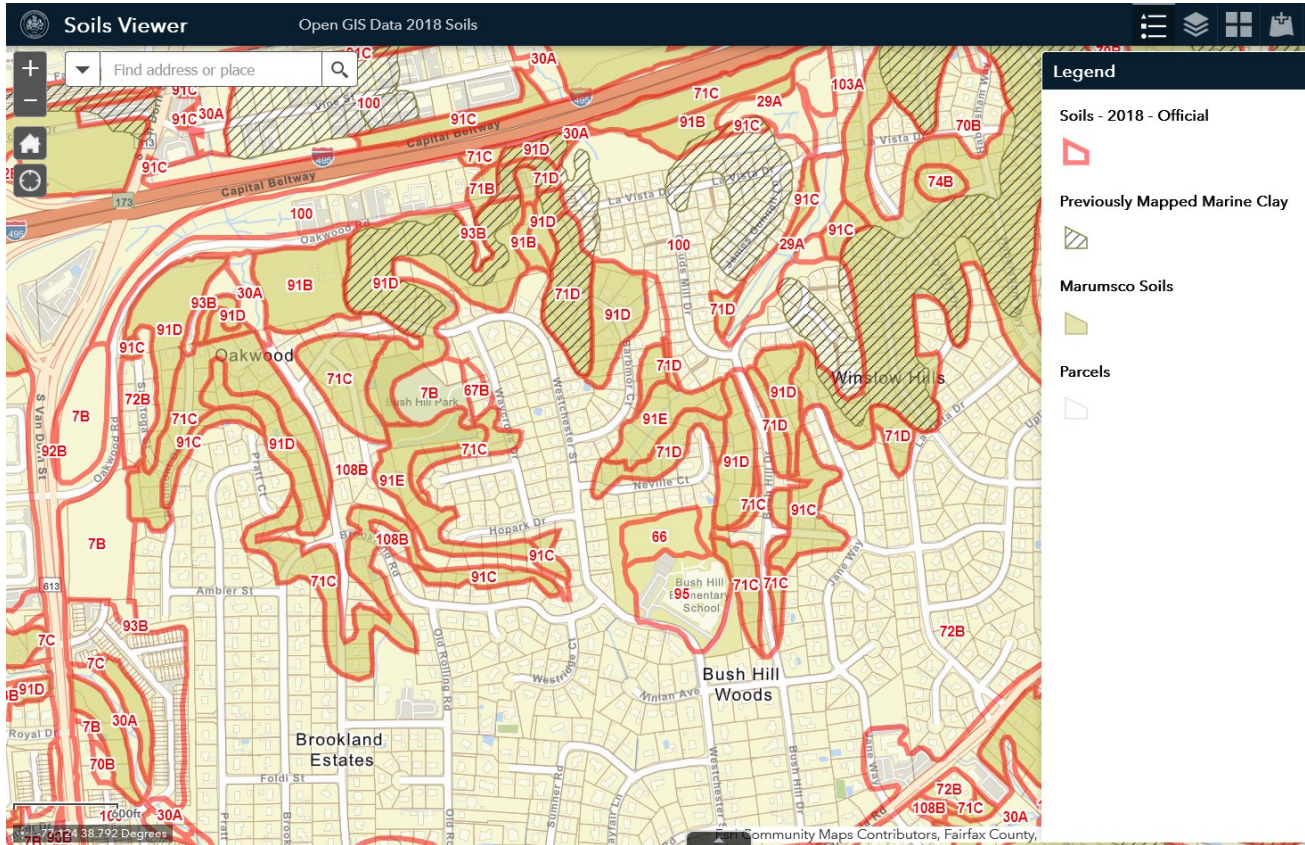


<https://fairfaxcountygis.maps.arcgis.com/apps/Viewer/index.html?appid=b6f74baaba14456a8ff42c5bacf0a9b6>

Marine Clay and Marumsco Soils



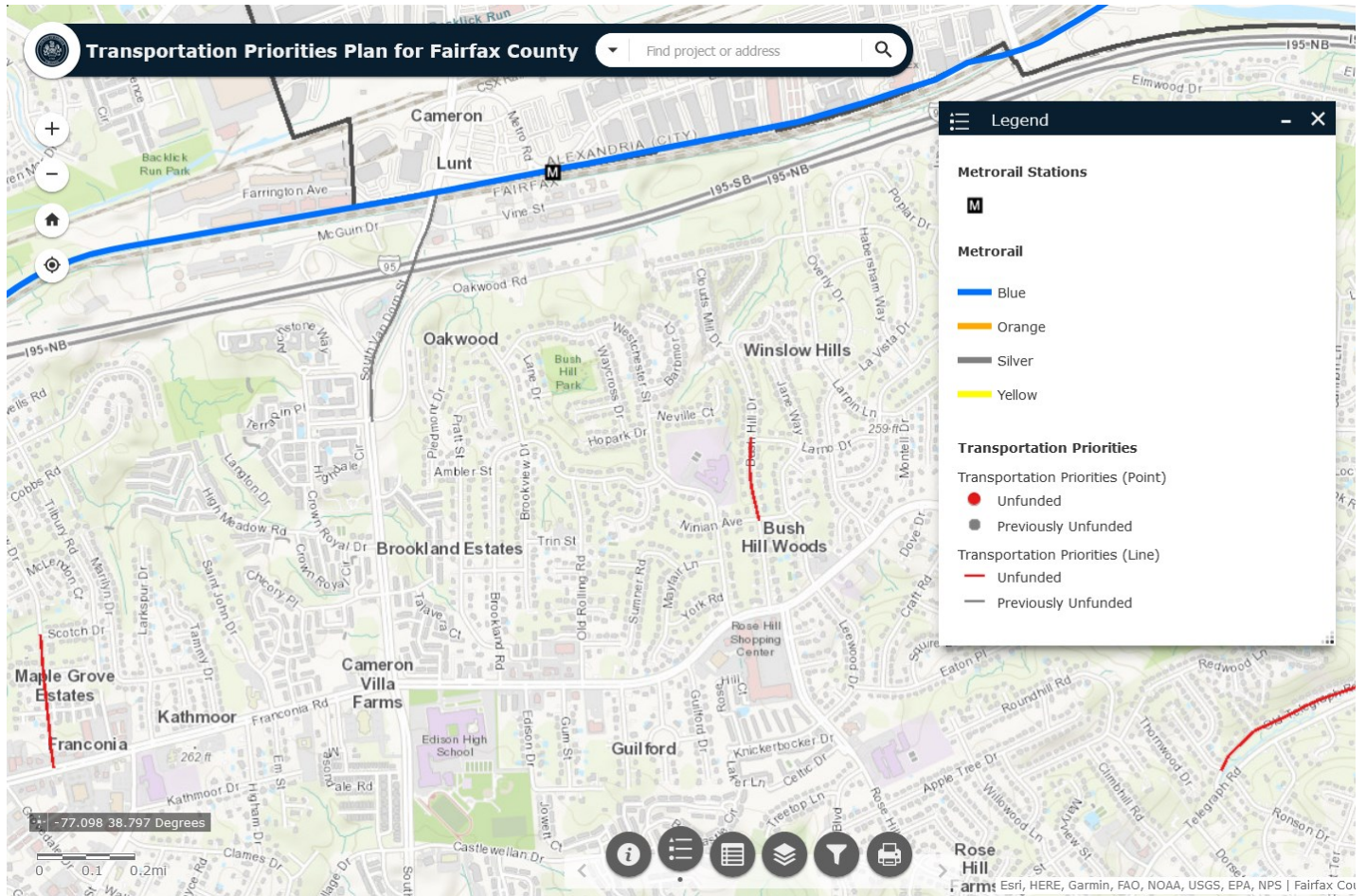
<https://fairfaxcountygis.maps.arcgis.com/apps/webappviewer/index.html?id=ae94d4d5044047e29aa04d44484dde99>



<https://fairfaxcountygis.maps.arcgis.com/apps/webappviewer/index.html?id=ae94d4d5044047e29aa04d44484dde99>

Marumscos silt loam – is commonly known as Marine Clay. The reason for its notoriety? Marumscos soils contain clay minerals called smectites. Smectites belong to a class of clays that is very sticky; they shrink when they are dry and swell when they are wet. How much damage can shrinking and swelling clay really cause? Plenty. Swelling Marumscos soils can exert thousands of pounds of pressure on basement walls, causing them to bulge and buckle. During the hot and dry summer months, shrinking Marumscos soils beneath the house can cause irregular settling. This settling can warp the house’s frame and foundation, causing cracks to form in walls and floors, jamming windows and doors, and putting stress on utility lines. (<https://www.fairfaxcounty.gov/soil-water-conservation/five-soils-of-fairfax-county>)

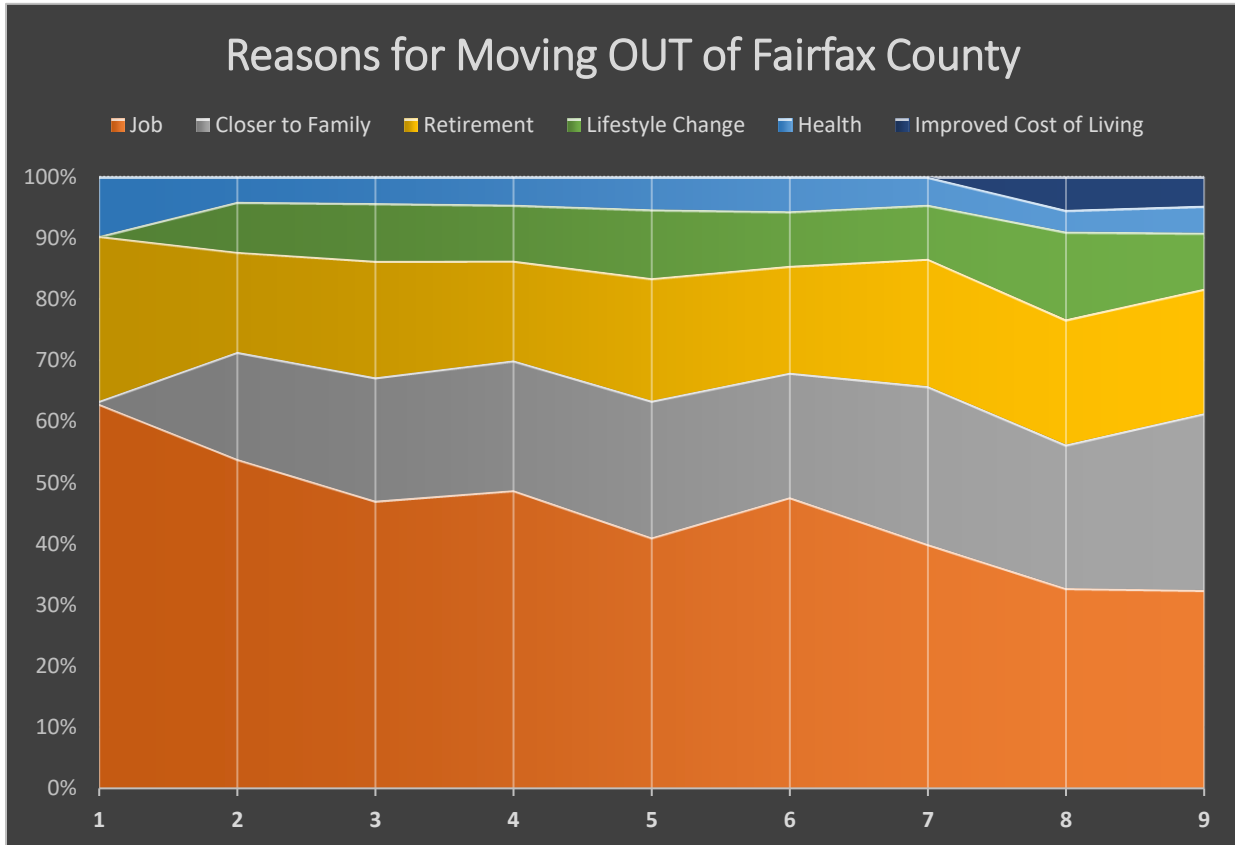
Transportation Priorities Plan



<https://fairfaxcountygis.maps.arcgis.com/apps/webappviewer/index.html?id=f7a13001b2944946b7c18ad7d3db120f>

National Movers Study: Where and Why Americans Moved in 2022

Graphs based on Fairfax County stats from United Van Lines 2022 National Movers Study
<https://www.unitedvanlines.com/newsroom/movers-study-2022>



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

Reasons for Moving INTO Fairfax County

